HISTORIC FARMSTEADS & LANDSCAPE CHARACTER IN STAFFORDSHIRE

for

STAFFORDSHIRE COUNTY COUNCIL
&
ENGLISH HERITAGE

FORUM
Heritage
Services

Historic Farmsteads & Landscape Character in Staffordshire

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by

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Executive Summary

This report summarises the results of the West Midlands Historic Farmsteads Characterisation Project (HFC) covering the county of Staffordshire and the Unitary Authority area of Stoke-on-Trent. The mapping was carried out by Forum Heritage Services during 2007 and this report represents a re-formatting of the original project report (Edwards 2009).

This project forms part of a regional project investigating Historic Farmstead Characterisation in the West Midlands on a county by county basis (see www.english-heritage.org.uk/wmidlandsfarmsteads). The characterisation of farmsteads in the Region was initiated by Staffordshire County Council with support from English Heritage and subsequently funded by English Heritage in Shropshire and Worcestershire with additional funding by the Regional Development Agency, Advantage West Midlands, for Warwickshire and Herefordshire. 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.

This project has enabled the development of an evidence base for farmsteads to be viewed in their landscape context across an entire region for the first time. The project has:

1. Mapped and described the locations and characteristics of all farmsteads, their change over time, and how they relate to the landscape.
2. Described the present day role of historic farmsteads in the West Midland's economy.
3. Developed a set of planning tools to inform spatial planning, land management and economic development.

The project more specifically 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.

English Heritage will use the results of this project to help decision-makers to unlock the potential of historic farmsteads, based on an understanding of variations in their local character and significance. Future change in historic farmsteads is inevitable if they are to be retained as a distinctive part of the rural landscape. Where it is fully informed, new uses can make a positive contribution to landscape character and inspire appropriate high-quality new development.

The key products of the West Midlands Farmsteads and Landscapes Project are:

Summary Report

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

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

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

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

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

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

Summary of the Mapping of Farmsteads in the county of Staffordshire and the Unitary Authority area of Stoke-on-Trent, within the Context of the West Midlands Farmsteads and Landscapes Study

1 Historic Farmstead Character and Context

The mapping of farmsteads across Staffordshire recorded 5526 farmsteads 2069 outfarms and field barns. The Project has contributed to an understanding of how the present character of the rural landscape results from past land use and development. The historic character of the present-day landscape is mapped across the West Midlands through Historic Landscape Characterisation (HLC), a national initiative funded by English Heritage and undertaken by local authorities. This provides a spatial framework to help understand how distinctive elements in the fabric of the landscape, such as the form and scale of fields, have been formed as a result of past patterns of historic settlement and land use. This project brings those previously unrecorded farmsteads into focus and through analysis of the data their key characteristics and the significance of these farmsteads can be described.

Less than 15% of farmstead sites in Staffordshire have listed buildings, the majority of these being houses rather than working buildings. This is a very low proportion in a national context, although there is a notable concentration of farmsteads retaining 17th century buildings in the Potteries and Churnet Valley that is possibly associated with the iron industry. In most farmsteads that have a listed building, it is the farmhouse that is listed; there are only 205 farmsteads that have a listed working building reflecting the rebuilding of farmsteads and re-organisation of field patterns in the 18th and 19th centuries and, in the uplands, the enclosure of moorland.

Of the farmsteads that retain some working buildings over 85% do not have a listed building and so few of these farmstead sites will be recorded in the county Historic Environment Record (HER). This means the contribution of these farmsteads to the character of the landscape and local distinctiveness has been largely over-looked. Due to their predominantly 19th century date, most surviving historic buildings within the previously unrecorded farmsteads sites will not meet the criteria for listing but under PPS5 farmsteads with a coherent farmstead character can be considered as Heritage Assets.

Across Staffordshire the patterns of inherited landscape character have been mapped by the Historic Landscape Character assessment (HLC). The county report shows how the farmsteads data can be analysed in relationship to these patterns of landscape character area and type. The mapping shows that across most of the county settlement is predominantly dispersed with nucleated settlement concentrated on the eastern edge of the county. The mapping illustrates the dispersed character of settlement across most of the county with 76.4% of recorded farmsteads located in either isolated positions or within loose farmstead clusters and a further 10.3% being within hamlets. Just 12.0% of farmsteads were recorded as being within nucleated villages (regional average 12%), predominantly found in the south-east of the county and in the White Peak area. 10% are located within hamlets (regional average 12%). The recognition of the importance of dispersed settlement to the character of the landscape presents particular challenges to planning authorities working within a planning framework that is focused on development in nucleated settlement.

The mapping shows that across most of the county settlement is predominantly dispersed with nucleated settlement concentrated on the eastern edge of the county. The highest densities of

isolated farmsteads are located in the north-east moorland areas of the county where small farmsteads, often of linear plan form, and medium scale regular L-plan farmsteads are often associated with enclosure of moorland in the 19th century. In contrast the main landscape types with large-scale regular plan farmsteads and fields, mostly resulting from of 18th and 19th century farm amalgamation and improvement, are in the estate farmlands of west Staffordshire, the Sandstone Plateau and east of Cannock Chase. Elsewhere within the county are landscapes and their farmsteads that reflect a piecemeal process of development from the medieval period, with different degrees of 18th-19th century farm amalgamation and improvement.

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

- *Courtyard plans* where the working buildings are arranged around a yard (70% for Staffordshire and 81% of all farmsteads recorded across the West Midlands) fall into two broad categories of *loose courtyard plans* where the buildings are detached and loosely arranged and *regular courtyard plans* where the buildings are all or mostly interlinked and formally arranged.
- On *dispersed plans* (11% of the total for Staffordshire and 7% for the West Midlands) there is no focal yard area and the working buildings are dispersed within the boundary of the steading. These are concentrated in pastoral landscapes including areas close to common land for holding stock.
- The *smallest-scale farmsteads*, where the house and working buildings are often attached, generally represent the smallest farmsteads recorded in the region and in Staffordshire are most closely associated with upland and common-edge farmsteads. They comprise 19% of farmsteads in Staffordshire and 12% of farmsteads in the West Midlands.

There can be strong local variations in the patterning of farmsteads within small areas, but definite variations between areas have also emerged from the study:

- Very small-scale farmsteads, predominantly linear, L-plan with farmhouse attached and loose courtyard plans with buildings to one side of the yard, are concentrated in the north-east part of the county, particularly within the White Peak and South West Peak NCAs but extending into the Potteries and Churnet Valley NCA.
- The main landscapes with large-scale regular plan farmsteads and fields, mostly result from of 18th and 19th century farm amalgamation and improvement. In the south-west, especially within the Mid Severn Sandstone Plateau and in the south-east where the Mease and Sence Lowlands NCA pushes into the county, large farmsteads are found in the greatest numbers.
- Landscapes affected by the reorganisation and enlargement of fields (piecemeal reorganised enclosure) and large-scale regular enclosure of earlier farmland are also likely to retain early buildings that were incorporated within the replanning of farmsteads to regular forms in the 19th century. . Whilst not present at the same level as in the north-east, small to medium scale farmsteads are present across the whole of the county.

Smallholdings survive in distinct zones around areas of common land that survived into the 20th century. They typically have no defined plan type, or comprise examples of the linear and other small-scale plans outlined above. They are concentrated in areas of former heath and common

such as around Cannock Chase, on Biddulph Moor and in the Moorlands of north-east Staffordshire. Small pockets of smallholdings survive across the Staffordshire Plain; a distribution which may once have been more extensive prior to the reorganisation and amalgamation of the landscape. Surviving examples are very rare.

Outfarms and field barns display strong localised patterns. Large outfarms are concentrated within the zones of large-scale farms, and field barns are apparent across the county but tend to cluster around the main settlement centres, with denser concentrations in the north of the county particularly in the dairying region, perhaps for sheltering cattle. These are generally not suitable for alternative use, and have been subject to high rates of loss.
Extensive survey undertaken for this project has also revealed the diversity of historic buildings found across the county:

- There are some very rare surviving examples of 18th century and earlier cattle housing, and the extent of 19th century change has resulted in these being even rarer than in neighbouring Shropshire and Cheshire.
- There are some 18th century and earlier timber-framed barns, but these are again rare.
- To the northern moorlands and moorland fringes, the farmstead architecture bears a close resemblance to that of the Peak and the southern Pennines.
- Dairying farmsteads with storeyed cattle housing, often L-shaped in plan, are typical of the north of the county and are of a form repeated across the north of Shropshire and into the Cheshire and Staffordshire Plain.
- Large planned estate farmsteads dating from the late 18th century are a distinctive feature of the Sandstone Plateau, and the Staffordshire Plain, part of a distribution extending into neighbouring Cheshire and Staffordshire. These areas have the main concentrations of 18th century houses and working buildings. The Needwood Forest area west of Burton-on-Trent has also been affected by large-scale 19th century enclosure and the rebuilding of farmsteads to regular plans.

2 Historic Farmstead Survival and Change

Across the county the rates of survival of historic farmsteads that retain all their working buildings (34.5%) is higher than the regional average across the West Midlands Region (26.2%). 37.5% of farmsteads have lost up to 50% of their working buildings, slightly below the regional average of 39.6%.

The pattern of change is not even across the county; the upland character areas of the White Peak and South West Peak have considerably higher percentages of farmsteads that have not seen any loss of working buildings with 63.2% and 55.1% of farmsteads falling into this category in these areas respectively. This level of survival results in these two character areas having some of the best preserved farmsteads of any area mapped to date in the West Midlands or the South East. These farmsteads, few of which have listed buildings, are associated with landscapes that have also seen low levels of change and where many of the farmsteads remain in agricultural use. Across the county 10.3% of farmsteads have been entirely lost, marginally above the regional average of 9.9%. This figure however, includes the urban area of Stoke-on-Trent which has experienced a higher rate of farmstead loss with urban expansion since the late 19th century; 72.8% of farmsteads being lost within the unitary authority area compared with 8.5% across Staffordshire County Council area.

Outfarms and field barns were once a feature of most landscapes across Staffordshire but particularly so in the north-east of the county. Just 26.3% of recorded sites survive with less

than 50% loss of their historic form but this masks a higher level of loss across the lowland west and south of the county. Field barns, even those in a ruinous condition, make an important contribution to the character of the upland landscapes of the Peak and Peak fringe areas of Staffordshire.

3 Current Use

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

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

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

In Staffordshire:

- Moderate capital endowment masks important variation within the county – access both to the central conurbation (to the south) and to the north Staffordshire conurbation is good, but far lower capital endowment and economic mass characterise the north-east of the county.
- The likelihood of a farmstead remaining in agricultural use is slightly higher than is characteristic of farmsteads across the region as a whole.
- The likelihood of conversion to residential use is very similar to the region as a whole, but residential conversions are concentrated in the south of the county where they are readily accessible to the urban areas of the West Midlands conurbation and the towns surrounding it. Residential conversions also increase in the areas around Stoke-on-Trent.
- Given the accessibility of the county to major centres of population, participation of historic farmstead residents as directors of substantial business appears relatively low (although higher than in Shropshire).
- The propensity of residents to participate as principals of farm-based limited liability companies is similar to that of historic farmstead residents across the region as a whole, as is the likelihood that farmstead premises have been converted to B1, B2 or B8 uses.

These figures update, deepen and complement those available for listed working buildings with visible structural failure and evidence of adaptive reuse. These are based on comparison of 1980s with 1999-2006 photographs, from the *Photo Image Survey* (University of Gloucestershire for English Heritage, 2009). In the West Midlands 27% of listed working farm buildings have evidence for residential reuse (national level 30%), 3% other (national 4%) and

70% (national 66%) have no other evidence for other use. 18.9% have evidence for structural failure (national 8.9%). Analysis of the rates of residential conversion by local authority area shows that East Staffordshire (17.1%) and the Staffordshire Moorlands (18.5%) have the lowest rates of conversion, followed by Newcastle-under-Lyme (23.1%), Lichfield (33.3%) and South Staffordshire (40%).

4 Key Issues for Staffordshire

Policy and Land Use Implications for the West Midlands as a whole, and recommendations and next steps for English Heritage to develop with its partners, are outlined in *The West Midlands Farmsteads and Landscapes Project: Summary Report.* In addition to these the following issues are of particular relevance to Staffordshire:

- There need to be mechanisms for using the evidence base so that there can be material consideration of sites that make a strong contribution to local character in planning, so that future change can work with and capitalise upon this inherited character.
- The HER dataset created as a result of this project will be used to help inform change and deepen an understanding of the historic character of distinct areas and places across the county, in accordance with PPS 5 (*Planning for the Historic Environment*). The continued relevance of the project will depend upon it being used by professionals, researchers and the public.
- The project has highlighted the need to use the farmsteads data to inform any future follow-on work, and integrate the results of recording of farmsteads and other historic buildings into the HER. 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.
- The relatively high levels of survival raise important issues when the data is analysed against use data; these districts have the higher levels of farmsteads that remain in agricultural use with the county. Given the projections for the decline in the numbers of farms in the next decade – and animal welfare standards that are making more buildings redundant - it is clear that there are likely to be substantial issues regarding re-use or dereliction of historic farm buildings in these areas, particularly in the Staffordshire Moorlands area where dereliction is already an issue for historic farm buildings.
- An important consideration with the farm buildings of Staffordshire is the fact that few farm buildings are listed as being of special architectural or historic interest. However, in areas such as the Staffordshire Moorlands, these farmsteads, which are often of 19th century date, are significant elements within a high quality upland landscape. Their loss would be detrimental to this landscape, part of which is designated as a National Park.
- Outfarms and field barns are a highly vulnerable element of the rural landscape, particularly in the upland areas of the north-west of the county. They have been subject to high rates of loss, and as their sensitivity to other forms of use is very high (due to their generally limited access and prominence in the landscape) the most significant landscapes with field barns need to be identified for enhanced maintenance through the agri-environment schemes.

5 Summaries of Historic Farmstead Character and Use for the Local Authority Areas

Cannock Chase

- Low survival of historic farmsteads, 32.8% retaining some of their working buildings as well as the house.
- Too few historic farmsteads to make meaningful generalisations about their social and economic role.

Stoke-on-Trent

- Low survival of historic farmsteads, 14.4% retaining some of their working buildings as well as the house.
- Too few historic farmsteads to make meaningful generalisations about their social and economic role.

Tamworth

- 27% of historic farmstead sites retain some working buildings.
- Too few historic farmsteads to make meaningful generalisations about their social and economic role.

East Staffordshire

- High rates of survival with 86.3% of historic farmstead sites retaining some working buildings (79.6% with all or over 50% of their historic footprint).
- Shows a slight departure from regional expectations – with a higher proportion of historic farmsteads currently in agricultural use and a slightly lower proportion in residential use.

Lichfield

- High rates of survival with 78.8% of historic farmstead sites retaining some working buildings (36.1% with all or over 50% of their historic footprint).
- A higher proportion of farmsteads are in residential use than is typical of the region as a whole and a slightly lower proportion in agricultural use.

Newcastle-under-Lyme

- 14.6% of sites lost, mostly due to 20th century urban expansion.
- 74% of sites retain some working buildings.
- too few historic farmsteads to make meaningful generalisations about their social and economic role.

South Staffordshire

- High rates of survival with 82% of historic farmstead sites retaining some working buildings (66% with all or over 50% of their historic footprint).
- There is a very slight tendency in the district for historic farmsteads to have been converted to non-agricultural use (especially residential) than is typical in the region as a whole.

Stafford

- High rates of survival with 83.5% of historic farmstead sites retaining some working buildings (70.1% with all or over 50% of their historic footprint).
- While the pattern of current use of historic farmsteads does not diverge greatly from the regional pattern – it shows some tendency for farmsteads to be more likely to remain in agricultural use, albeit that the propensity for on-farm diversification is low.

Staffordshire Moorlands

- Very high rates of survival with 87.7% of historic farmstead sites retaining some working buildings (82% with all or over 50% of their historic footprint).

- There is a stronger tendency for historic farmsteads to remain in agricultural use and a lower tendency for conversion to residential use than is typical of the region as a whole.
- Lack of accessibility is such that residents of historic farmsteads hold only 9 directorships for every 100 historic farmsteads.

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 then, by English Heritage in association with the former Countryside Agency and other key partners on English Heritage's HELM website - under Regeneration and Design, Rural Development (http://www.helm.org.uk/server/show/category.17855). 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 the 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).

The project has been carried out by Bob Edwards and Wendy Edwards of Forum Heritage Services. Bob Edwards, working with Jeremy Lake of English Heritage developed the methodology for mapping farmsteads in the south-east of England.

The study area consists of:

- The county of Staffordshire
- The Unitary Authority area of Stoke-on-Trent

The data generated from this project has been supplied to the Staffordshire County HER.

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 and listed building data, and 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 will be:

- *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, and that enable local authorities to develop guidance.

2.4 Applications

These products will inform at a strategic scale:

- Strategic planning
- 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 outside English Heritage: 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 (NCAs) 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 Staffordshire are shown in Figure 1.

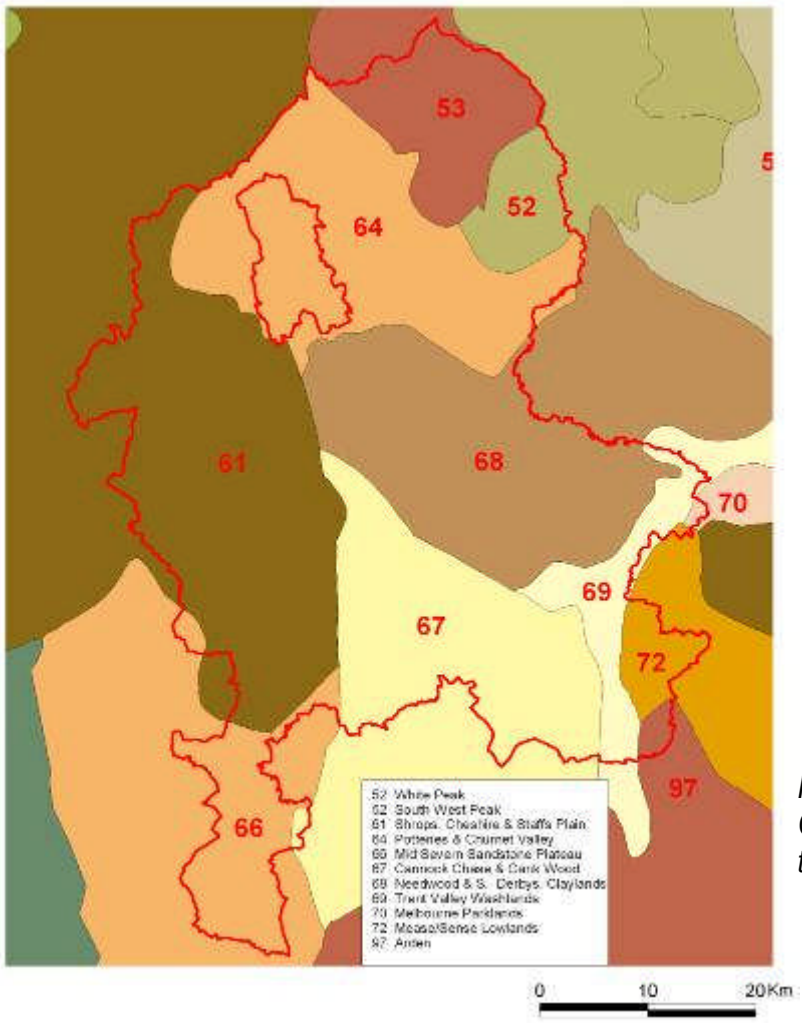


Figure 1 National Character Areas within the study area

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 then analysis using 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 Geographical Information Systems (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) and uses historic maps, modern digital maps and aerial photographs to map the historic character of the present-day landscape and earlier phases of landscape development. Analysing the farmstead mapping data against HLC will deepen our understanding of the degree of change and its resultant character.

3.2 Introducing Historic Farmstead Characterisation

In 2004 English Heritage supported a pilot project 'Historic Farmsteads and Landscape Character in Hampshire Project' 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 (Edwards 2005). 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 (Edwards, 2007a, 2007b, 2008a, 2008b). In 2007 this project to map the farmsteads of Staffordshire commenced, initially reporting in 2009 (Edwards, 2009). Subsequently, farmstead mapping was undertaken across the remainder of the West Midlands region thus providing as broad a context as possible to the interpretation of patterns at a local scale. The various county-based mapping projects together with the Conurbation project have been undertaken with support from English Heritage and with additional funding by the Regional Development Agency, Advantage West Midlands. The Staffordshire county report was re-formatted to match the revised county report format developed as part of the West Midlands Farmstead project. The various farmstead mapping projects that have now been undertaken have further demonstrated that the mapping of farmsteads can 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 as 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.

3.3 Historic Farmstead Guidance - Character Statements

One of the key products of the project is the development of Farmstead Character Statements relating to the National Character Areas (NCAs). 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.

To create the farmsteads data:

- 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.
- Smallholdings were either identified individually or where dense concentrations existed were mapped with 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 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 (1982: 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. Also refer to *Historic Farmsteads; a manual for mapping* (Lake and Edwards, 2009) for further details on plan form.

In some farmsteads there are additional elements (beyond the primary and 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 of the farmhouse was recorded separately from the date of any recorded working buildings. 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

The degree of change as defined by the loss of buildings and plan form experienced by farmsteads between the date of the 2nd Edition mapping and the present was assessed by comparing the c.1900 OS maps and the modern OS Master Map.

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 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 fourteenth 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 of 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 their 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.

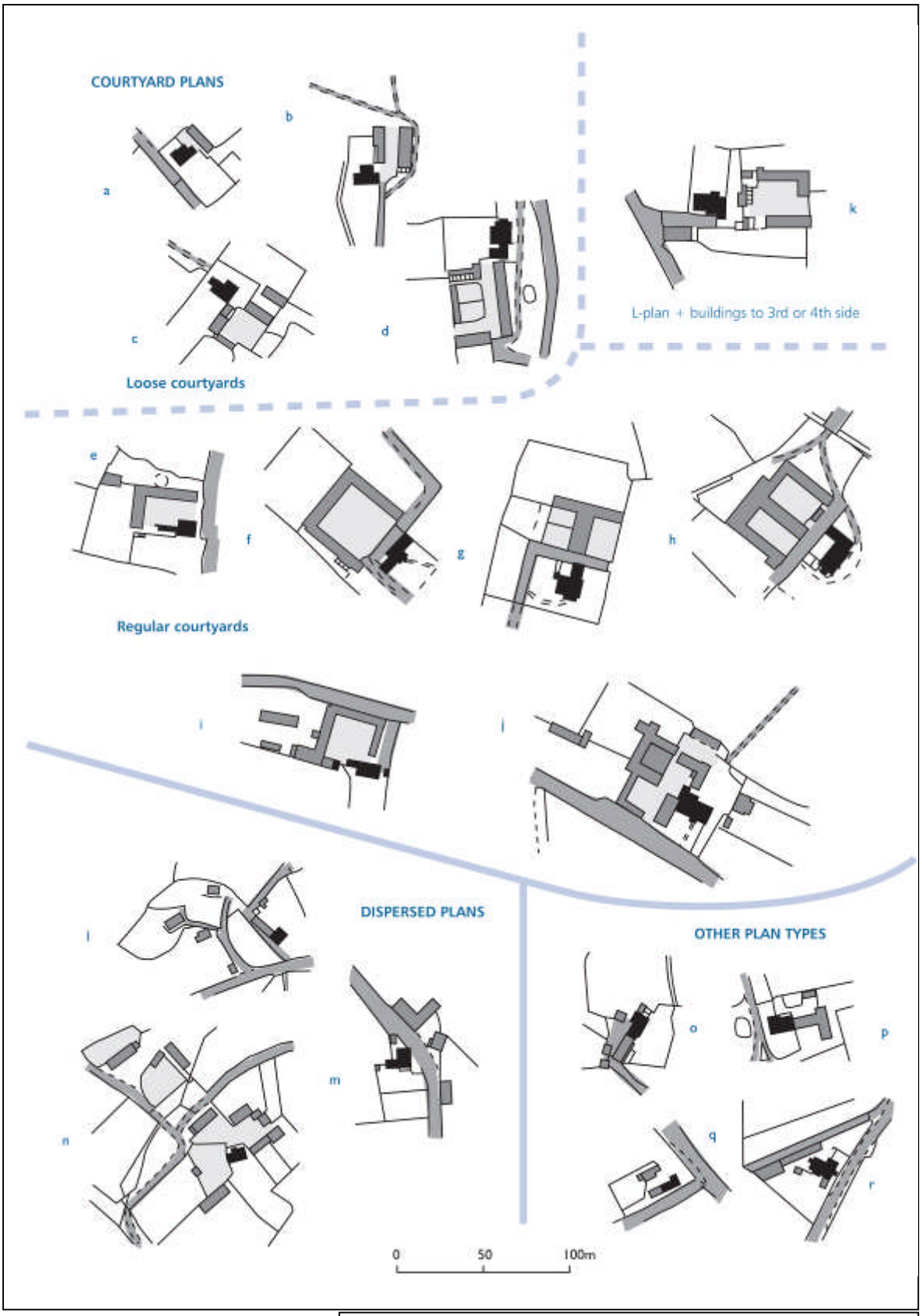


Figure 2
Farmstead Plan Types

a - d Loose courtyards with working buildings 1,2, 3 and 4 sides;
e regular L-plan; f Regular U-plan; g Regular H-plan; h Regular E-plan; I Full Regular courtyard; j Regular multi-yard; k L-plan with building to 3rd side;
l Dispersed cluster; m Dispersed driftway; n Dispersed multi-yard;
o Linear; p L-plan 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 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 STAFFORDSHIRE

5.1 Source material

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. Warwickshire, Staffordshire and Worcestershire were 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.

Landscape-scale studies of buildings have generally viewed them within the context of geology, topography and administrative boundaries rather than as part of deeply-rooted patterns of land use and settlement. Most vernacular building studies operate at the level of individual buildings, parishes or counties, and archaeological research agendas that deal with the post-medieval period are predominantly urban and industrial in tone (Newman 2005). In the case of farmsteads, we know far less *at a landscape scale* about the working than the domestic buildings, which recent research has revealed are subject to very different processes of change, and far more about the nature and processes of change affecting hedgerows, boundary walls and woodland (Gaskell and Owen 2005, 37-8, 85-9). Moreover, the results of recording are not systematically fed into county Historic Environment Records (the former Sites and Monuments Records), a situation made worse by the fact that there is little appreciation amongst owners and local authorities of the broader value of recording and archiving (Edwards 2001; Orr 2006; Gould 2005). The consequences are ill-informed approaches to managing change of the whole building stock and directing grant aid. Unless informed by broader contextual issues, moreover, buildings may require re-evaluation after fieldwork has been completed.

5.2 Landscape and Settlement

5.2.1 Landscape

Staffordshire lies in the northern part of the Midlands Triangle or Midlands Plain, a large, gently undulating area of predominantly drift deposits punctuated by exposures of the underlying sandstones with poorer sandy soils such as Cannock Chase. The clay plain extends westwards into Shropshire and Cheshire and south-eastwards into Derbyshire.

The Midlands Plain is bounded to the north by the Pennines which extend into the north-east of the county. Here millstone grit and shales border an area of carboniferous limestone upland which, despite its altitude provides good pasture.

5.2.2 Settlement

Medieval rural settlements were predominantly agricultural communities. The location of farmsteads, whether grouped together to form nucleated villages or dispersed across the landscape in relative isolation, is largely responsible for the varying settlement patterns that characterise the countryside today although in areas which developed industry, the earlier patterns can be overlain or accompanied by the largely post-medieval settlement associated with those industries.

The majority of historic Staffordshire lies within Roberts and Wrathmell's Northern and Western Province (2000 and 2002) where dispersed settlement is predominant with just the south-east part of the county crossing into the Central Province defined by the dominance of nucleated settlement and low densities of dispersed settlement.

The pattern of dispersed settlement within the northern and western parts of the county divides the area into two principal areas with three smaller areas in the south:

- An area in the north-western part of the county almost surrounding the urban area of the Potteries where very high densities of isolated farmsteads and hamlets with very few nucleated settlement were characteristic in the mid-19th century;
- An area that covers the majority of the area of the county extending from the western border to the area north of Uttoxeter fringing the Peak District and extending along the south-western side of the Dove valley towards the county boundary;
- Settlement in the southern part of the county was being influenced by the development of the industrial growth of the Black Country which, in the mid-19th century created an area with both a very high density of dispersed settlement and a concentration of nucleations. Most of this area now lies within the West Midlands Conurbation;
- To the west of Wolverhampton and Dudley a narrow band of land extends southwards to Kinver. Here the density of dispersed settlement was lower than that in the central part of the county except for a small area to the west of Enville where the density of dispersed settlement was very high;
- A small area with a very high density of dispersed settlement extending into the county just west of Tamworth.

The Central Province extends into the south-east of the county reaching up the valley of the River Dove and taking in a band of land north of Tamworth, in the lower Trent valley and curving westwards between Tamworth and Lichfield and then south-westwards across the valleys of the Tame and Blackbrook. This area is characterised by nucleated villages with very few isolated farmsteads – a reflection of the dominance of townfield systems.

5.3 Historical Farming Development

5.3.1 Staffordshire

In common with most areas of the country farming in medieval Staffordshire was essentially mixed although due to the variations in the quality of the land and altitude the balance between arable and stock naturally varied across the county.

The process of enclosure of the common fields was underway to a limited extent at the end of the 15th century and beginning of the early 16th century but accelerated during the 17th century so much so that Celia Fiennes described Staffordshire as a 'county of enclosures' in 1698. However, the barren wastes of areas such as Cannock Chase had drawn the attention of several previous visitors and commentators – Leland considered that Staffordshire was 'not apt to bear good corn as the ground is full of heath and fern in many places'. Whilst it may be argued that Leland's experience of the county may have been limited, almost a century later the County Justices reported that 'Staffordshire consists for the most part of barren land, one quarter being heath and waste, one quarter chases and park; it also abounds with poor people'. However, by the late 17th century agricultural improvements were being made including the floating of watermeadows (and it is possible that some of the earliest examples of watering meadows are found in the county, for example, the diversion of the Blithe at Draycott-in-the-Moors into trenches cut into the neighbouring meadows recorded as early as 1564. By the mid-18th century the county was exporting grain to Manchester and to Liverpool for export. The farmers of the county were also responding to the demands of the growing towns in the Black Country, Birmingham and the Potteries. William Marshall, who managed a farm near Stafford in the 1780's reported that 'except in Yorkshire, I have found the spirit of improvement nowhere so high'.

A major feature of change, beginning in the 16th century and continuing into the 18th century, was the process of enclosure of waste and common. In the Moorlands the enclosure of waste from the mid-16th century was accompanied by a spread of settlement into the new enclosures. Possibly associated with this movement was the considerable change in land ownership that occurred – partly as a result of the dissolution of the county's monastic houses which formed the basis for several of the large estates that develop including and the disforestation of royal forests.

Associated with this transition in land ownership was a change in land tenure. The land within the old estates were predominantly held by copy-hold or leases for lives. Many of the new owners began converting such leases to short term leases and rack rents which allowed the rents charged to increase in line with the rising land values of the late 16th and early 17th century. As an example, a farm of 200 acres in Hound's Cheadle was worth £5. 13s when held under a lease for three lives; at a rack rent its value was £21.18s.4d. Changes in the method of tenure continued into the 18th century.

Farming in Staffordshire saw a decline in the late 17th and early 18th century, recovering by the 1740s. The initial impetus for improvement was led by the larger tenant farmers and yeoman occupiers. The potential for increased rents through the use of rack rents and possible greater profits from farming generally brought agriculture to the attention of a greater number of landlords and encouraged some to become involved in demesne farming. Many of the large estates began to employ professional land agents and so greater attention was paid to the improvement of farming practices which were sometimes implemented through the introduction of covenants within leases requiring the use of certain crops or techniques. The period saw some estates increase their land holdings through purchasing adjacent land and also buying up smaller areas within their main land blocks (Peters 1969, 10-11). This allowed the engrossing of holdings and improvements made in the provision of farm buildings; Pitt reproduced plans for farmsteads with buildings set in ranges to either two or three sides of a yard (Pitt 1796).

The period c.1800 also saw the enclosure of large tracts of waste including Needwood Forest from 1805 and parts of Cannock Chase. Enclosure of common and waste by Parliamentary Act

accelerated, given added impetus by the increased demand for home grown grain during the Revolutionary and Napoleonic Wars of 1793-1815. Prices rose and accordingly production increased with the extension of the area of arable. The fall in grain prices after the war resulted in contraction of arable but the generally diverse nature of the agriculture of the county meant that the period of post-war decline had a limited impact on the farmers of Staffordshire.

By 1840 the extent of grassland exceeded the amount of arable in the north of the county and equalled the area of arable across most of the county except in the south-west, west of Stafford and around Tamworth where more than 60% of farmland was regularly arable. The conversion to grassland continued over the next twenty years, especially in the north. Possibly one of the greatest improvements employed, particularly in the heavy soils of the central clays and marls was the use of under-drainage which increased the productivity and value of large areas of pasture. Drainage was also beneficial for arable lands which had previously been too wet for turnips. Drainage allowed the use of this fodder crop which in turn allowed greater stocking.

Although improvements to farm buildings had begun in the mid-18th century, it was not until the mid-19th century that large scale re-building occurred. Whereas the provision of buildings had usually been a dual responsibility of landlord and tenant, the whole of the responsibility shifted to the landlord in response to rising building costs. The re-building of farmsteads, sometimes on new, centrally located sites, could be associated with other major changes including drainage, the grubbing up of hedges, the re-arrangement of fields and road straightening or the amalgamation of holdings – almost 1000 farms were lost in the period 1831 - 1851. Such changes were most easily undertaken where there was a single owner and so the dominance of large estates in Staffordshire was a major influencing factor. By 1873 31% of the county was owned by just eight men and a further 17% of land lay within 26 estates of 3000 – 10000 acres. Small farms remained most significant in the Moorlands where holdings of 10-100 acres were 6 times more numerous than farms of over 100 acres and 22 times more numerous than farms over 200 acres with the result that the average farm size in the 1860s was just 44 acres.

The growth of industry in the Potteries and on the fringes of the Black Country resulted in the development of intensive corn cropping and horticulture producing large quantities of potatoes, carrots, onions and peas utilising town-manure. The expansion of potato growing into the Moorlands was probably linked to the growth of the market in the Potteries. However, the coming of the railways is considered by some to have depressed market gardening in the area of Lichfield. Even so, the area of market gardening doubled in the period 1872 – 1896.

As was the case in the period after the French Wars when grain prices fell, the depression that ensued after the 1870s was felt less severely than in some other parts of the country that were more dependent on arable and wool. Although arable farms were hit by the fall in grain prices and cheese makers were affected by the import of cheap cheese from America, the price of grain also meant that the price of cattle feed also fell which was beneficial to the stock-rearing and dairying farms. The reaction to the falling grain price was a further increase in the extent of permanent pasture and a move towards liquid milk from cheese production; the period 1875 – 1915 saw the extent of arable decline from 226,566 acres to 150,554 acres. Milk was carried by the railways to the growing urban within and around the county and milk was also sent to London.

The balance between arable and pasture fluctuated in the early to mid-20th century; arable increased during World War I but fell back until price guarantees were introduced in the 1920s. World War II meant that arable was once again encouraged and this time, aided by the

introduction of mechanisation which made the working of the heavy clay soils considerably easier, much of the converted land remained in arable use. The mid to late 20th century, in common with much of lowland England, saw farm amalgamation and the conversion of historic farm buildings to residential and, less commonly, commercial/office use. The Moorlands part of the county however, does not appear to have been subject to these changes to the same degree and many small farms remain in agriculture. Where farmsteads have continued in agriculture, the sites are often accompanied by large modern sheds.

5.3.2 Farming Regions

The agricultural writers of the late 18th century recognised three clearly defined regions in the county:

- The Moorlands
- The heavy lands of the western marls and the Trent Valley
- The lighter lands of the south of the county

Moorlands
As is often the case with the kind of men who undertook the task of reporting the state of and improvements in agriculture to the Board of Agriculture in the 1790s and early 19th century, the farming of the upland areas of the Moorlands was regarded with contempt. Here farmers were described in 1790 as 'scandalously backward, ignorant, selfish and bigoted'. How much this was a reaction against the small farmers who concentrated on stock rearing or dairying as opposed to the more 'honourable labour' of the arable farmers is difficult to assess. Certainly, the small farmers in areas where there was greater dispersion of settlement tended towards independence and typically had little capital to invest in the modern ideas of the time. Even so, their small enterprises, often linked with other occupations, served their purpose.

In the Moorlands there was a relatively early shift towards permanent pasture in favour of stock rearing. Where there was arable it was often used to provide feed for the stock. Dairying also developed in importance although largely as a summer activity. Within this area enclosure increased in the late 16th century and by 1700 the open fields of many villages were virtually fully enclosed. The process of enclosure usually resulted in inter-mixed holdings within each of the former open fields. Only where there was de-population was it possible to create larger compact blocks of land. Another feature of the agricultural use of the waste was convertible husbandry where areas of common fringing the main cultivated area were inclosed and cultivated for a number of years before being allowed to revert to common.

The western marls and Trent valley
The land in these areas was rather heavy but arable farming was carried out in combination with dairying and the fattening of store cattle reared in the Moorlands along the rich meadows along the river valleys. There is evidence that there was a developing specialisation in dairying, particularly in the lower Trent valley during the 17th century with the conversion of arable to pasture was underway, even within the open fields. Butter and cheese was being transported to London utilising marker pots made in Burslem and Stoke in the 17th century, a trade that further developed in the 18th century. The majority of the farmers involved were small producers; the average herd was 12 cows. Across much of this area however, tillage appears to have increased in the 16th to 17th centuries, often utilising alternate husbandry. Sheep were also important in this area in the 17th century as was horse breeding and dealing.

The light lands of the South
In the south of the county the lands were lighter and sandier and more easily worked that the clays to the north. Where the soils were rich enough within this area sheep and corn farming was dominant and arable remained a major element of the agricultural economy of the area longer than any other part of the county. This was the area that employed the Norfolk four-course (or five-course) in the 18th century.

5.4 National Character Areas

The principal NCAs that fall within Staffordshire are:

52 White Peak
The White Peak is an area of limestone upland plateau dissected by deep dales. The area combines nucleated villages with scattered, dispersed farmsteads, most of which were associated with the enclosure of the higher ground in the 18th and 19th centuries although some isolated farmsteads developed as sheep farms or monastic granges in the medieval period.

Now a predominantly pastoral landscape, historically sheep farming was combined with arable cultivation on the good quality loamy soils. The distinctive curves of the former strips surrounding villages can often be seen fossilised by the lines of stone walls erected as the open fields were subject to piecemeal enclosure in the post medieval period. These irregular fields contrast to the regular field patterns of later enclosure of the former common pastures.

Lead mining was important to the economy of the area, especially during the 19th century, when it was often carried out by miners who also had smallholdings. Cattle rearing and dairying were the main agricultural practices, supplying the growing urban centres to the west.

53 South West Peak
The South West Peak is an area of upland and associated foothills in the south-west part of the Pennines. Sheep farming, with the wool market at Macclesfield, developed as a key element of the agricultural economy, combined with cattle rearing, dairying and small-scale arable farming. The area (like other parts of the south Pennines further north) exported to the urban and industrial markets of Lancashire, east Cheshire and the Potteries, and in the 18th and 19th centuries increased productivity was enabled by the enclosure of substantial areas of moorland that had formerly served as communal grazing, much of which was under the control of large estates. Farmsteads were predominantly dispersed or found in loose clusters or hamlets, nucleated villages being concentrated on the limestone/gritstone divide. Smallholders also found by-employment in coal mining and quarrying.

61 Shropshire, Cheshire and Staffordshire Plain
This is an extensive, gently rolling pastoral plain interrupted by sandstone ridges. It extends from the broad Mersey Valley in the north to the Shropshire Hills in the south. To the west it is bounded by the hills of the Welsh borders, and to the north-east are the Pennine foothills. Whilst dairying was predominant in the north of the area mixed farming was important to the south and east.. Large estates developed in Staffordshire from the 16th century, and increased in tandem with the growth of surrounding industrial centres from the 18th century. Increased interest of large landowners in improving agriculture from the late 18th century often resulted in the consolidation of holdings, re-organisation of fields and the provision of new brick-built farm buildings, typically with regular courtyard plans. Early farm buildings in this area are particularly rare in Staffordshire although some timber-framed farmhouses survive, usually encased or re-

fronted and enlarged with brick. Some small linear farmsteads and smallholdings were intermixed within this landscape of large farms, usually associated with small areas of common or heath.

64 Potteries and Churnet Valley

This is a very variable pastoral (mainly sheep) landscape that includes industrialised landscapes of the Potteries, dissected plateaux flanking the Churnet valley and the dissected slopes leading up to the Peak District. The settlement pattern consists of high to very high levels of dispersal, with stronger patterns of village-based settlement in the Churnet and Dove valleys to the east. Farming was often small scale and, already by 1700, combined with industrial activity including pottery manufacture around Stoke-on-Trent, coal mining and iron production in the Churnet Valley, often associated with small irregular fields. Patches of regular planned enclosure, dating from the late 18th century and including a high proportion post-dating the 1850s, are concentrated on areas of former unenclosed common grazing on the higher and more open land to the north. By the 19th century a large part of the area specialised in the production of butter and cheese for local conurbations as well as the London market. The supply of fresh milk became very important from the mid-19th century. Corn production was more important to the west of Newcastle and in the broad valleys south of Leek. Market gardening was a major activity in the area surrounding the Potteries extending as far as Leek where potato growing was an important crop in the 19th century.

66 Mid Severn Sandstone Plateau

Industrial development from the 16th century, closely linked to the navigation of the Severn and the development of canals, declined with the introduction of the railways from the mid-19th century. On the sandstone plateau to the east of the Severn more corn was grown and fewer cattle were kept than on the heavier soils of the Severn valley itself and elsewhere in Shropshire. The fine, dry, sandy soil was fit for growing rye and barley within medieval open fields and later regular patterns of fields brought about by private or parliamentary enclosure (Hey 1984, p.156). The thin soils of the high ground between the Stour and Severn were influenced by the activities of improving estates from the later 18th century, with some heath and common remaining amongst the predominant pattern of regular and large-scale enclosure. The sandier soils around Kidderminster and Stourbridge, and the more gravelly soils north-east of Bromsgrove were well suited – if fertilised with marl and lime - to dairying. The growing of more fodder crops and clover allowed for dairying to expand from the 18th century in response to demand from the rising industrial populations of the Black Country (Thirsk 1984, p. 186).

67 Cannock Chase and Cank Wood

Large parts of this wood pasture area, interspersed with large commons, was intensively settled from the medieval period and particularly from the 16th century, with small hamlets associated with industrial activities such as quarrying (limestone and dolerite), coal mining, iron making and edge-tool manufacture. Deep mining of the South Staffordshire Coalfield developed from the 1870s. Piecemeal enclosure of the former common fields was generally complete by the 18th century. By the 19th century the commons - important for the larger farmers and the semi-industrial squatter–cottagers - were being enclosed (Hey 1984, p. 143). Dairying became significant on the heavy, poorly-drained soils in the northern part of the area, where large estates such as Shugborough built some notable home farms (its home farm of 1803 and 1806 is one of the earliest water-powered industrial farmsteads in the country) and were well-placed for export of their produce by canal. Arable farming and horticulture have intensified in importance from the late 18th century on the sandstone-derived soils at the eastern and western edges and to the south of the area.

68 Needwood and South Derbyshire Claylands
A rolling plateau of glacial till, rising to prominent wooded heights above the wide shallow central valley of the River Dove. The area is bounded to the south and south east by the floodplain of the River Trent; to the north and west it grades into the rising ground of the Pennine fringes. The Peak fringe around the northern borders of the area is mostly characterised by dispersed medieval and later settlement set in landscapes of small-medium scale irregular and semi-regular enclosure where pastoral forming was predominant. Across the rest of the area are medium-low densities of dispersed settlement which mostly relate to the enclosure of the common land and the open arable fields which covered most of the farmland in the medieval period although some isolated farmsteads have medieval origins, representing the sites of shrunken villages or as medieval moated sites dating from the 12th and 13th centuries. The former Needwood Forest was a hunting preserve and royal forest in the medieval period which in the 19th century was transformed through regular enclosure with planted woodland and planned farmsteads sited off straight roads.

69 Trent Valley Washlands
The Trent Valley Washlands comprise the linear, river floodplain corridor of the River Trent, as it passes through its middle reaches between Barton under Needwood and Nottingham. The character area also includes the river floodplains of two of the principal tributaries to the Trent, the Tame and the Soar, which drain in from the south. Settlement predominantly consists of nucleated villages, typically with linear plan forms, where some historic farmsteads remain. These had developed by the 11th century on both the drier river terraces and adjacent areas of the heavier clay lands. The isolated farmsteads, set within generally large-scale fields, generally developed from the 17th century in association with piecemeal and regular enclosure of the open fields which extended across most of the landscape in the medieval period. The late 18th and 19th centuries was marked by dramatic levels of farm amalgamation and enlargement, in part prompted by the area's favourable transport links and ability to serve developing urban centres including Derby, Nottingham and Tamworth. Stock fattening and dairying (especially cheese) formed a significant part of farming income.

of the following NCAs have a small area within the county. These areas contain relatively few farmstead sites.

70 Melbourne Parklands
The Melbourne Parklands are a landscape of rolling farmland, parkland and woodland on the northern flanks of the ridge between Burton upon Trent and Swadlincote. Settlement predominantly consists of nucleated villages where some historic farmsteads with pre-1750 buildings remain. The isolated farmsteads, set within generally large-scale fields, generally developed from the 17th century in association with piecemeal and regular enclosure of the open fields which extended across most of the landscape in the medieval period. The area developed a strong mixed farming economy, dominated by corn production and the fattening of cattle on rich pastures.

Estates had a major influence on this area, from the establishment of monastic houses and secular estates by the 13th century, which controlled both farm land and deer parks. The dissolution of the monasteries (e.g. Calke Abbey) prompted the enlargement of estates and the elaboration of country houses and parkland which reached a peak in the 17th and 18th centuries and many designed farmsteads were associated with these estates.

72 Mease/Sence Lowlands

The Mease/Sence Lowlands is an area of gentle rolling topography surrounding the Rivers Mease, Sence and Anker which extends from Burton upon Trent in the north to Nuneaton in the south. This area has a predominantly nucleated settlement pattern with farmsteads historically located in villages and only moving out of the villages when the open fields were enclosed in the 18th and 19th centuries. Farming was mixed with a tendency towards pastoral farming assisted by enclosure and, in some cases, the shrinkage or depopulation of villages.

97 The Arden

Historically, the Arden was a lowly populated area, 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 Warwickshire in the medieval period.

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 Arden was based upon mixed husbandry. Pastoral farming was further enabled through depopulation and the shrinkage or abandonment of villages in the 14th-16th centuries, the nationally important survival of ridge and furrow reflecting the former extent of open field arable. 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.

6.0 RESULTS

6.1 Historic Farmstead Records

The mapping of farmsteads in Staffordshire identified 5325 farmsteads (Figure 3) and 2069 outfarms and field barns. The following section examines the farmstead data and distributions, primarily using the NCAs as the framework.

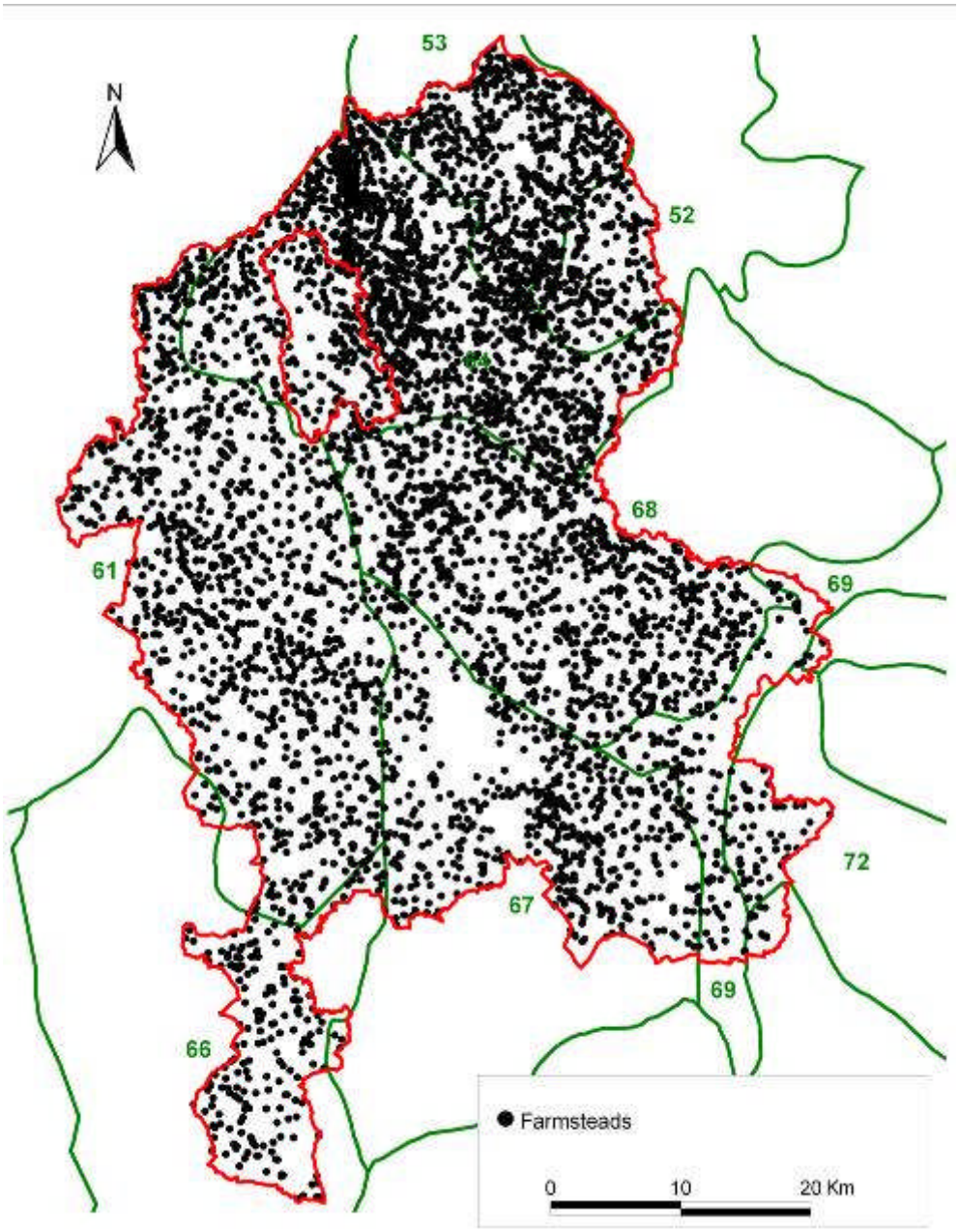


Figure 3 Mapped farmsteads

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 National Character Areas, the Staffordshire Historic Landscape Characterisation and listed building records held in the Staffordshire HER.

The settlement context of the farmsteads was recorded using the following classifications:

Location Primary Attribute	VILL	Village location
	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

NCA	*VILL*	*HAM*	*FC*	*ISO*	*PARK*	*CM*	*URB*
52 White Peak	40	10	12	161	0	0	0
	18.0%	4.5%	5.4%	72.2%	-	-	-
53 South West Peak	22	29	534	43	0	0	0
	3.5%	4.6%	6.8%	85.0%	-	-	-
61 Shropshire, Cheshire & Staffs Plain	148	222	64	673	12	1	1
	13.2%	19.8%	5.7%	60.0%	1.1%	0.1%	0.1%
64 Potteries & Churnet Valley	157	116	81	1211	6	0	3
	10.0%	7.4%	5.1%	76.9%	0.4%	-	0.2%
66 Mid Severn Sandstone Plateau	24	15	2	170	3	0	0
	11.2%	15.0%	0.9%	79.4%	1.4%	-	-
67 Cannock Chase & Cank Wood	58	56	33	410	7	0	0
	10.3%	9.9%	5.9%	72.7%	1.2%	-	-
68 Needwood & South Derbyshire Claylands	157	109	53	675	12	0	0
	15.6%	10.8%	5.7%	67.1%	1.2%	-	-
69 Trent Valley Washlands	30	4	9	67	4	0	0
	26.3%	3.5%	7.9%	58.8%	3.5%	-	-
70 Melbourne Parklands	1	3	0	2	0	0	0
	16.6%	50%	-	33.3%	-	-	-
72 Mease/Sence Lowlands	22	2	0	38	2	0	0
	34.4%	3.1%	-	59.4%	3.1%	-	-
97 Arden	4	1	0	5	0	0	0
	40.0%	10.0%	-	50.0%	-	-	-
Total	**663**	**567**	**297**	**3947**	**46**	**1**	**4**
	12.0%	**10.3%**	**5.4%**	**71.4%**	**0.8%**	**0.02%**	**0.07%**

6.2.1 Isolated Farmsteads (Figure 4)

Across Staffordshire the majority of recorded farmsteads (71.4%) lay in isolated positions reflecting the predominantly dispersed settlement pattern across the county. The highest proportion of isolated farmsteads was met in the South West Peak NCA where 85% of farmsteads were isolated. The White Peak, Potteries and Churnet Valley, Cannock Chase and Cank Wood and Mid Severn Sandstone Plateau all recorded over 70% of isolated farmsteads. In comparison the Mease/Sence Lowlands, an area that lies within Roberts and Wrathmell's Central Province of predominantly nucleated settlement, had 59.4% of farmsteads recorded as isolated and the adjacent Trent Valley Washlands had 58.8% of isolated farmsteads.

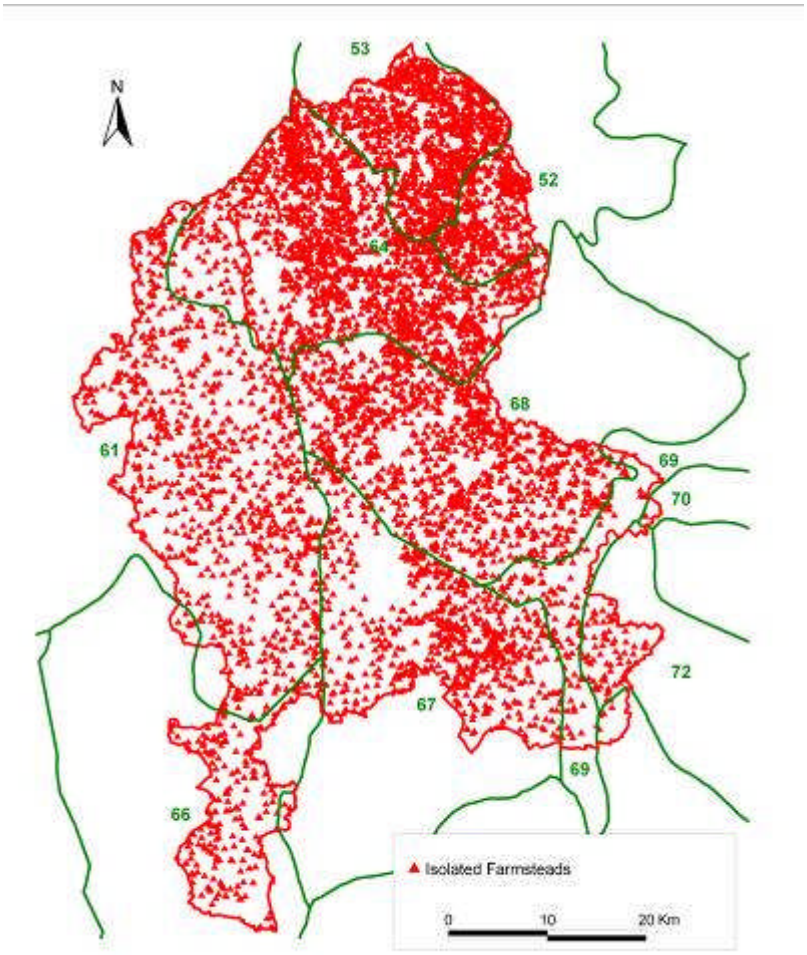


Figure 4 Historic Farmsteads located in isolated positions

6.2.2 Village-based Farmsteads (Figure 5)

As might be expected, the areas that recorded low percentages of isolated farmsteads are those where higher percentages of farmsteads in villages were recorded; the Mease/Sence Lowlands and Trent Valley Washlands having 34.4% and 26.3% of farmstead in villages respectively. The small section of the Arden that comes into Staffordshire also scored highly in this category with 40% of farmsteads in village, although this is not a pattern that would be expected across the whole of the character area where dispersed farmsteads and hamlets would be expected. Farmsteads in villages also formed a relatively higher proportion within the White Peak NCA, an area recognised for its tendency towards nucleated settlement.

Against an average of 12.0% across the county the Potteries and Churnet Valley (10%) and the Mid Severn Sandstone Plateau (11.2%) marginally fell below the average. Only the South West Peak with just 3.5% of farmsteads in villages fell markedly below the average.

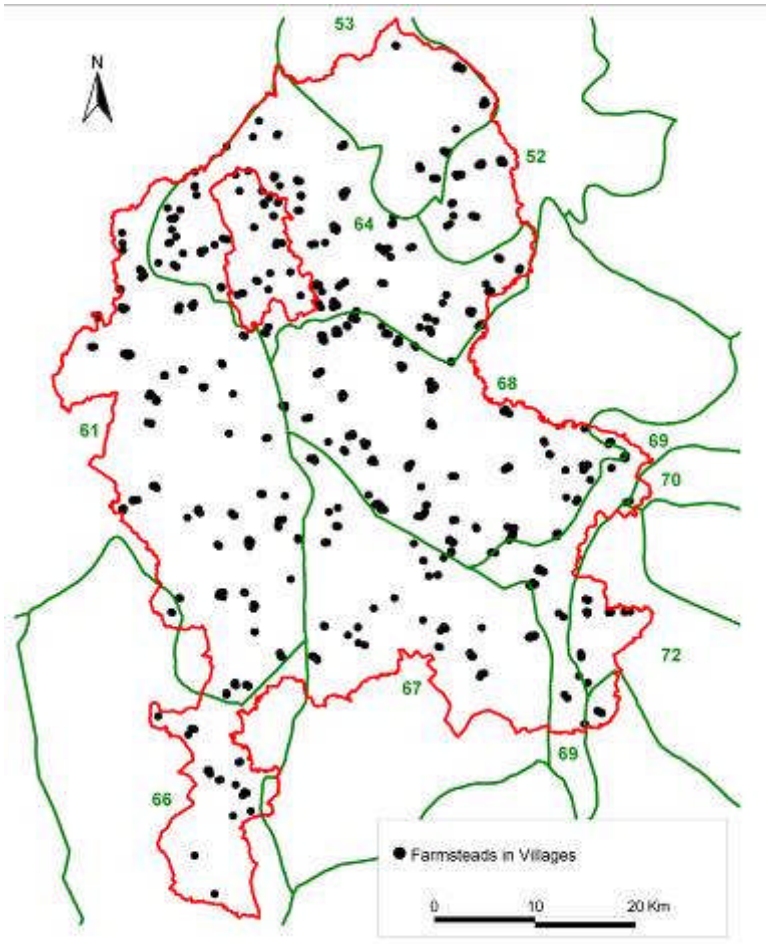


Figure 5 Historic Farmsteads located in villages

6.2.3 Farmsteads in Hamlets (Figure 6)

Across the county the third most frequent location for a farmstead was within a hamlet with 10.3% of farmsteads within this category. Two NCAs stand out, having the highest percentages of farmsteads within hamlets; the Shropshire, Cheshire and Staffordshire Plain (19.8%) and the Mid Severn Sandstone Plateau (15.0%). Areas with low percentages of farmsteads within hamlets are the Mease/Sence Lowlands, the White Peak and South West Peak. A high percentage of 50% was recorded for the Melbourne Parklands but this is based on a sample of just six farmsteads and so may not be representative of the wider character area.

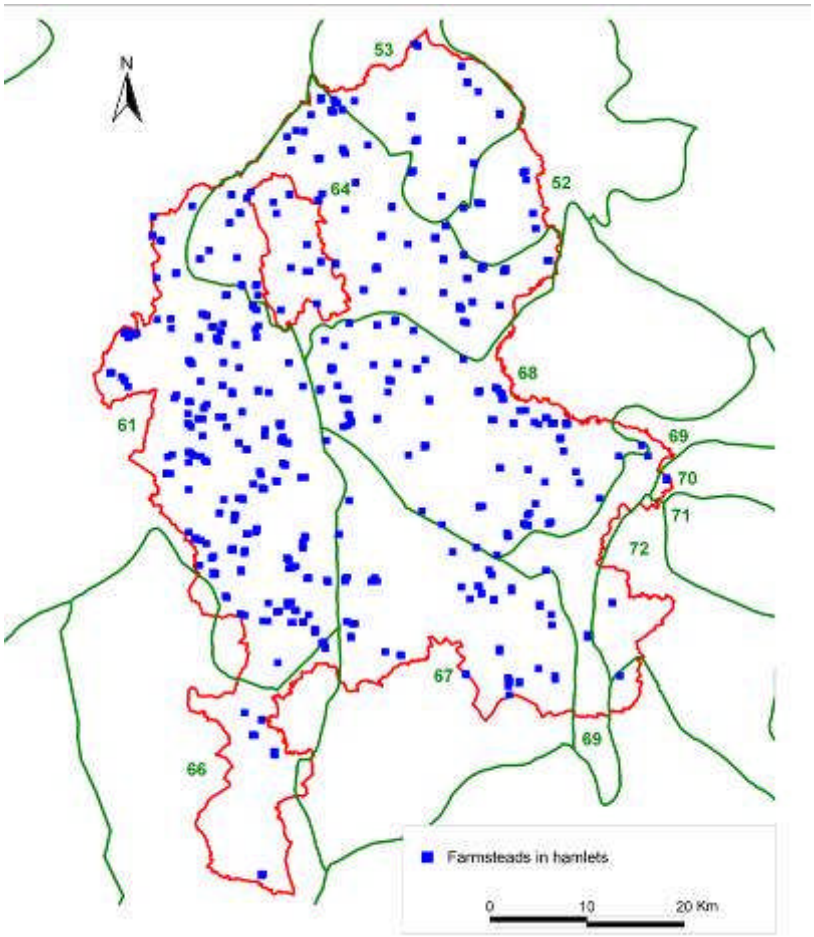


Figure 6 Farmsteads in hamlets

6.2.4 Loose Farmstead Clusters (Figure 7)

A farmstead cluster represents a loose grouping of farmsteads which are not sufficiently grouped to be regarded as a hamlet although in some cases loose farmstead clusters can be named places. Overall 5.4% of farmsteads fall into this category and most NCAs came close to this average; only the Mid Severn Sandstone Plateau fell significantly below the average with 0.9% of farmsteads within loose clusters and the Trent Valley Washlands and White Peak had higher numbers (7.9% and 6.8% respectively). Within the NCAs, the distribution of loose clusters appears generally even except in the Potteries and Churnet Valley where there is a concentration of this settlement form to the east and north-east of Stoke-on-Trent in comparison with the east of the NCA.

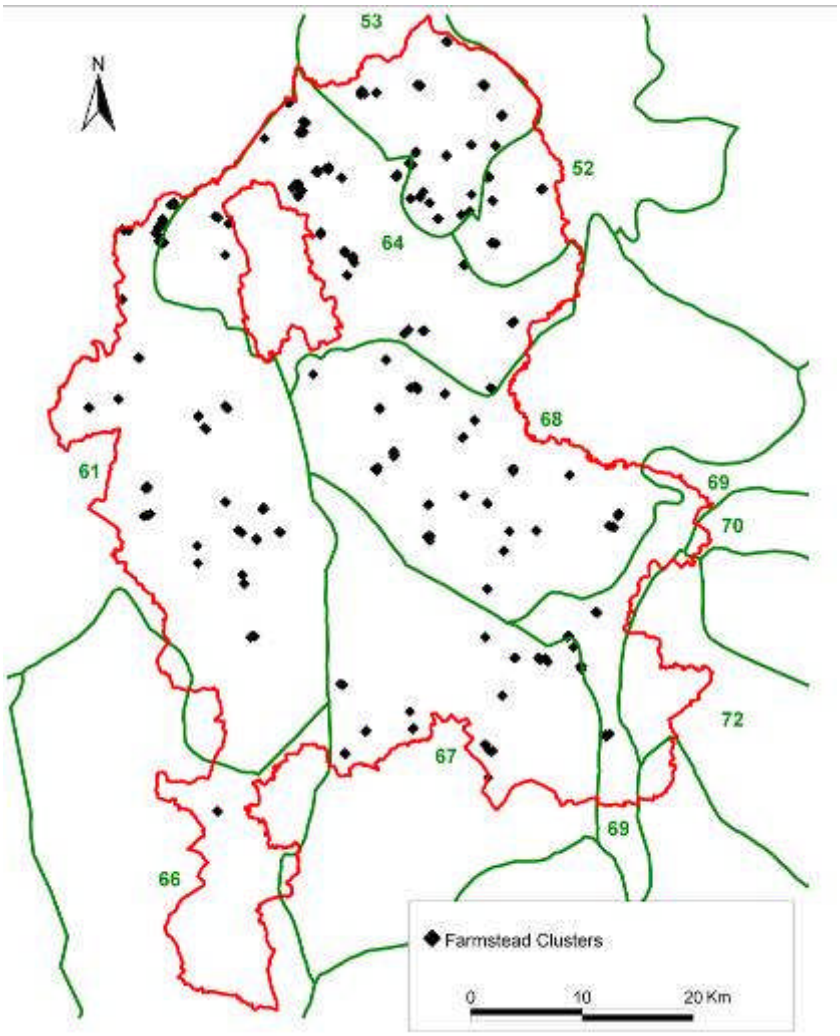


Figure 7 Farmsteads located within farm clusters

6.2.5 Farmsteads within Parks and Designed Landscapes (Figure 8)

Despite the acknowledged impact that large landowners had on the agricultural landscape of much of the lowland areas of the county, farmsteads within parks represent only 0.8% of recorded farmsteads. This low figure reflects the fact that many Home Farms are found close to but not within parks.

The upland areas of the White Peak and South West Peak had no recorded farmsteads within landscape parks or designed landscapes. Across the lowland areas farmsteads are generally evenly scattered across the areas where large estates were influential, leaving Needwood and the South Derbyshire Claylands where there is some clustering around the late enclosed Forest of Needwood. The group to the west is due to there being more than one farmstead within Chartley Park. The Mid Severn Sandstone Plateau also has few farmsteads within parks.

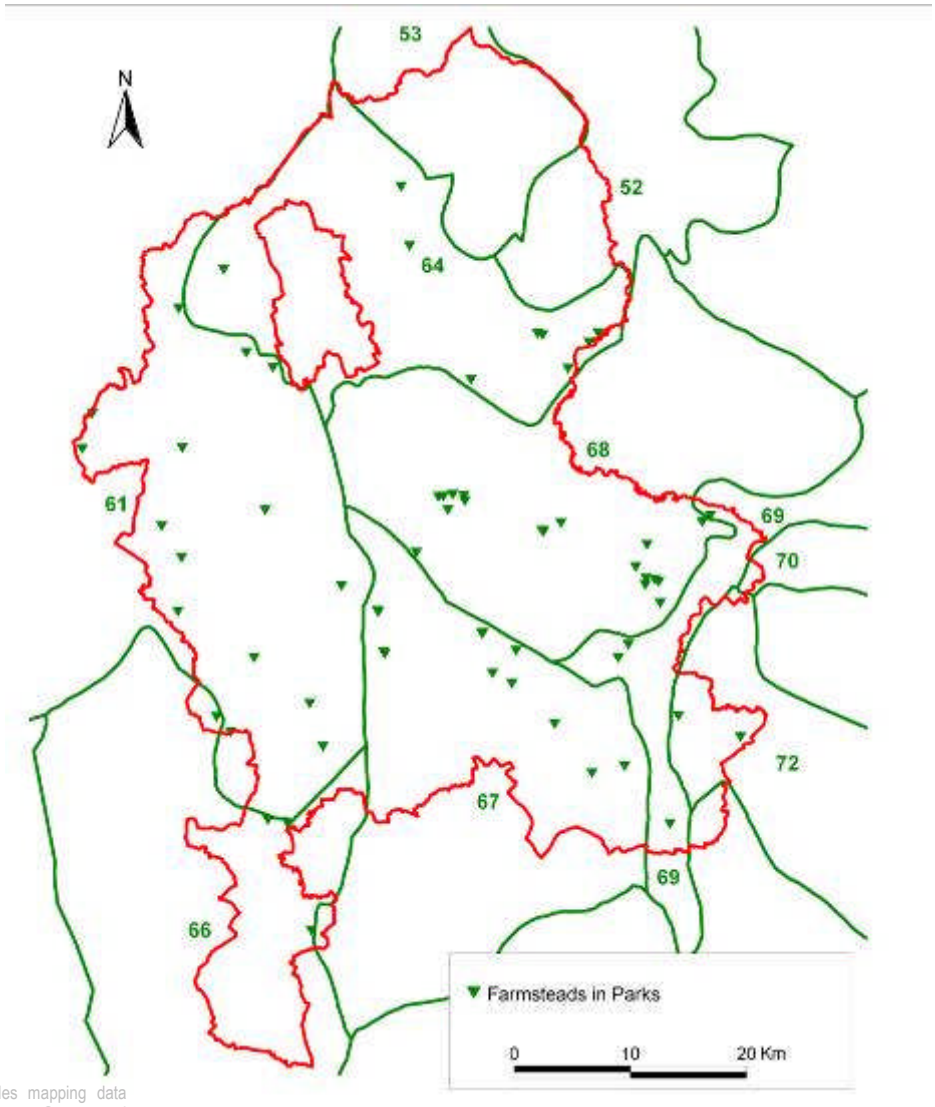


Figure 8 Historic Farmsteads located in Parks and Designed Landscapes

6.3 20th Century Change

6.3.1 Background to 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 affected 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.

6.3.2 Change to Historic Farmstead Form

As part of the farmstead mapping each farmstead was assigned one of the six survival categories below (Figure 9):

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

EXT - No change from Late C19

ALT - Less than 50% loss since Late C19

ALTS - More than 50% loss since Late C19
SIDE - Modern shed to side of Late C19 footprint

HOUS - Only farmhouse survives from Late C19 (either as part of a farmstead or alone)
SITE - Modern shed on footprint of Late C19 farmstead

DEM - Farmstead survives but no surviving features from Late C19
SITE - Modern sheds on footprint of Late C19 farmstead

LOST - Farmstead completely lost from landscape through redevelopment or demolition

Figure 9 Degrees of Change to Historic Farmstead Form

6.3.3 Farmstead Change in Staffordshire (Figure 10)

The recording exercise compared the degree of change observable between the 2nd Edition OS mapping and the modern mapping and assigned the level of change into one of six categories (Figure 9). Analysis of the results shows that farmsteads within some NCAs within the county have been more susceptible to change than others on the basis of the percentage of farmsteads that were recorded within the two categories of least change, EXT – little or no discernable change since the late 19th century or ALT, less than 50% loss of buildings since the late 19th century.

By examining the percentage of farmsteads within each NCA that survive within the two categories of least change (those where there has been little or no change and less than 50% of buildings have been lost) the two Peak NCAs, White Peak and South West Peak stand out as having greater survival of farmsteads with 89.2% and 86.0% of farmsteads falling into those categories. The Potteries and Churnet Valley and Needwood and South Derbyshire Clayland character areas also show relatively high levels of farmsteads within these categories of least change (outside of the Unitary Authority area of Stoke on Trent the survival of farmsteads within EXT and ALT was 75.7%, the percentage for the NCA dropping to 70% when the Unitary Authority area is included due to the extent of 20th century urbanisation in the area of Stoke).

In contrast three NCAs showed markedly lower levels of farmsteads that survive within these categories of least change: Trent Valley Washlands (61.4%), Mease and Sence Lowlands (60.9%) and Cannock Chase (61.0%). The distribution of lost farmsteads shows that the major factor that has resulted in the removal of farmsteads is urban development. It can be seen that in, for example, the Trent Valley Washlands, the expansion of Burton-on-Trent and Tamworth and, in the Cannock Chase and Cank Wood area of Staffordshire, the increase in size of Cannock have resulted in the loss of farmsteads. Within the Mease and Sence Lowlands, it should be noted that the sample is relatively small.

The lower levels of change recorded in the north-east of the county can also been seen to be high when compared to the levels of change recorded elsewhere in the West Midlands as well as in the South East of England where this mapping exercise has been carried out. Across Hampshire and Sussex one of the NCAs with the lowest levels of change was the South Downs where 67.3% of farmsteads were recorded within the two categories of least change. Even within the Weald, where there is remarkable survival of farmsteads retaining buildings dating from before 1600, the number of farmsteads surviving within the EXT or ALT categories was low in comparison to the upland and upland fringe areas of Staffordshire – within the Low Weald 60.8% of farmsteads and in the High Weald 59.5% of farmsteads were recorded in the two categories of least change; figures comparable with the areas of Staffordshire regarded as being relatively low. In the South East, NCAs that have been subject to urbanisation such as the South Hampshire Lowland and the South Coast Plain have just 42.8% and 47.0% respectively of farmsteads within the two categories of least change but 26.6% and 24.3% respectively of farmsteads that have been lost from the landscape. None of the South Eastern NCAs have percentages of lost farmsteads that compare to the 2.8% recorded in the White Peak or the 4.2% in the South West Peak; the High Weald recording 7.4%, the South Downs 8.1% and the Low Weald 8.5%.

Farmsteads that have been reduced to just the farmhouse average 7.5 across the county and most NCAs do not deviate markedly from this average. Two areas that have higher percentages are in the nucleated settlement areas of the south-east of the county; the Mease/Sence Lowlands (17.2%) and Melbourne Parklands (16.7%). This is, in part probably

due to the removal of farmsteads from villages, often with the demolition of the working buildings leaving the farmhouse alone.

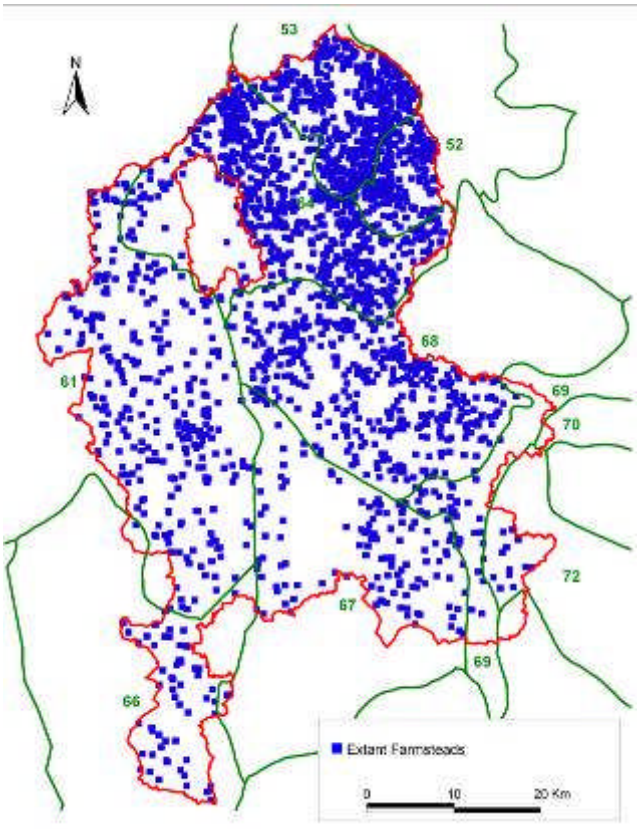
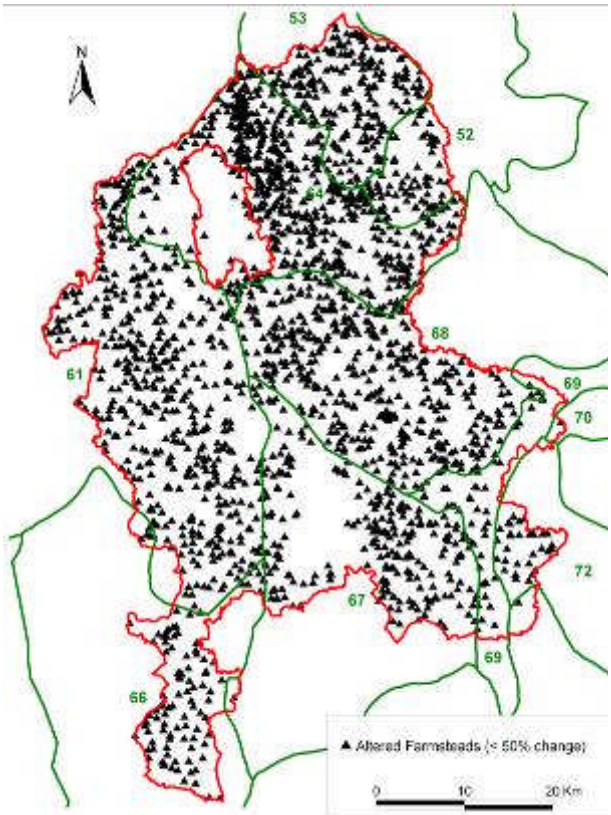
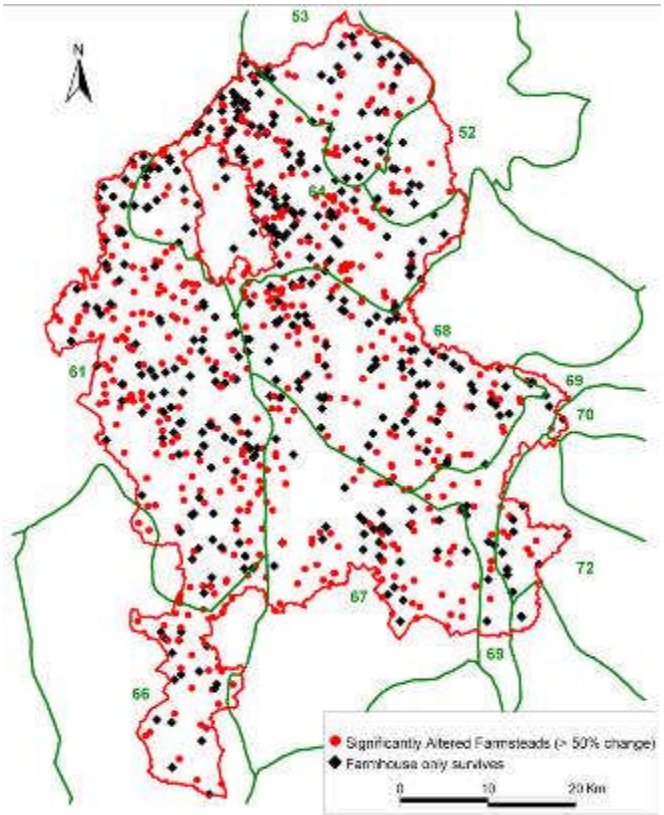


Figure 10 Farmsteads with no change (left) less than 50% change (bottom left) and more than 50% change or house only survives (bottom right) since late 19th century





NCA	*Extant*	*Alt <50%*	*Alts >50%*	*House*	*Dem*	*Lost*
52 White Peak	141	58	8	9	1	6
	63.2%	26.0%	3.6%	4.0%	0.4%	2.7%
53 South West Peak	346	194	27	32	3	26
	55.1%	30.9%	4.3%	5.1%	0.5%	4.1%
61 Shropshire Cheshire Staffs Plain	291	482	157	102	10	79
	26.0%	43.0%	14.0%	9.1%	0.9%	7.0%
64 Potteries & Churnet Valley	586	517	100	115	15	240
	37.2%	32.8%	6.4%	7.3%	1.0%	15.2%
66 Mid Severn Sandstone Plateau	49	96	31	17	4	17
	22.9%	44.9%	14.9%	7.9%	1.9%	7.9%
67 Cannock Chase and Cank Wood	114	230	63	33	15	109
	20.2%	40.8%	11.2%	5.9%	2.7%	19.3%
68 Needwood & S. Derby. Claylands	341	422	98	81	7	57
	33.9%	41.9%	9.7%	8.1%	0.7%	5.7%
69 Trent Valley Washlands	28	42	12	9	3	18
	24.6%	36.8%	10.5%	7.9%	2.6%	15.8%
70 Melbourne Parklands	0	1	1	1	0	3
	-	16.7%	16.7%	16.7%	-	50%
72 Mease/Sence Lowlands	10	29	5	11	2	7
	15.6%	45.3%	7.8%	17.2%	3.1%	10.9%
97 Arden	0	1	0	2	0	7
	-	10.0%	-	20.0%	-	70.0%
Total	**1907**	**2072**	**502**	**412**	**60**	**569**
	34.5%	**37.5%**	**9.1%**	**7.5%**	**1.1%**	**10.3%**

6.3.4 Sheds (Figure 11)

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 shed 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

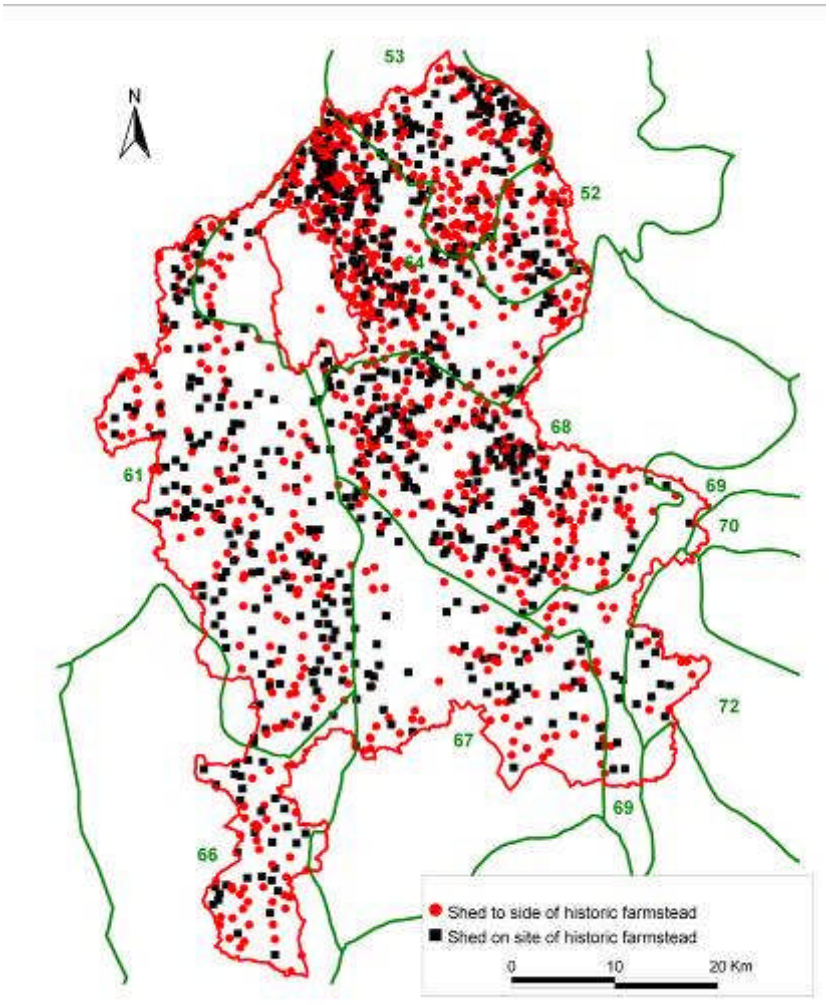


Figure 11 Historic Farmsteads with sheds

The distribution of sheds provides a very clear indication of the extent of post-1950 farmsteads in continuing agricultural use. 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.

Overall, just under a third of recorded farmsteads have large sheds clearly associated with the historic farmstead. The three areas where sheds are most commonly found either on the site or to the side of the historic farmstead site are Needwood and South Derbyshire Claylands, White Peak and South West Peak NCAs. These three areas are also those where there are higher percentages of farmsteads surviving in the two categories of least change and in agricultural use.

NCA	***No. (%) of farmsteads with Sheds to SIDE***	***No. (%) of farmsteads with Sheds on SITE***
52 White Peak	29	49
	13.0%	22.0%
53 South West Peak	130	92
	20.7%	14.6%
61 Shropshrie,. Cheshire Staffs Plain	149	162
	12.3%	14.5%
64 Potteries & Churnet Valley	263	184
	16.7%	11.7%
66 Mid Severn Sandstone Plateau	40	33
	18.7%	15.4%
67 Cannock Chase and Cank Wood	65	55
	11.5%	9.8%
68 Needwood & S. Derby. Claylands	198	172
	19.7%	17.1%
69 Trent Valley Washlands	14	10
	12.3%	8.8%
70 Melbourne Parklands	0	0
	-	-
72 Mease/Sence Lowlands	6	9
	9.4%	14.0%
97 Arden	0	0
	-	-
Total	**894**	**766**
	16.2%	**13.9%**

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 utilising 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 (Figures 13 and 14). This enables the patterns of inherited farmstead character (including survival and change) to be assessed in relationship to our understanding to 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: House***	***%***	***Recorded Date: Working Buildings***	***%***
Pre-1600	80	1.4%	14	0.3%
C17	263	4.7%	65	1.2%
C18	268	4.9%	75	1.4%
C19L	138	2.5%	51	0.9%
C19	4746	85.9%		

6.4.1 Pre-1600 Farmsteads (Figure 12)

Staffordshire does not contain a wealth of medieval farm buildings; only 1.6% (86) of recorded farmsteads could be dated to before 1600 on the basis of a surviving listed building (Figure 8). In contrast, 8% of farmsteads in Hampshire and over 24% of farmsteads in the High Weald AONB retain a listed building pre-dating 1600. In Staffordshire, 79 have a listed pre-1600 house, 7 of these sites have both a listed house and a working building of pre-1600 date and a further 6 were dated through the presence of a listed pre-1600 working building only. Of those farmsteads dated by the presence of a listed house, 9 no longer have any farmstead character in that the house is the only element that survives from the farmstead as shown on the 2nd Edition map.

Pre-1600 farmsteads are recorded in almost all parts of the county although in the village dominated south-east there is only one recorded example. Whilst there are examples recorded in the South West Peak NCA, they are concentrated in the southern part of the area with no examples in the northern part of the county within the NCA. There is a small concentration of pre-1600 farmsteads in the northern part of the Potteries and Churnet Valley NCA. The Trent Valley does not appear to have had a particular influence on the distribution of early farmsteads. However, the line of the valley of the Blithe is marked by a small number of pre-1600 farmsteads to both the north and south-east of the Blithefield Reservoir.

When the Staffordshire HLC is examined using the period attribute it suggests that very little of the present-day fieldscapes have their origin in the medieval period (Figure 16). The concentration of medieval landscapes is found in the South West Peak in the north of the county but much of the area identified is open moorland. The eastern side of the Potteries and Churnet Valley also has a small concentration of landscape defined as being of the medieval period. Given the highly fragmented nature of the HLC data, a 'Refined HLC' grouping has been created by Staffordshire County Council. The Refined HLC can be further grouped to show landscapes of medieval or early post-medieval character (areas of irregular and piecemeal enclosure) and those that have a later post medieval, planned, character (Figure 17). Pre-1600 and 17th century farmsteads are most strongly associated with the medieval and early post medieval landscapes (pre-1600 farmsteads: 25.6% within med/early post med.; 10.5% within later post medieval planned. 17th century farmsteads: 31.9% within med/early post med.; 8.9% within later post med. planned). For both these groups of farmsteads a high percentage is located within historic settlements (pre-1600 – 37.2%; C17 – 36.9%), although there is some inconsistency in the mapping of 'settlement' in the county HLC with some isolated farmsteads being mapped as settlement whilst others are not.

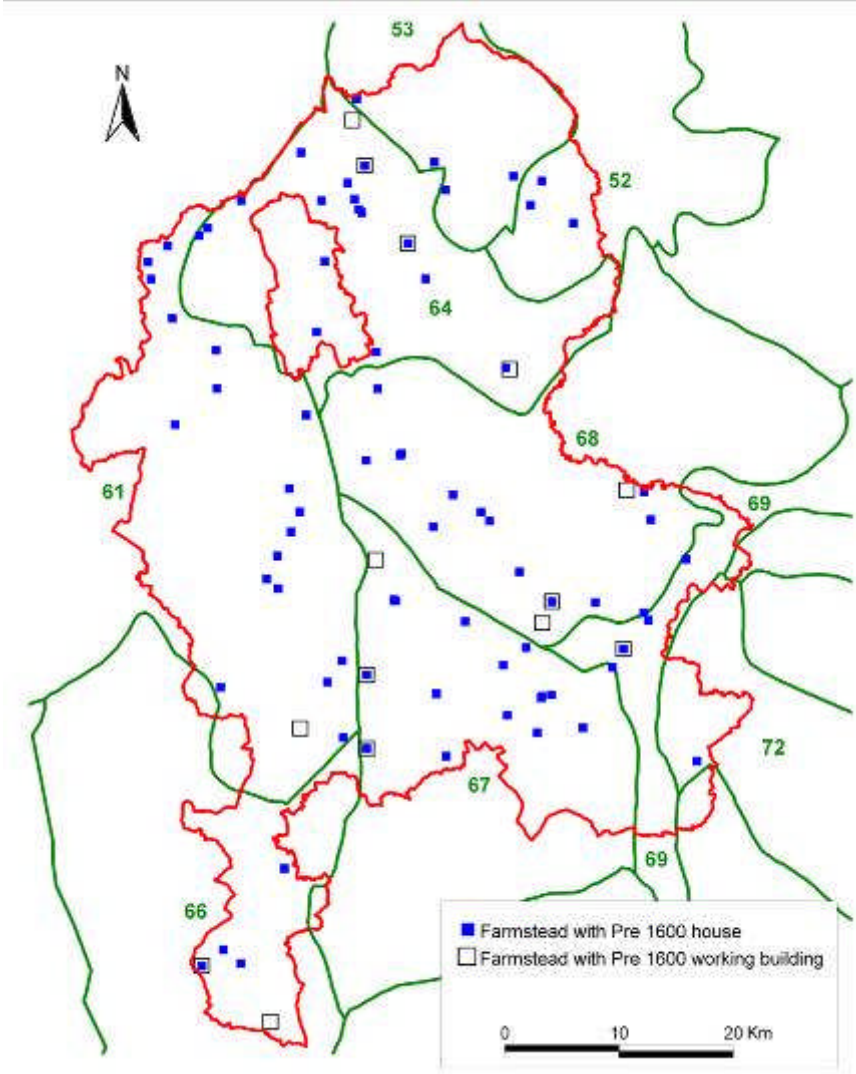


Figure 12 Farmsteads with pre-1600 listed buildings

6.4.2 17th century Farmsteads (Figure 13)

Farmsteads dated to the 17th century form 5.2% (279) of the recorded farmsteads. Of these farmsteads, the majority of sites are dated by recorded fabric to the 17th century through the presence of a listed house only; just 23 are dated through the presence of a listed working building. Sixteen sites have a listed farmhouse as the only surviving element of the farmstead and so have lost farmstead character. Farmsteads with recorded 17th century buildings are distributed across the majority of the county but are concentrated in the Potteries and Churnet Valley NCA, particularly along the north-eastern side of the area adjoining and extending into the South West Peak and, to a lesser degree, the White Peak although there does not appear to be a correlation between the farmsteads and the county Landscape Character Areas (below) (Figure 10). However, these areas have the greatest concentration of farmsteads within the county and so numbers alone are insufficient to demonstrate whether there is a significantly higher proportion of 17th century farmsteads.

Examination of the data by NCA shows that 6.9% of farmsteads within the Potteries and Churnet Valley NCA can be dated to the 17th century on the basis of a surviving building, the highest percentage within any of the Staffordshire NCAs (against a county-wide mean of 5.2%). This concentration may be linked to the development of industrial activity, particularly iron, that developed in this area in the 17th century. In contrast, the Peak NCAs have percentages that are comparable to the mean. This principal group of farmsteads also extends into the northern edge of the Needwood and South Derbyshire Claylands although overall this NCA has a relatively low proportion of farmsteads of this date (4.4%). The other part of the county where the proportion rises notably above the mean is the Mid Severn Sandstone Plateau where 6.1% of farmsteads were recorded as 17th century.

Whilst the overall number of 17th century farmsteads is low within the Shropshire, Cheshire and Staffordshire Plain NCAs there is a slight concentration within the northern part of the NCA. As with the pre-1600 farmsteads, 17th century farmsteads are largely absent from the south-east corner of the county where villages dominate the settlement pattern. This reflects the general widespread distribution of early farmsteads across the dispersed settlement landscapes of most of the region.

As with the pre-1600 Farmsteads, discussed above and shown in Figure 12, the distribution of 17th century farmsteads corresponds with the Refined HLC groups that broadly represent medieval or early post medieval fieldscapes (31.9% are within such areas) and 36.9% lie within historic settlement areas.

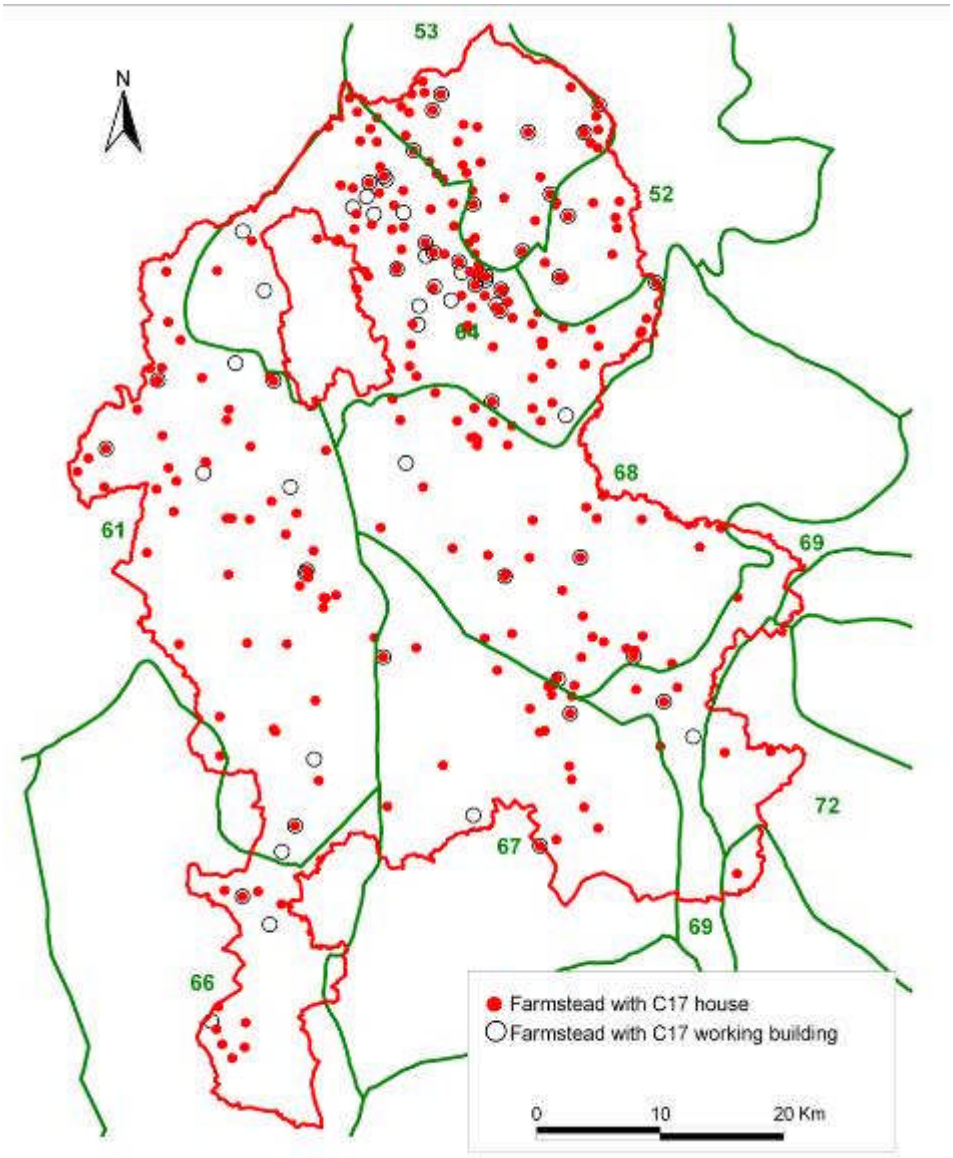


Figure 13 Farmsteads with 17th century listed buildings

6.4.3 18th century Farmsteads (Figure 14)

Farmsteads with recorded 18th century buildings represent 4.9% (261) of recorded farmsteads. In the north of the county the distribution appears to reflect that of the 17th century farmstead distribution (Figures 14 and 13). However, in the Potteries and Churnet Valley NCA the percentage of 18th century farmsteads drops to 3.4% compared to 6.9% of 17th century farmsteads. There is a similar drop in the percentage within the White Peak NCA. It is noteworthy that of the 18th century farmsteads recorded in the White Peak, all are dated by the presence of a listed house whereas in the South West Peak 10 of the 17 farmsteads have a working farm building listed as being of 18th century date.

The greatest concentration of 18th century farmsteads is in the south-eastern corner of the county although this group is spread across four NCAs: Cannock Chase and Cank Wood (but predominantly within the eastern part of the NCA), Trent Valley Washlands (where 18th century farmsteads form 14% of the recorded sites), Needwood and South Derbyshire Claylands and the Mease/Sence Lowlands (10.9% of farmsteads).

Perhaps surprisingly there is a considerable area within the Shropshire, Cheshire and Staffordshire Plain NCA where there are few farmsteads with recorded 18th century buildings even though this was a landscape of estates and generally larger farmsteads. It is notable that the HLC Post-Medieval landscapes of the southern part of the Shropshire, Cheshire and Staffordshire Plain do not have a strong correlation with 18th century farmsteads, probably reflecting the extent of later, 19th and early 20th century change that occurred within this landscape often driven by the capital-intensive farming of large estates.

When examined against HLC the distribution of 18th century farmsteads shows a tendency towards the medieval/early post medieval grouping of irregular and piecemeal enclosure fieldscapes (26.8%) rather than the later post medieval planned and semi-planned fieldscapes (14.9%) as might be expected. A little over 10% lie within areas that have been subject to major 20th century change, a higher proportion than the farmsteads of pre-1600 and 17th century date (5.8% and 6.5% respectively).

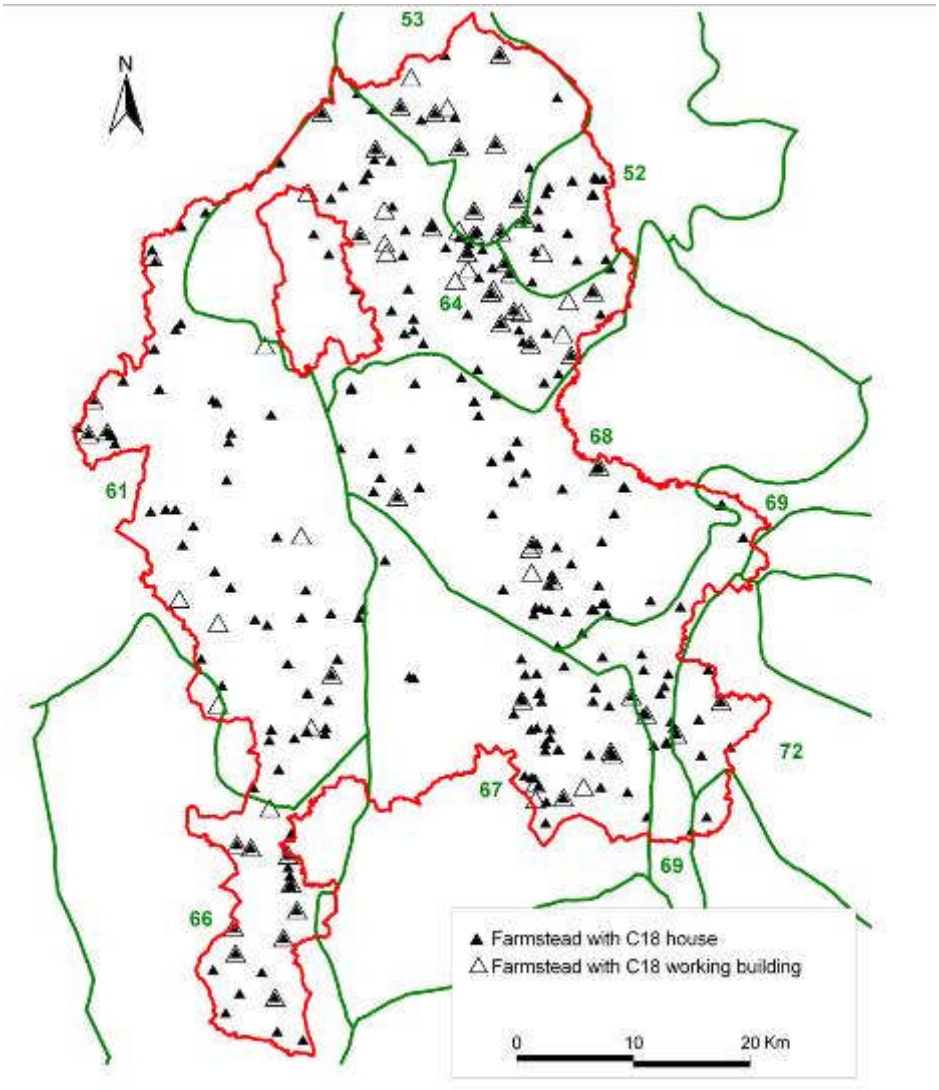


Figure 14 Farmsteads with 18th century buildings

6.4.4 19th century Farmsteads (dated by buildings) (Figure 15)

19th century farmsteads are divided into two groups; those that have been identified from historic mapping only and those that can be dated to the at least the 19th century on the basis of the presence of a listed building. Those dated from mapping only form 85.6% (4560) of all recorded farmsteads. Farmsteads that can be dated to the 19th century on the basis of a listed building of that period being the earliest dated building represent just 2.5% (137) of recorded farmsteads. All but 6 of these sites are dated by the presence of a listed house of 19th century date (Figure 15). A low percentage figure overall and the predominance of listed houses as the dating evidence is not unexpected; the criteria for the selection of listed buildings that date from post 1840 is strict, restricting designation to only the most important examples, particularly those demonstrating technological innovation. On this basis it might be expected that is Staffordshire, a county renowned for the development of large estate farms often incorporating mechanisation, the majority of dated farmsteads would be found on the estate–dominated lands of the lowlands, especially in the Shropshire, Cheshire and Staffordshire Plain NCA. In contrast, the expectation might be that in the upland areas few of the generally smaller farmsteads would merit listing.

Across the lowland areas there is a general scatter of dated 19th century farmsteads except, as with other dated farmsteads, within the heathland of Cannock Chase. As with the 18th century farmsteads, in the Shropshire, Cheshire and Staffordshire Plain NCA, dated farmsteads are concentrated in the south of the area. However, in contrast with the 18th century distribution, there are few 19th century farmsteads in the Mid Severn Sandstone Plateau NCA. When the distribution is examined against the HLC group representing 18th and 19th century planned and semi-planned enclosures 19th century farmsteads are seen to have the best correlation to this HLC group with 19% of farmsteads lying within such fieldscapes (pre-1600 10.5%; C17 8.9%; C18 14.9%).

The most notable aspect of the distribution however is not across the lowland area but the concentration of farmsteads with recorded 19th century buildings on the north-east border of the county in the White Peak and South West Peak NCAs. Examination of the listed building data shows that the dating is almost entirely reliant on listed farmhouses (and mostly 3-bay houses with symmetrical facades), some accompanied by listed 19th century working buildings: only one farmstead is dated solely through the presence of a listed agricultural working building.

Farmsteads identified from historic mapping only show a marked increase in density in the northern part of the county, particularly on the north-eastern edge of the Stoke-on-Trent unitary authority area and within the South West Peak and White Peak NCAs.

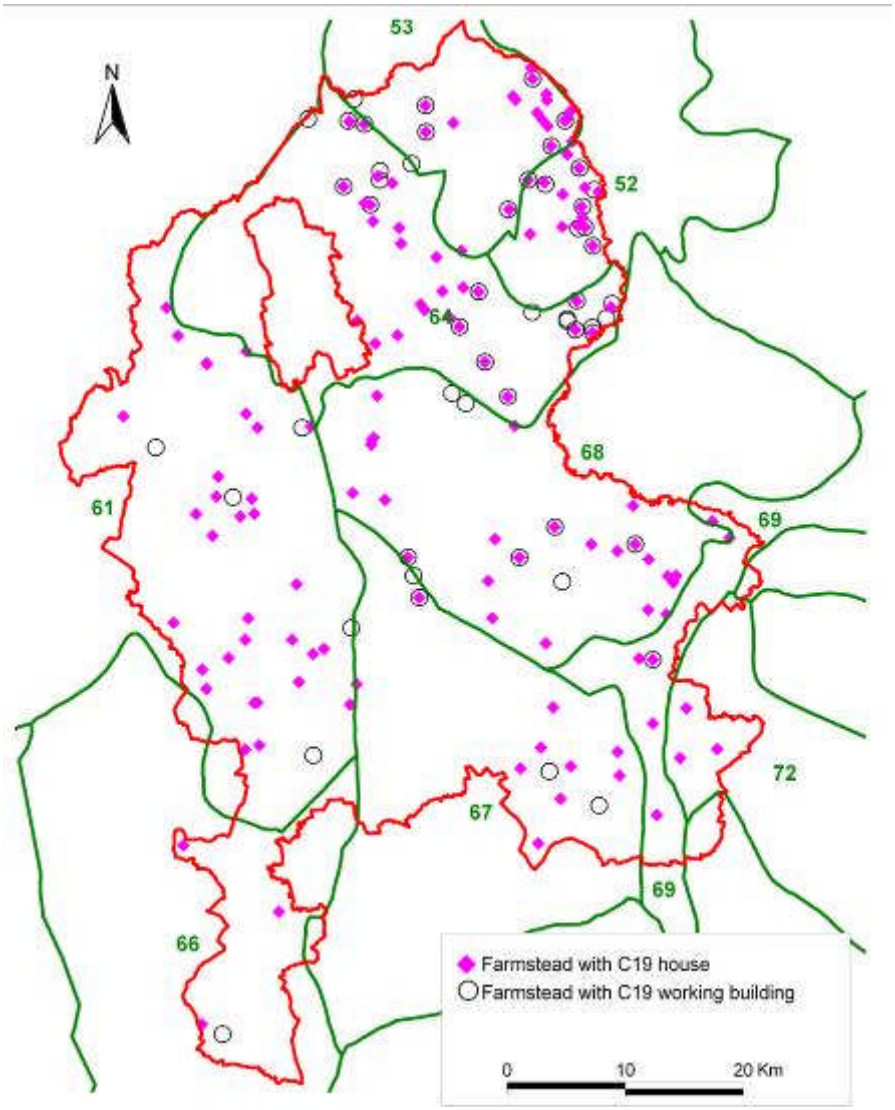


Figure 15 Farmsteads with listed 19th century farm buildings

	DATED BY FARMHOUSE					DATED BY WORKING BUILDING			
NCA	**MED**	**C17**	**C18**	**C19L**	**C19**	**MED**	**C17**	**C18**	**C19L**
52 White Peak	3	11	15	14	18	0	2	1	8
	1.3%	4.9%	6.7%	6.3%	80.7%	-	0.9%	0.4%	3.6%
53 South West Peak	4	35	16	19	554	0	8	13	7
	0.6%	5.6%	2.5%	3.0%	88.2%	-	1.3%	2.1%	1.1%
61 Shropshire, Cheshire & Staffordshire Plain	18	52	52	32	961	1	11	10	6
	1.6%	4.6%	4.6%	209%	85.7%	0.1%	1.0%	0.9%	0.5%
64 Potteries & Churnet Valley	16	85	52	27	1382	4	30	23	19
	1.0%	5.4%	3.3%	1.7%	87.8%	0.3%	1.9%	1.5%	1.2%
66 Mid Severn Sandstone Plateau	4	11	19	3	173	2	3	11	1
	1.9%	5.1%	8.9%	1.4%	80.8%	0.9%	1.4%	5.1%	0.5%
67 Cannock Chase and Cank Wood	17	19	38	10	477	3	4	8	3
	3.0%	3.4%	6.7%	1.8%	84.6%	0.5%	0.7%	1.4%	0.5%
68 Needwood & S. Derby. Claylands	14	42	51	25	870	3	5	6	6
	1.4%	4.2%	5.1%	2.5%	86.5%	0.3%	0.5%	0.6%	0.6%
69 Trent Valley Washlands	3	5	17	5	84	1	2	1	1
	2.6%	4.4%	14.9%	4.4%	73.7%	0.9%	1.8%	0.9%	0.9%
70 Melbourne Parklands	0	0	0	0	6	0	0	0	0
	-	-	-	-	100%	-	-	-	-
72 Mease/Sence Lowlands	1	2	7	3	51	0	0	2	0
	1.6%	3.1%	10.9%	4.7%	79.7%	-	-	3.1%	-
97 Arden	0	1	1	0	8	0	0	0	0
	-	10%	10%	-	80%	-	-	-	-
Total	**80**	**263**	**268**	**138**	**4746**	**14**	**65**	**75**	**51**
	1.4%	**4.7%**	**4.8%**	**2.5%**	**85.9%**	**0.25%**	**1.2%**	**1.4%**	**0.9%**

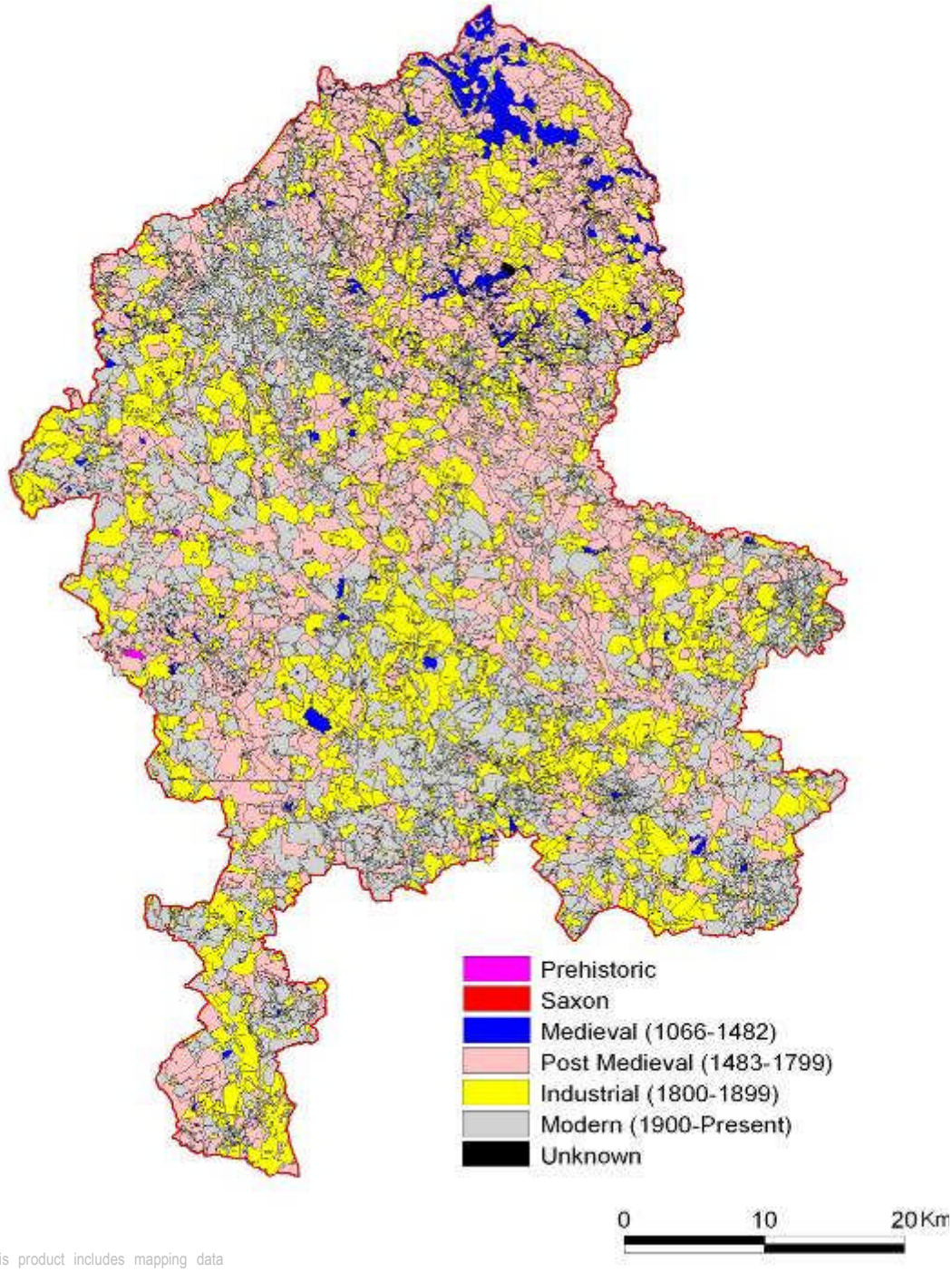


Figure 16
Staffordshire Historic Landscape Character by period

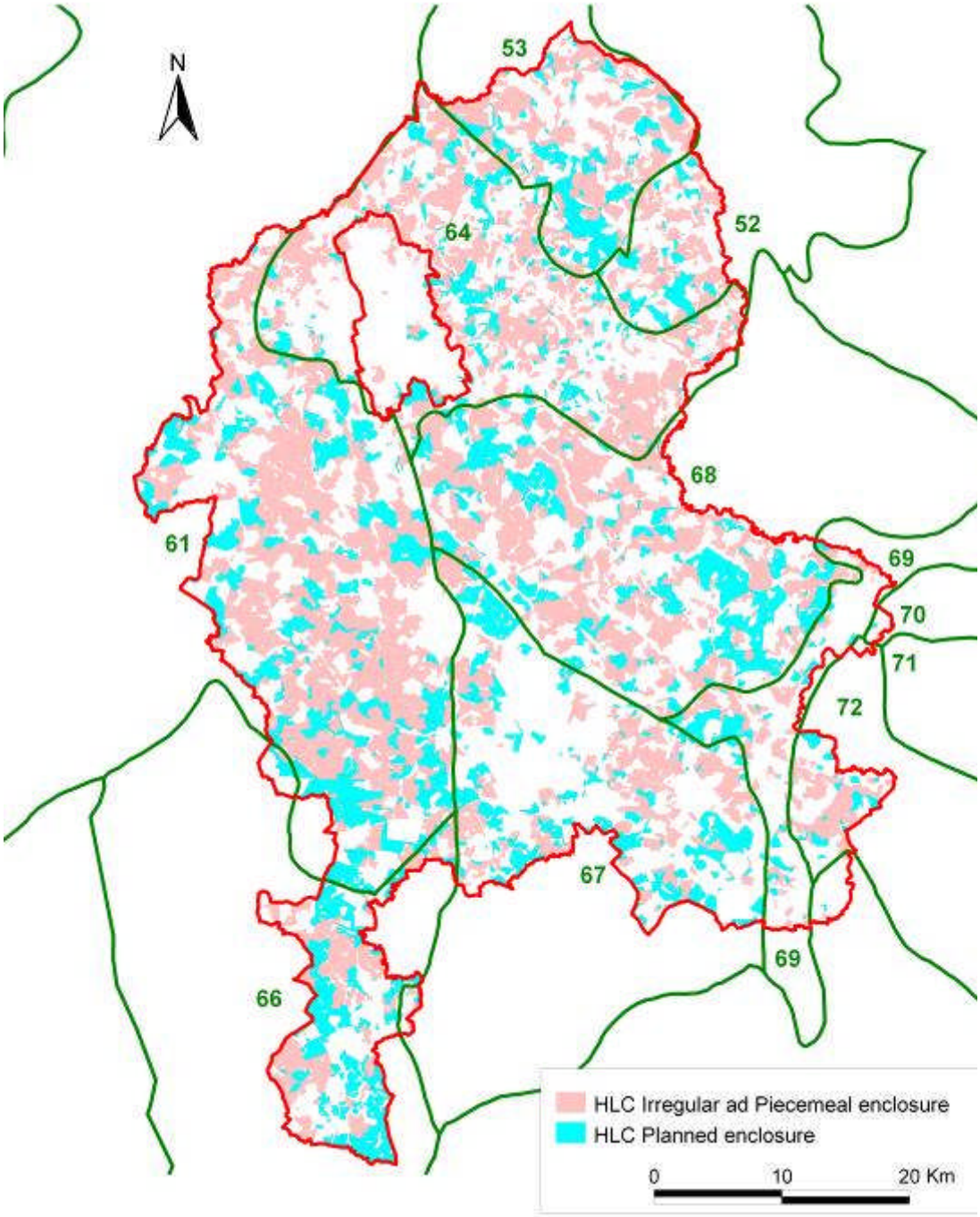


Figure 17
Staffordshire Historic Landscape Character data, refined version showing Piecemeal and Irregular enclosure against Regular, planned enclosure

6.5 Farmstead Types

6.5.1 The Position of the Farmhouse (Figures 18-21)

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 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 storeyed houses with chimneystacks. 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)

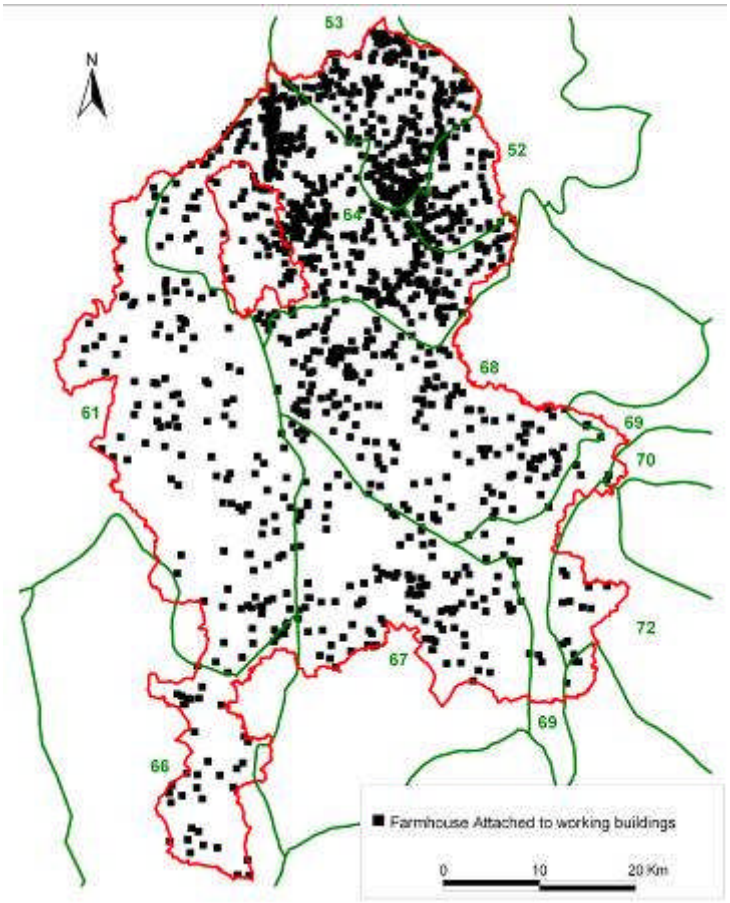
The results for the county were:

NCA	*Attached to agricultural range*	*Gable on to yard*	*Side on to yard*	*Farmhouse detached from yard*
52 White Peak	85	17	44	44
	38.1%	7.6%	19.7%	19.7%
53 South West Peak	250	53	115	104
	39.8%	8.4%	18.3%	16.6%
61 Shrops. Cheshire Staffs Plain	127	153	239	468
	11.3%	13.6%	21.3%	41.7%
64 Potteries & Churnet Valley	476	165	318	390
	30.2%	10.5%	20.2%	24.8%
66 Mid Severn Sandstone Plateau	41	21	29	83
	19.2%	9.8%	13.6%	38.8%
67 Cannock Chase & Cank Wood	118	46	76	208
	20.9%	8.1%	13.5%	36.9%
68 Needwood & S. Derby. Claylands	197	127	194	321
	19.6%	12.6%	19.3%	31.9%
69 Trent Valley Washlands	13	13	21	38
	11.4%	11.4%	18.4%	33.3%
70 Melbourne Parklands	2	0	1	2
	33.3%	-	16.7%	33.3%
72 Mease/ Sence Lowlands	11	7	16	21
	17.2%	10.9%	25.0%	32.8%
97 Arden	3	2	1	2
	30%	20%	10%	20%
Totals	**1323**	**604**	**1054**	**1681**
	23.9%	**10.9%**	**19.1%**	**30.4%**

Differences in the relationship between the house and the farmyard are noticeable across the county. There is a high proportion of recorded linear and L-plan ranges with the farmhouse attached in the White Peak, South West Peak and Potteries and Churnet Valley. Attached farmhouses are thus common in those NCAs, although it is noteworthy that the Mease/Sence Lowlands has a high proportion of attached farmhouses (33%): there are few linear plans in this area, but many village-based farmsteads (as in Warwickshire) have the houses linked to the working buildings. In total 325 farmsteads had attached farmhouses that were not linear or L-plan types; of these 76.3% were associated with regular courtyard plan types, principally regular L-plans and full regular courtyard plans.

Houses set gable to the yard or side on to the yard are relatively evenly spread across the county with limited deviation from the average. Farmhouse detached from the yard do show differences across the NCAs however with 41.7% of farmhouses being detached from the farmyard in the Shropshire, Cheshire and Staffordshire Plain and there also being high percentages in the Mid Severn Sandstone Plateau and Cannock Chase and Cank Wood areas (38.8% and 36.9% respectively). In all these areas many of the medium and large scale

farmstead were built or re-built in the 18th and 19th centuries when it was fashionable for the farmhouse to be set a little away from the working areas of the farm.



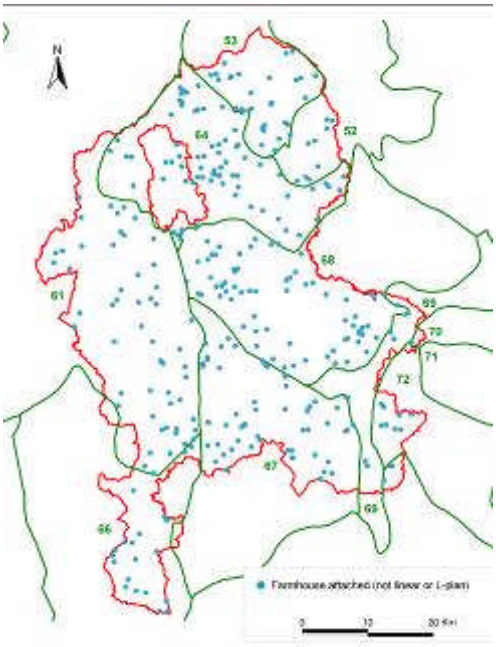


Figure 18 Historic Farmsteads with House Attached to Working Buildings: Left all attached farmsteads, above non-linear or L-plan farmsteads with farmhouse attached

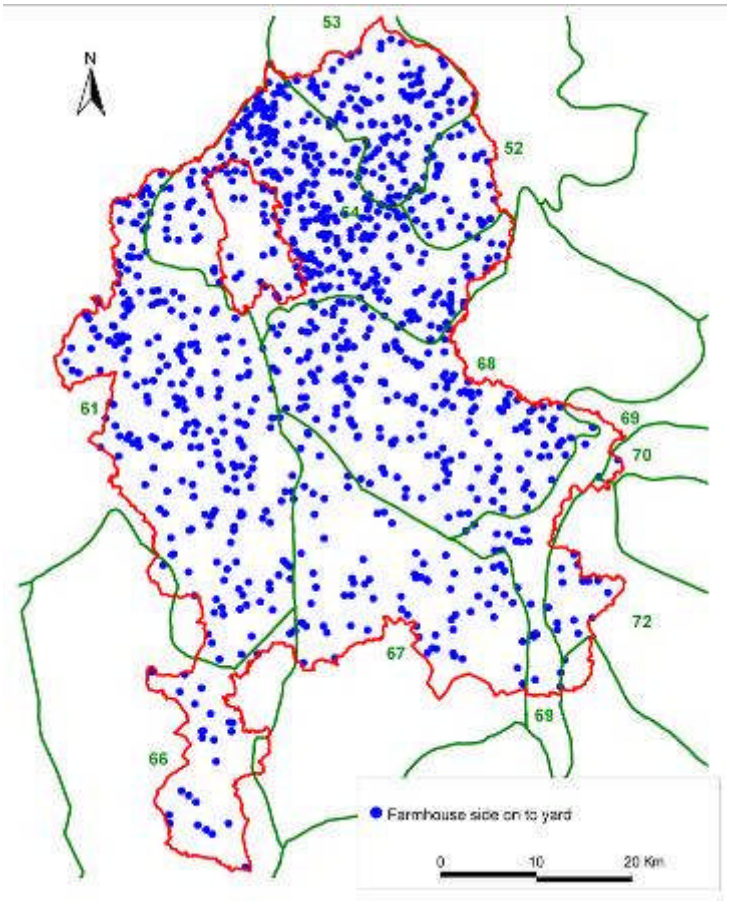


Figure 19 Historic Farmsteads with House Side on to the yard

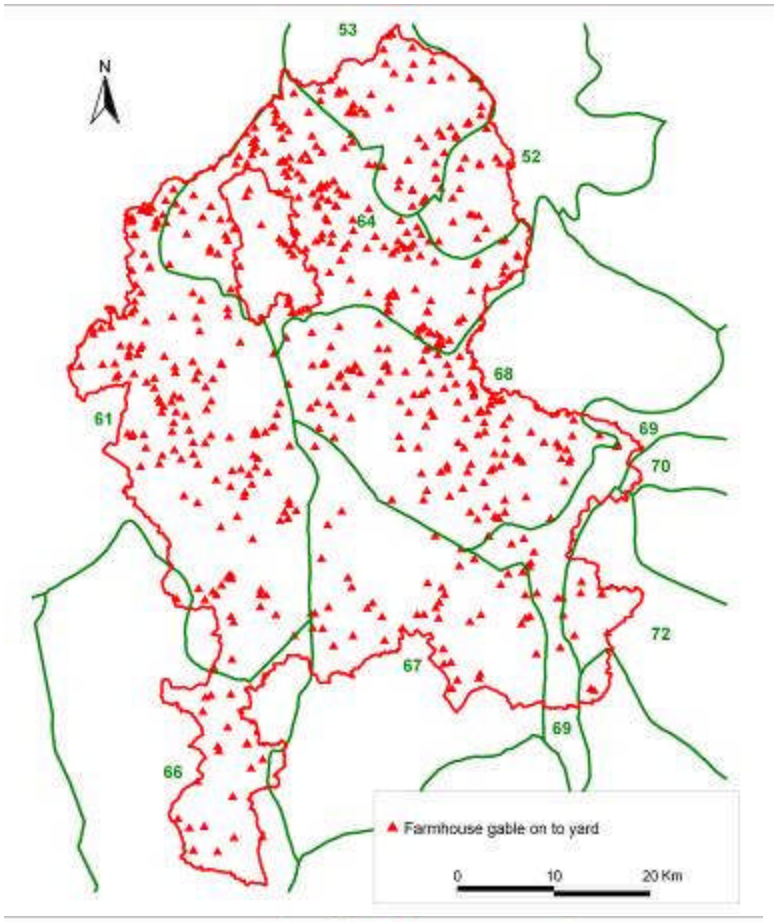


Figure 20 Historic Farmsteads with House gable on to the yard

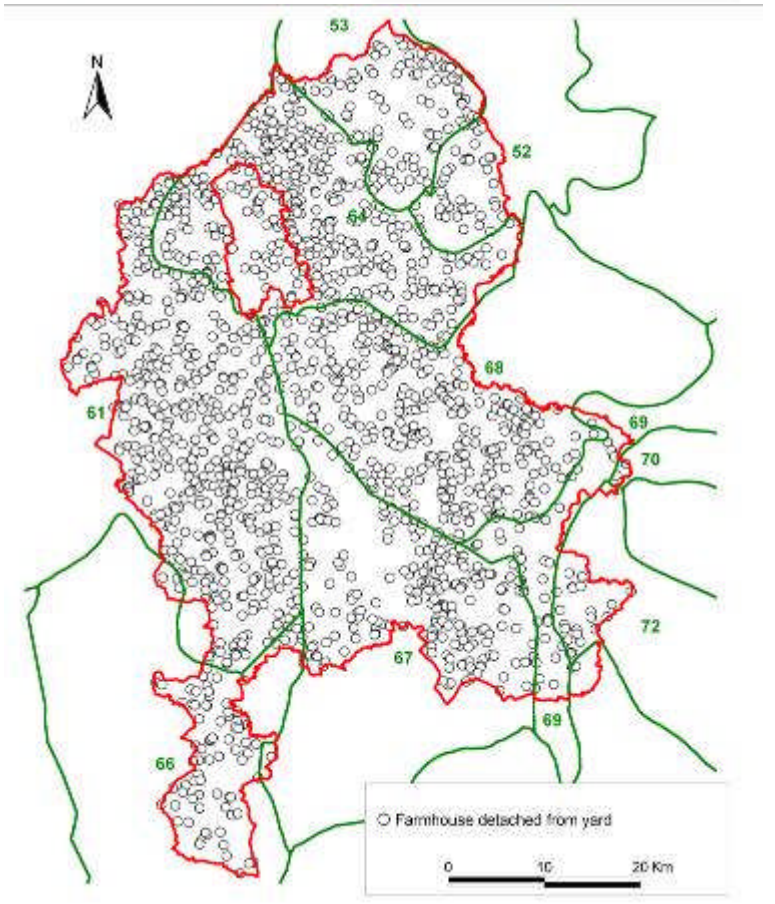


Figure 21 Farmsteads with house detached form the yard

6.5.2 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.

6.5.2.1 The Recording Methodology

All recorded farmsteads were assigned attributes relating to their plan form using a combination of codes representing the broad plan group (primary attribute) and the sub-type (secondary attribute), for example, a loose courtyard with working buildings to two sides of the yard = LC2; a regular courtyard L-plan = RCL (see below):

Plan Type		Combination of Primary and Secondary Plan Attributes e.g. LC3; RC1 etc. (see below)
Plan Type Primary Attribute	DISP	Dispersed
	LC	Loose Courtyard
	LIN	Linear
	LP	L-plan (attached house)
	PAR	Parallel
	RC	Regular Courtyard
	ROW	Row Plan
	UNC	Uncertain
Plan Type Secondary Attribute	1, 2, 3, 4	No. of sides to loose courtyard formed by *working* agricultural buildings
	L3 or L4	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)
	L	Regular Courtyard L-plan (detached house)
	u	Regular Courtyard U-plan
	e	Regular Courtyard E-plan
	f	Regular Courtyard F-plan
	h	Regular Courtyard H-plan
	t	Regular Courtyard T-plan
	z	Regular Courtyard Z-plan
	cl	Cluster (Used with DISP)
	dw	Driftway (Used with DISP)
	my	Multi-yard (Used with DISP or RC)
	cov	Covered yard forms an element of farmstead
	d	Additional detached elements to main plan
	y	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

6.5.2.2 The Principal Farmstead Types

The principal farmstead types (See Figure 2) are summarised below.

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 86% of all recorded farmsteads in the Conurbation area. They subdivide into:

Loose Courtyard Plans

Form 34.4% of the total farmsteads recorded across the Region; 28.9% within Staffordshire.

- 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; 39.6% within Staffordshire.

- 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. (10.5% in Staffordshire: 7.3% West Midlands)
Loose Courtyard 2 sides	These are small in scale with a working building to two sides of the yard. (12.6% in Staffordshire: 12.7% for West Midlands)
Loose Courtyard 3 sides	These are medium in scale with a working building to three sides of the yard. (5.7% in Staffordshire: 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. (0.8% in Staffordshire: 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: 8.5% in Staffordshire: 11.5% for the West Midlands Region. 4 sides: 2.3% in Staffordshire: 3.5% for the West Midlands Region.
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. (10.7% in Staffordshire: 10.1% for the West Midlands Region).
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. (7.0% in Staffordshire: 8.0% the West Midlands Region).
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: 0.8% in Staffordshire: 1.3% for the West Midlands Region. E: 1.0% in Staffordshire: 1.5% for the West Midlands Region. T: 1.3% in Staffordshire: 0.9% for the West Midlands Region. Z: 0.1% in Staffordshire: 0.1% for the West Midlands Region. H: 0.0% in Staffordshire: 0.2% for the West Midlands Region.
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. (4.3% in Staffordshire; 4.7% for the West Midlands Region).
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. (3.0% in Staffordshire; 1.5% for the West Midlands Region).
Regular Courtyard Covered Yards	These farmsteads are dominated by a large building forming a covered yard for cattle and date from the 1850s (0.9% in Staffordshire; 0.7% for the West Midlands Region. The Staffordshire figure includes covered yards that are associated with other plan types and have been recorded as a secondary or tertiary element.

Dispersed plan types	
Dispersed plans (11.0% of the total for Staffordshire and for 6.7% 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 Within the Conurbation dispersed plan types are concentrated within the Cannock Chase and Cank Wood NCA.	
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. (6.4% in Staffordshire; 2.9% for the West Midlands Region).
Dispersed driftway plans	Dispersed driftways have a routeway running through the farmstead along which some of the buildings will be aligned. (0.6% in Staffordshire; 1.3% for the West Midlands Region).
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. (3.3% in Staffordshire; 2.6% for the West Midlands Region).
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 18.8% of farmsteads in Staffordshire against 11.7% of farmsteads in the West Midlands Region.	
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. (3.8% in Staffordshire: 13.7% for the West Midlands Region).
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. (4.5% in Staffordshire: 3.1% for the West Midlands Region).
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. (0.5% in Staffordshire: 0.6% for the West Midlands Region).
Row	A farmstead where the working buildings are attached in-line and form a long row. (0.1% in Staffordshire: 0.7% for the West Midlands Region).
Smallholdings	
Smallholdings 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. A total of 29 examples which do not have a defined plan type have been recorded in Staffordshire, a relatively low number but many of the small linear plans are likely to have been smallholdings.	

6.5.2.3 Description and Analysis

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

Courtyard Plans

Loose courtyard plans

NCA	*LC1*	*LC2*	*LC3*	*LC4*	*LCL3*	*LCL4*
52 White Peak	36	42	10	0	0	0
	16.1%	18.8%	4.5%	-	-	-
53 South West Peak	93	101	22	1	0	1
	14.8%	16.1%	3.5%	0.2%	-	0.2%
61 Shropshire, Cheshire & Staffordshire Plain	102	122	65	9	3	3
	9.1%	10.9%	5.8%	0.8%	0.3%	0.3%
64 Potteries & Churnet Valley	210	213	99	15	1	0
	13.3%	13.5%	6.3%	1.0%	0.1%	-
66 Mid Severn Sandstone Plateau	12	22	7	2	0	0
	5.6%	10.3%	3.3%	0.9%	-	-
67 Cannock Chase & Cank Wood	19	51	35	6	0	0
	3.4%	9.0%	6.2%	1.1%	-	-
68 Needwood & S. Derbyshire Claylands	100	128	64	8	0	1
	9.9%	12.7%	6.4%	0.8%	-	0.1%
69 Trent Valley Washlands	7	8	7	1	0	0
	6.1%	7.0%	6.1%	0.9%	-	-
70 Melbourne Parklands	0	1	0	0	0	0
	-	16.6%	-	-	-	-
72 Mease/Sence Lowlands	1	5	4	0	0.	0
	1.6%	7.8%	6.3%	-	-	-
97 Arden	1	0	0	0	0	0
	10%	-	-	-	-	-
Totals	**581**	**693**	**313**	**42**	**4**	**4**
	10.5%	**12.5%**	**5.7%**	**0.8%**	**0.1%**	**0.1%**

Loose courtyard plan types against NCAs

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).

Loose Courtyard plans form 29.6% (1637) of all recorded plan types (Figure 22), with a lower proportion being found in the county compared to the West Midlands as a whole. Regular Courtyards are the most common plan form in Staffordshire.

Of the Loose Courtyards 1274 (23.1%) are smaller LC1 or 2 types. The distribution of these smaller plans is concentrated in the north-eastern part of the county, generally north-east of the

Trent but especially within the three north-eastern NCAs. LC3s also display a slightly greater concentration within the Potteries and Churnet Valley NCA focused in the area to the east of Stoke-on-Trent but other than this area, the distribution is more even across the county in comparison with the LC1 and LC2 distributions. This appears to indicate the importance of the plan type LC1 and 2 in the area where smaller farms would be expected. However, the north-east part of the county has the greatest density of farmsteads – therefore it is the proportion of LCs across the different NCAs that needs to be considered. Analysis shows that in South West Peak Loose Courtyards form 34.8% of farmsteads within the NCA, in the Potteries and Churnet Valley, 35.7% but in the Shropshire, Cheshire and Staffordshire Plain NCA Loose Courtyards form 26.9% of farmsteads suggesting that the distribution also reflects a greater dominance of Loose Courtyards in the north-east of the county.

Limited field survey suggests that in some cases the Loose Courtyard arrangement and function may differ from Loose Courtyard plans typical of the Midland vales and the downlands and vales of Southern England. At least some of the Loose Courtyards of Staffordshire, and in particular, those in the north-east of the county consist of a two storey cow house range or ranges where cattle would be housed indoors rather than being within a fold yard. The yard area of the farmstead is, therefore, of prime importance as a zone for movement and storage of manure as opposed to its treading down. Accordingly, the yard area may be much smaller, primarily serving as an access to the cow house and possibly an area for the manure heap.

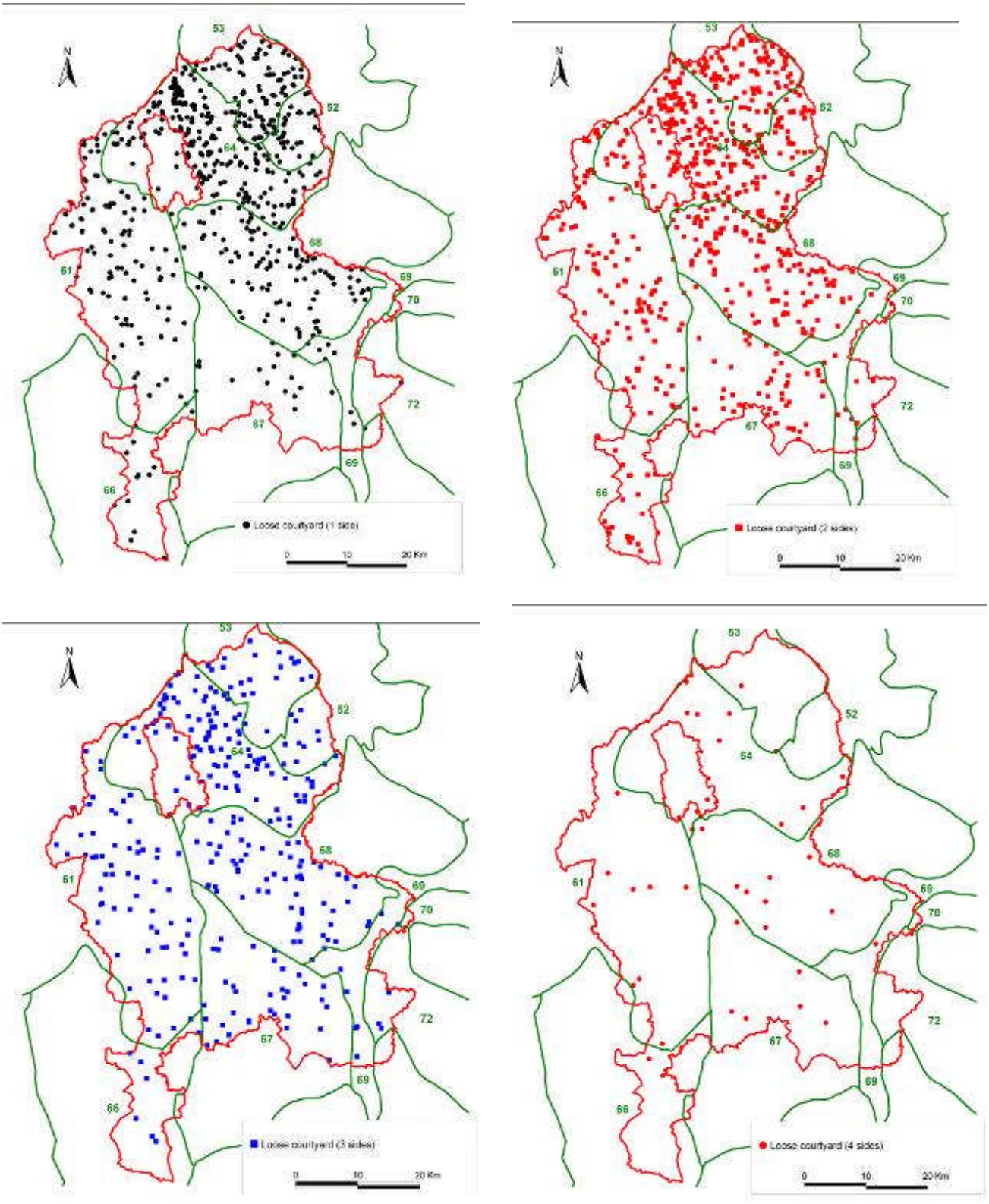


Figure 22 (top) Loose Courtyards, buildings to 1 side and 2 sides of the yard (bottom) Loose Courtyards with buildings to 3 sides and 4 sides of the yard

Regular Courtyard Plans

Regular courtyard plans of all types form the dominant plan type across the Region representing 46.4% of recorded farmsteads compared to 34.4% for loose courtyard types. Although Regular Courtyard plans are the dominant form in Staffordshire, they do not represent as large a proportion in the county as is seen across the region as a whole with 39.6% falling into this category.

NCA	RCL	RCu	RCL3	RCL4	RCe	RCf	RCh	RCt	RCz	RC	RCmy
52 White Peak	10	2	7	3	1	1	0	1	0	2	2
	4.5%	0.9%	3.1%	1.3%	0.4%	0.4%	-	1.4%	-	0.9%	0.9%
53 South West Peak	43	12	17	4	0	0	0	0	0	2	0
	6.8%	1.9%	2.7%	0.6%	-	-	-	-	-	0.4%	-
61 Shropshire, Cheshire & Staffordshire Plain	172	135	118	40	29	23	6	9	1	77	51
	15.3%	12.0%	10.5%	3.6%	2.6%	2.1%	0.5%	0.8%	0.1%	6.9%	4.5%
64 Potteries & Churnet Valley	150	53	111	24	3	1	1	9	2	78	20
	9.5%	3.4%	7.0%	1.5%	0.2%	0.1%	0.1%	0.6%	0.2%	5.0%	1.3%
66 Mid Severn Sandstone Plateau	18	16	27	16	5	2	0	5	1	19	17
	8.4%	7.5%	12.6%	7.5%	2.3%	0.9%	-	2.3%	0.5%	8.9%	7.9%
67 Cannock Chase & Cank Wood	58	54	68	14	7	6	0	9	0	53	56
	10.3%	9.6%	12.1%	2.5%	1.2%	1.1%	-	1.6%	-	9.4%	9.9%
68 Needwood & S. Derbyshire Claylands	80	92	95	16	10	10	1	15	0	34	62
	8.0%	9.1%	9.5%	1.6%	1.0%	1.%	0.1%	1.5%	-	3.4%	6.2%
69 Trent Valley Washlands	15	14	8	3	0	1	1	1	0	11	21
	13.2%	12.3%	7.0%	2.6%	-	0.9%	0.9%	0.9%	-	9.6%	18.4%
70 Melbourne Parklands	0	0	3	0	0	0	0	0	0	0	0
	-	-	50%	-	-	-	-	-	-	-	-
72 Mease/Sence Lowlands	10	8	6	3	1	1	0	2	0	9	7
	15.6%	12.5%	9.4%	4.7%	1.6%	1.6%	-	3.1%	-	14.1%	10.9%
97 Arden	0	1	3	0	0	0	0	0	0	2	2
	-	10%	30%	-	-	-	-	-	-	20%	20%
Total	**546**	**387**	**456**	**123**	**56**	**45**	**9**	**51**	**4**	**287**	**238**
	9.9%	**7.0%**	**8.3%**	**2.2%**	**1.0%**	**.08%**	**0.2%**	**0.9%**	**0.1%**	**5.2%**	**4.3%**

Regular Courtyard L-plans (Figure 23)

Regular courtyard L-plans are formed by two linked ranges set at right angles to each other. U-plans have buildings arranged around three sides of a yard which is open to one side. Both plan types can be planned ranges of a single phase of building or the result of piecemeal development over time. Brick built ranges can initially appear as single phase buildings but closer examination can reveal phases of development despite similar architectural styles and materials.

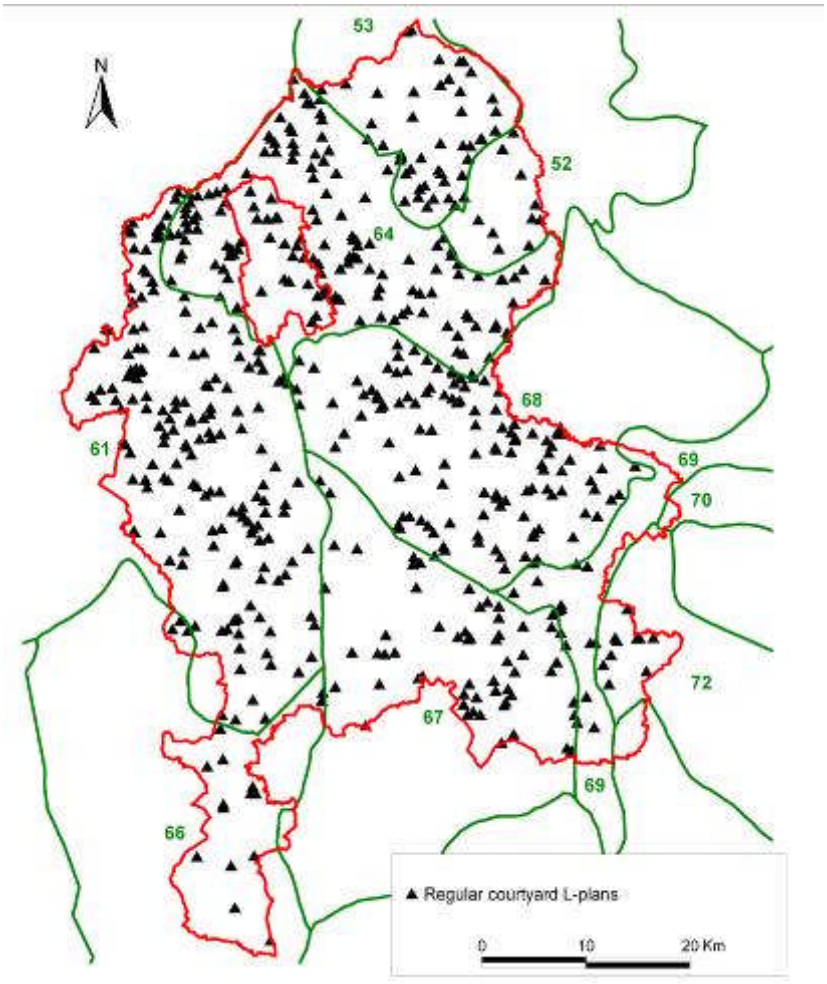


Figure 23 Map showing the distribution of Regular Courtyard L-plans

Regular Courtyard U-plans (Figure 24)

After the RCL plan types, U-plans are the next most frequent Regular Plan type, representing 7.0% of all plan types. The distribution indicates that they are much more a plan of lowland Staffordshire with numbers reducing in the Potteries and Churnet Valley and becoming even lower in the White Peak and SW Peak areas. In some cases where U-plans are found in the upland part of the county, they are the result of large landowners buying into the area in the 19th century and building new farmsteads to the pattern used on their lowland estates and which contrasts to the local character. U-Plans are, as with RCL types, largely absent from the Trent Valley Washlands.

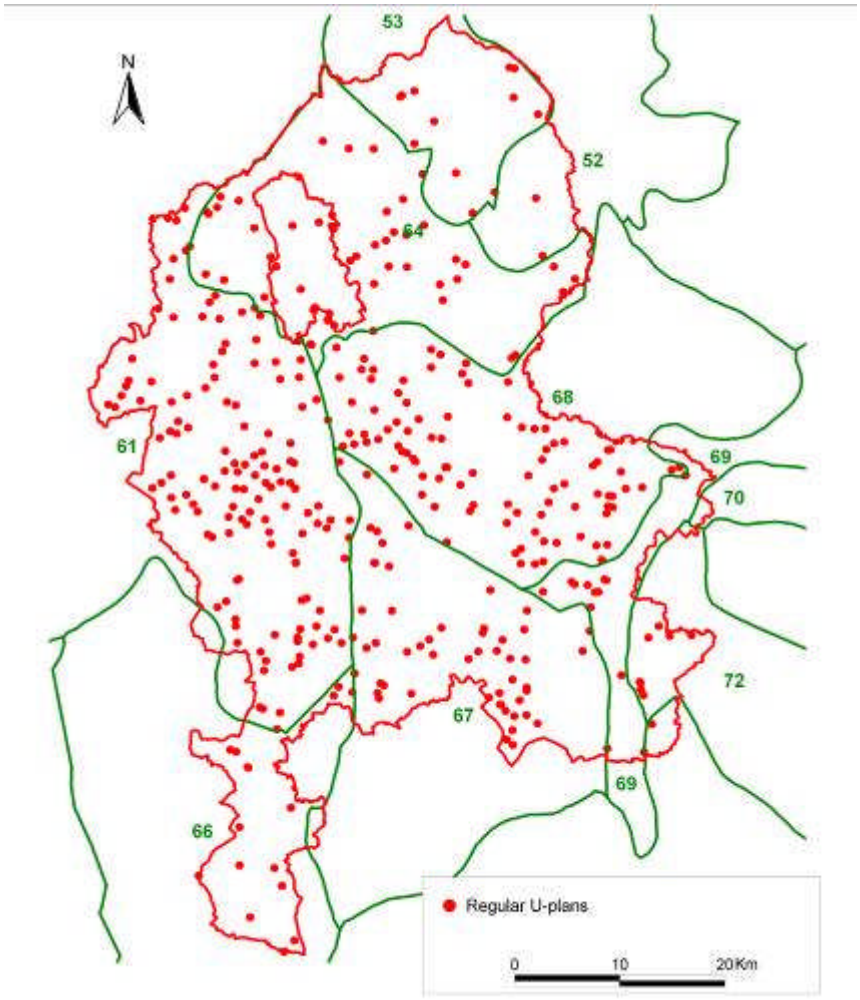


Figure 24 Distribution of Regular U-plan farmsteads

Regular Courtyard L-plans with buildings to the third or fourth sides of the yard (Figure 25)
Regular Courtyard plans having a L-range and detached buildings to the third and, sometimes the fourth side form 10.6% of recorded farmsteads. These plan types are relatively evenly distributed across the county except for in the north-eastern uplands where the percentage within the White Peak and South West Peak NCAs drops markedly below the county average to 4.4% and 3.3% respectively. The areas with the highest proportion of these plan types are the Mid Severn Sandstone Plateau (20.1%) Cannock Chase and Cank Wood (14.6%) and Shropshire, Cheshire and Staffordshire Plain (14.1%); all areas where larger plan types associated with improving estates are found.

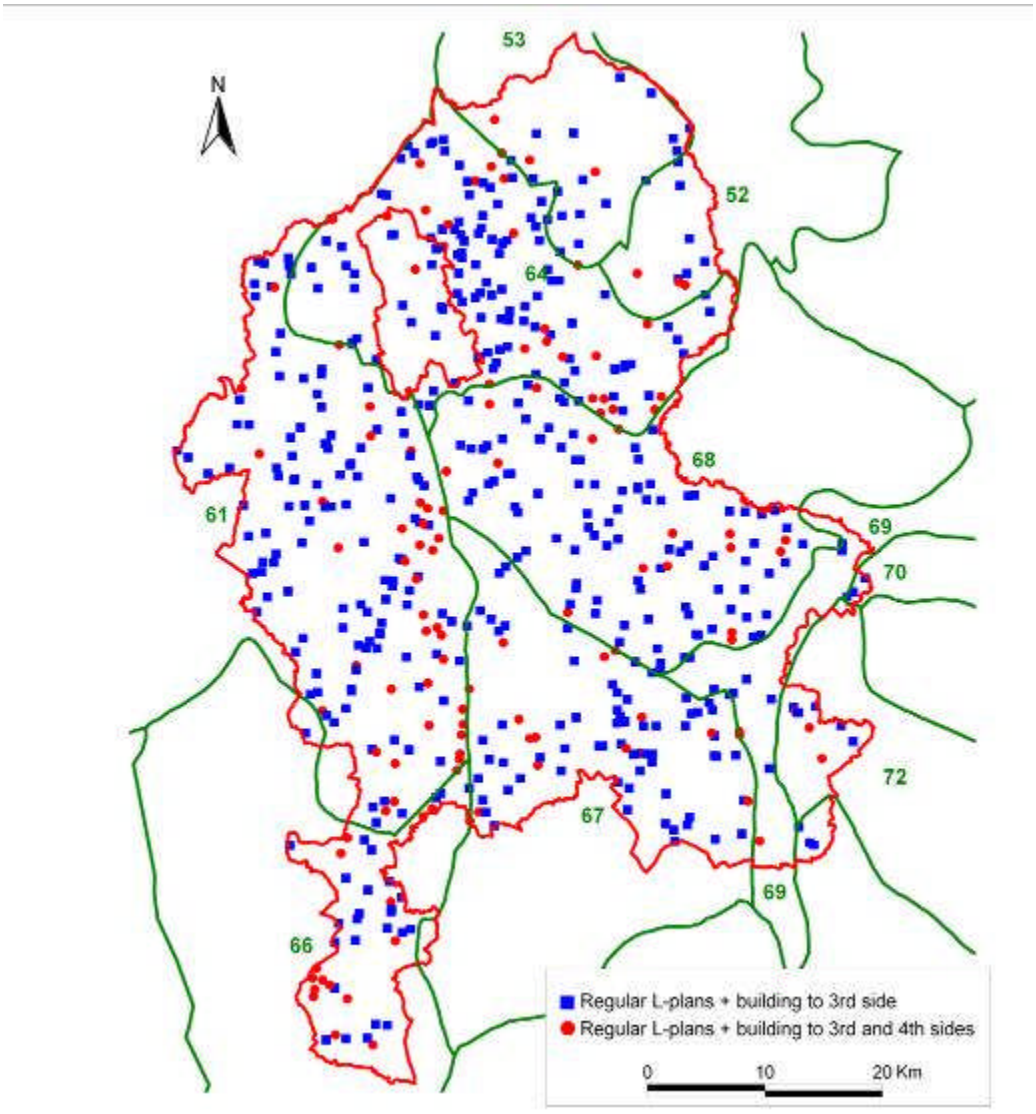


Figure 25
Regular courtyard L-plans with buildings to the third or fourth sides of the yard

Regular Courtyard Multi-yard Plans (RCf, h, t, z and RCmy) (Figure 26)
The largest of the Regular courtyard plans are those with more than one yard, namely the E- F- H-, T- and Z-plans and Multi-yard groups.

These plan types together represent 7.3% of all farmsteads recorded in Staffordshire. Due to the capital expenditure required for these farmsteads it would be expected to find them in the lowland part of the county and in areas where estates predominated. The distribution of these plans confirm this expectation with almost all examples recorded outside of the north-east part of the county represented by the Potteries & Churnet Valley, White Peak and South West Peak NCAs. The greater density of these plans fall within the Shropshire, Cheshire and Staffordshire Plain character area, an area which saw the engrossment of holdings and the re-building of farmsteads by large estates in the later 18th and 19th centuries.

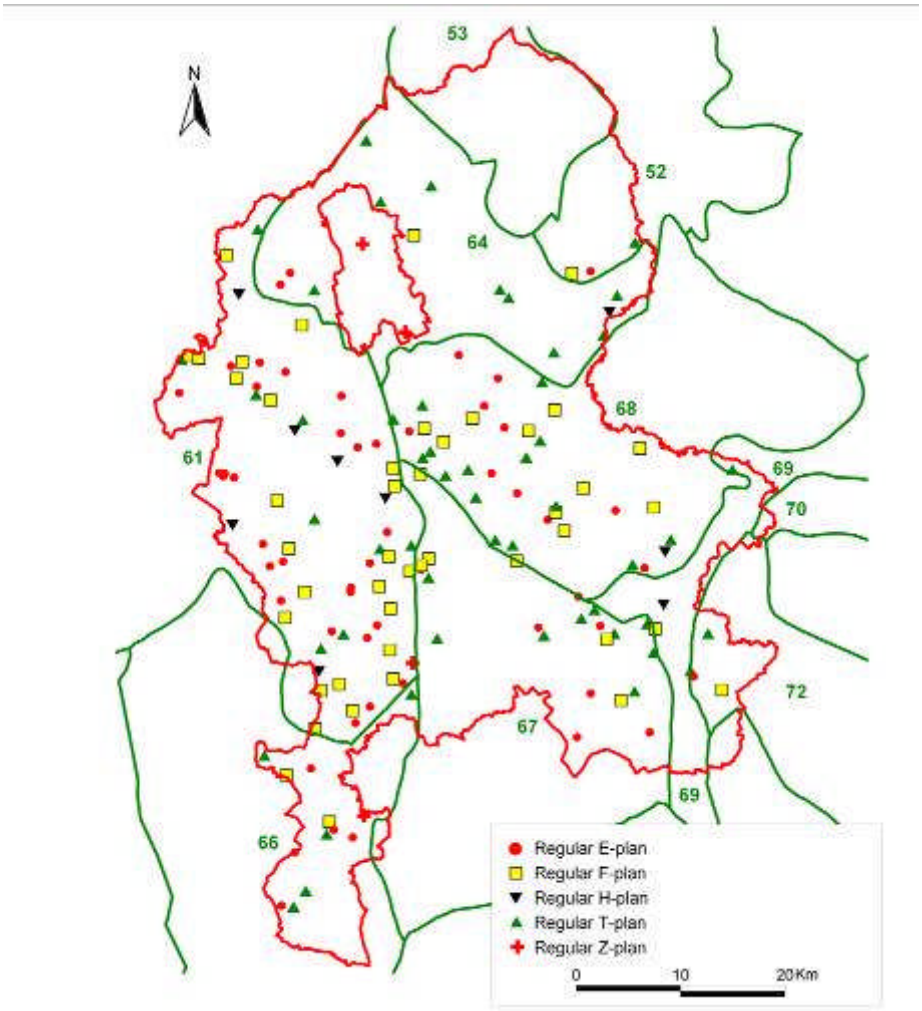


Figure 26 Distribution of Regular Courtyard E-, F-, H-, T- and Z-plans

Regular 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).

Regular multi-yard plans share certain characteristics with Regular plan types in that there is a clear degree of organisation in the layout of the several yards. These yards may not all have regular plan arrangements in terms of their buildings – i.e. they may include Loose Courtyard and/or Regular Courtyard plan types. The key feature which brings this plan type into the Regular plans group is the impression that the arrangement of yards is planned, even though in some cases this will have been achieved through incremental growth.

That these plans belong to the Regular Courtyard plan group is borne out by the distribution. Regular Multi-yards are almost entirely absent from the north-east part of the county and the distribution can be compared with the distribution of E-, F- and H-plans (Figures 43 and 44). The fact that five of the recorded model farms in the county HER are of this plan type also seems to confirm their association with the regular yard plan group.

Within the lowland part of the county there is a concentration of Regular multi-yards in the eastern part of the lowlands; the eastern parts of the Needwood and South Derbyshire Claylands and Cannock Chase and Cank Wood NCAs and along the Trent Valley Washlands.

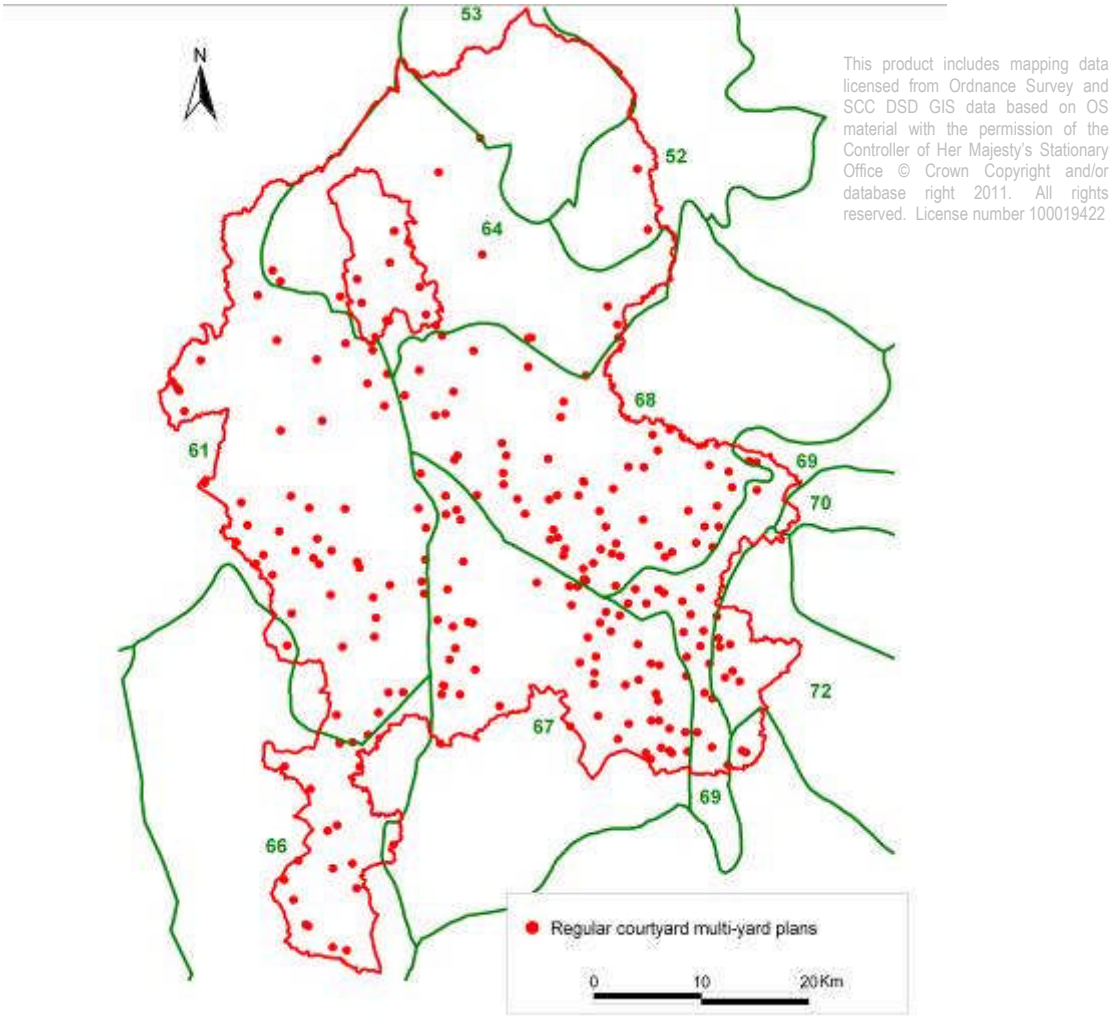


Figure 25 Distribution of regular multi-yard plans

Full Regular Courtyards (Figure 27)

Full Regular Courtyards generally comprise linked ranges set around all four sides of a courtyard or plans which are clearly of planned origin with buildings to all sides of the yard. Across the county Full Regular Courtyards represent just 3.0% of recorded farmsteads with the distribution clearly favouring the lowland part of the county and almost absent from the White Peak and South West Peak NCAs. The percentages per NCA indicates that farmsteads of this plan type were most frequent in the areas where estates were a major factor; Mid Severn Sandstone Plateau, Cannock Chase and Cank Wood as well as in the Trent Valley and Mease/Sence Lowlands. Whilst regular courtyards are found in the Potteries and Churnet Valley and Needwood and South Derbyshire Claylands, there are lower percentages in these two areas compared to the estatelands.

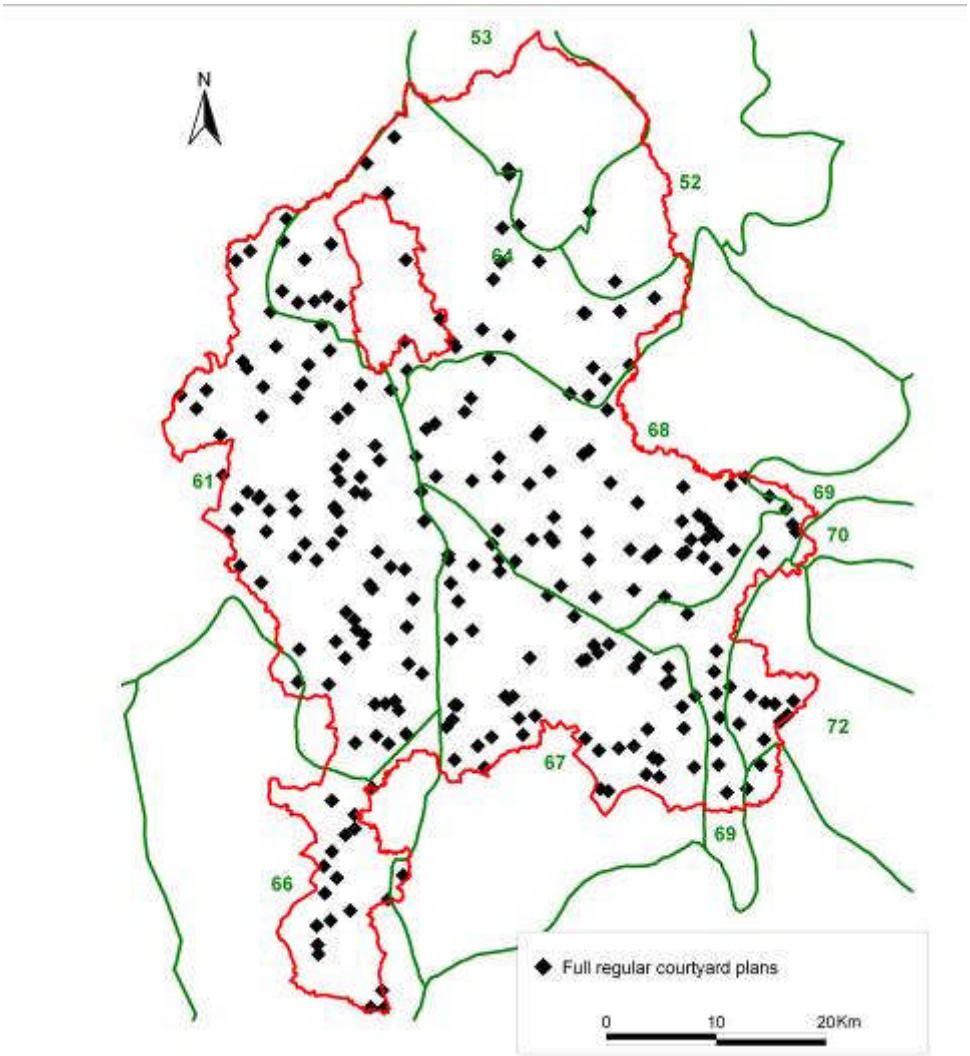


Figure 27 Distribution of full regular courtyard plans

Regular Courtyard Covered Yards (Figure 28)

Covered yards are most strongly associated with regular plans and, in particular full regular courtyard plans and regular multi-yard plans. The earliest date from the 1850s and they are either whole new builds (usually of the 1850s to late 1870s, after which capital dried up for the large scale rebuilding of farmsteads except for a few landowners whose wealth was derived from industry rather than landownership) or more commonly post-1870s adaptations to earlier farmsteads. Occasionally a covered yard building can form the whole of the farmstead with all operations contained within a wide-span building.

Covered yards in Staffordshire were restricted to the lowland part of the county with general distributions in the Shropshire, Cheshire and Staffordshire Plain and the eastern part of Cannock Chase and Cank Wood away from the heathland areas of the character area (although there were a small number of the fringes of the Chase associated with estates). There as a particular concentration of covered yards in the south-east part of Needwood and South Derbyshire Claylands associated with the enclosure of the Forest of Needwood in the 19th century and the resultant building of new farmsteads following modern designs for cattle housing.

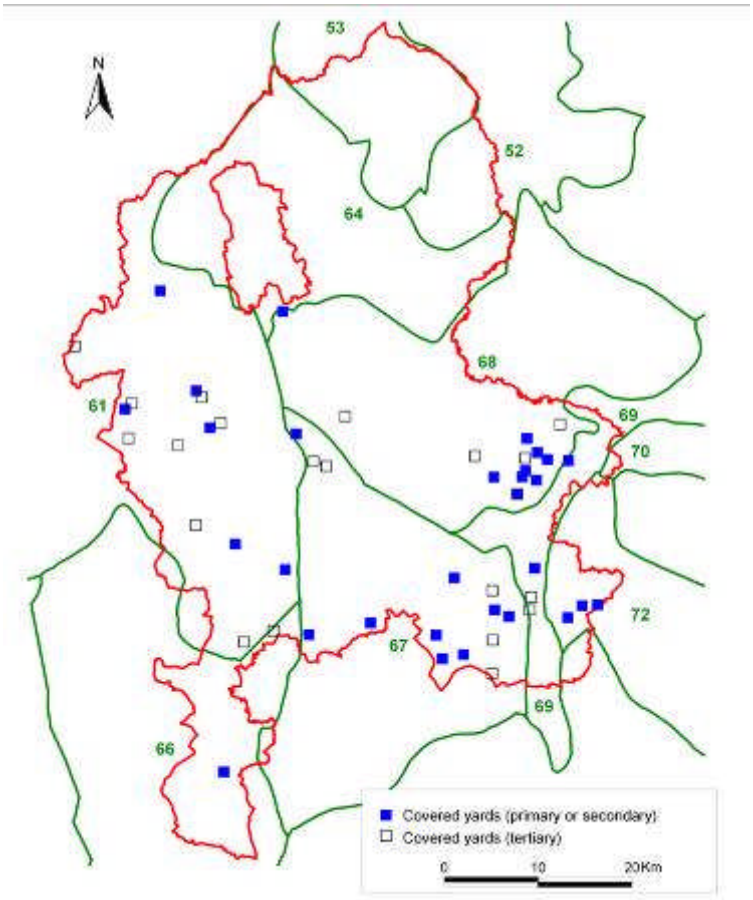


Figure 28 Distribution of covered yards

Dispersed plans

These are farmsteads where the farm buildings and farmhouse are loosely grouped together within the farmstead boundary but with no yard or identifiable principal yard area. They indicate the need to flexibly manage livestock within the boundary of the steading and pre-date the planned farmstead ideals of the 18th and 19th centuries – or at least ignore the movement towards planned steadings. Some limited research has shown that in some areas where dispersed plans were common-place up to the mid-19th century but the majority were subsequently reorganised, sometimes retaining a building such as a barn, to form courtyard plans. It is possible that areas that retained dispersed farmsteads may have had higher numbers of independent free-holders or where there was not a strong manorial or estate structure to either reorganise farmsteads.

NCA	Dispersed Cluster	Dispersed Driftway	Dispersed Multi-yard
52 White Peak	19	5	7
	8.5%	2.2%	3.1%
53 South West Peak	61	28	18
	9.7%	4.5%	2.9%
61 Shropshire, Cheshire & Staffordshire Plain	48	7	20
	4.3%	0.6%	1.8%
64 Potteries & Churnet Valley	132	23	50
	8.4%	1.5%	3.2%
66 Mid Severn Sandstone Plateau	5	0	19
	2.3%	-	8.9%
67 Cannock Chase & Cank Wood	27	2	29
	4.8%	0.4%	5.1%
68 Needwood & S. Derbyshire Claylands	60	9	34
	6.0%	0.9%	3.4%
69 Trent Valley Washlands	1	0	6
	0.9%	-	5.3%
70 Melbourne Parklands	0	0	1
	-	-	16.6%
72 Mease/Sence Lowlands	0	0	1
	-	-	1.6%
97 Arden	0	0	0
	-	-	-
Total	**353**	**74**	**185**
	6.4%	**1.3%**	**3.3%**

Dispersed Cluster Plans (Figure 29)

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.

Cluster plans are the most common form of the Dispersed plan types (6.4% of all farmsteads compared to the regional average of 2.8%) and are concentrated, as expected, in the north-east corner of the county; the Potteries and Churnet Valley (8.4%), White Peak (8.5%) and South West Peak (9.7%) but are found across most parts of the county – except in the south-east where no examples are recorded.

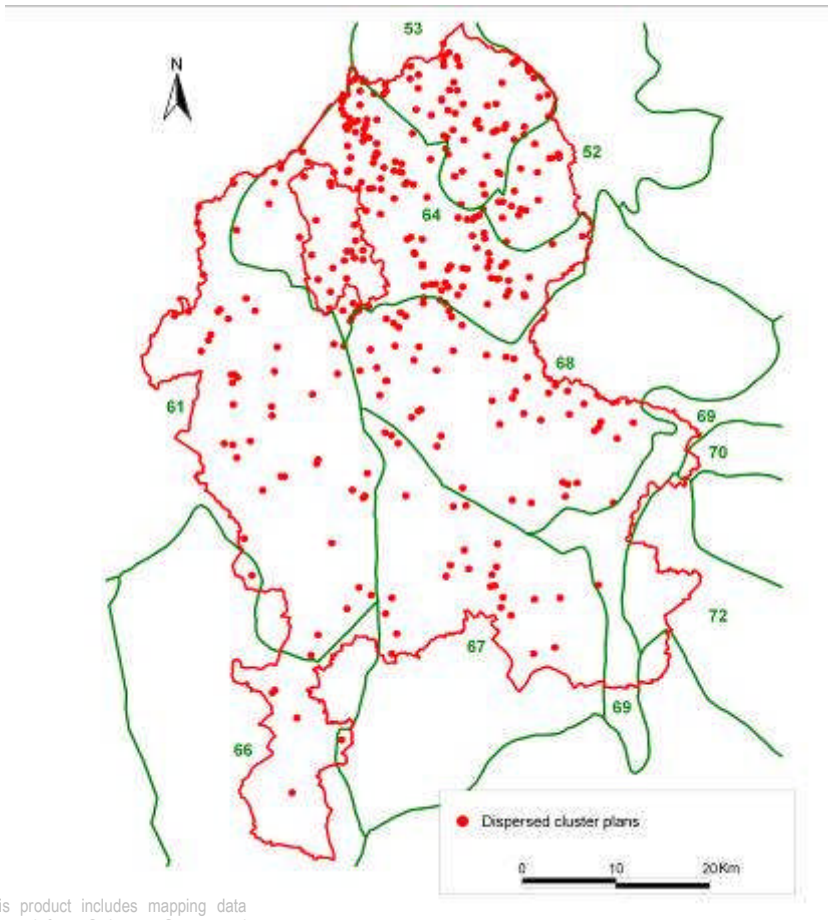


Figure 29 Dispersed cluster farmsteads

Dispersed Driftway Plans (Figure 3)
Dispersed driftway farmsteads have buildings and yards (regular or loose in their form) sited next to a route way.

Dispersed driftway plans are the least common of the Dispersed plan types with only 72 examples recorded representing just 1.4% of all farmstead types compared to the regional average of 1.2%. Driftway plans are clearly concentrated in the north-eastern character areas of the Potteries & Churnet Valley, White Peak and, particularly, the South West Peak where they form 4.5% of recorded farmsteads. There is a meagre scatter of this plan type across the central part of the county and they are almost entirely absent in the south. The experience of mapping farmsteads in the Wealden areas of Kent and Sussex, where this plan type was first defined, suggests that driftway plans are closely associated with areas of dispersed settlement with small farms linked by a network of roads and paths. Such a pattern of settlement may be found in Shropshire Hills and in the upland areas fringing the moors of the Peak District, where there are small hamlets and isolated farmsteads which are often linked by small lanes and routeways which could also give access to areas of common grazing.

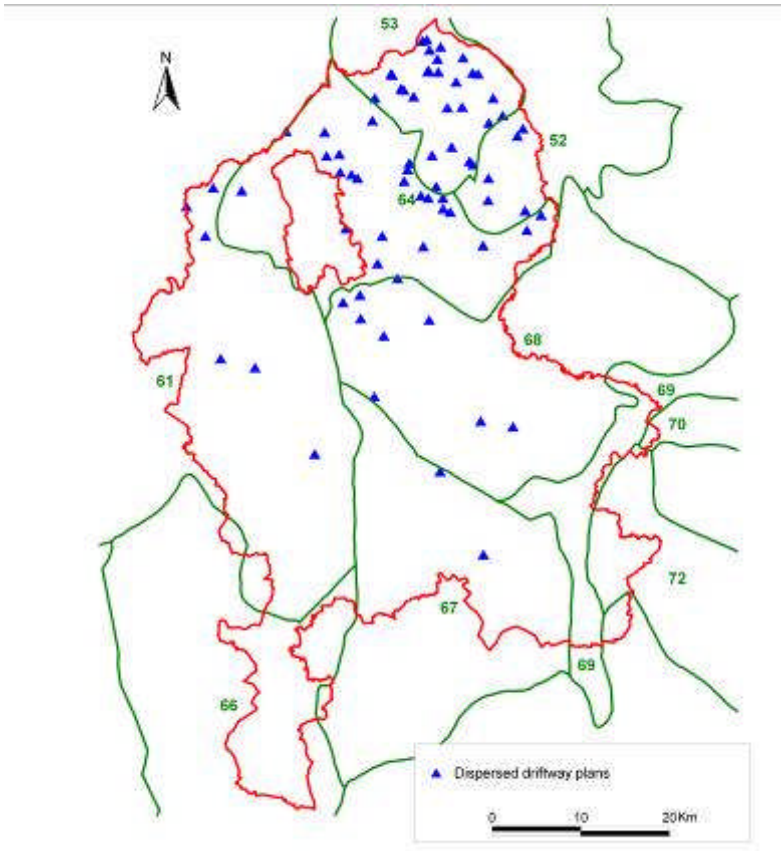


Figure 30 Distribution of Dispersed Driftway plans

Dispersed Multi-yard Plan (Figure 31)
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.

Dispersed Multi-Yard plans form 3.3% of all farmsteads in the county with 185 recorded examples, a percentage that is slightly higher than the regional average of 2.6%. Unlike the two previous Dispersed plan types, Multi-yard plans are more evenly spread across the county. Whilst the north-eastern part of the county may have a slightly higher density, the most notable feature of the distribution would appear to be the lower number in the Shropshire, Cheshire & Staffordshire Plain NCA. Such plans are often representative of larger farms, probably more so than the Dispersed Cluster or Driftway plans which may in part explain the greater number of Multi-Yard plans in the lowlands part of the county where relatively organised steadings have separate yard areas divided, for example, by a road. It is possible that such farmsteads were the result of incremental development and may exhibit ranges and yards of different dates built in response to factors such as the increase in size of holding as an alternative to the re-building of a large new single Regular Courtyard group.

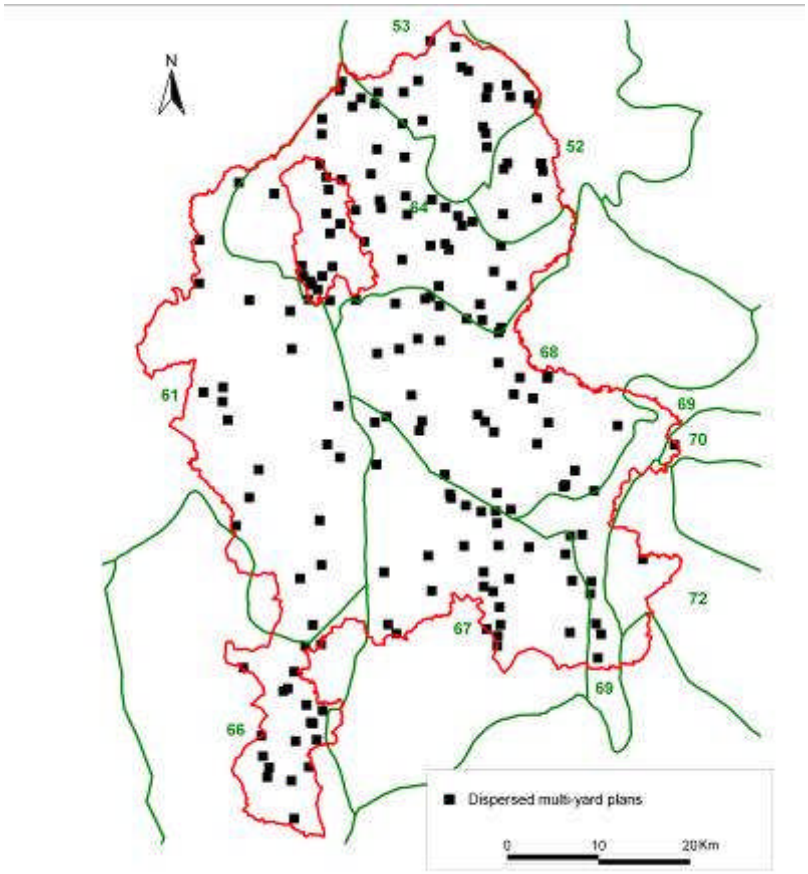


Figure 31 Map showing the distribution of Dispersed multi-yard plan farmsteads

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

These plan types represent some of the smallest farmsteads. 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 most often associated with upland areas due to their suitability for construction in hilly areas as they can be built along the contour of a hill but are also found in lowland landscapes, particularly in areas where there were smallholdings. There is also a strong correlation between these plan types and the Dispersed plan group; a relationship that warrants further research. 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.

Row plans are farmsteads which have a particularly long range of buildings, probably incorporating different functions and are typically the result of piecemeal development. Some examples of this plan form can be of medium scale.

NCA	*Linear*	*L-plan house attached*	*Parallel*	*Row*
52 White Peak	54	21	0	0
	24.2%	9.4%	-	-
53 South West Peak	187	35	3	0
	29.8%	5.6%	0.5%	-
61 Shropshire, Cheshire & Staffordshire Plain	47	27	5	1
	4.2%	2.4%	0.4%	0.1%
64 Potteries & Churnet Valley	312	93	15	2
	19.8%	5.9%	1.0%	0.2%
66 Mid Severn Sandstone Plateau	12	9	0	0
	5.6%	4.2%	-	-
67 Cannock Chase & Cank Wood	44	21	1	1
	7.8%	3.7%	0.2%	0.2%
68 Needwood & S. Derbyshire Claylands	92	36	4	2
	9.1%	3.6%	0.4%	0.2%
69 Trent Valley Washlands	5	3	0	0
	4.4%	2.6%	-	-
70 Melbourne Parklands	1	0	0	0
72 Mease/Sence Lowlands	1	2	0	1
	1.6%	3.1%	-	1.6%
97 Arden	0	0	0	0
	-	-	-	-
Total	**755**	**247**	**28**	**7**
	13.7%	**4.5%**	**0.5%**	**0.1%**

Other plan types against NCA

Linear Plans and L-plans (house attached) (Figures 32 and 33)
(10.4% in the West Midlands region, 18.2 % in Staffordshire)

This plan group, where the principal characteristic is the farmhouse being attached in-line or at a right angle to a farm building is the third most common group encountered in Staffordshire, representing 18.8% (1002) of recorded farmsteads. Such plans are probably the most problematic to identify from mapping alone as they can include ranges that consist of no more than a cottage with a small byre attached. Therefore, some of the examples mapped have been noted as having low or medium confidence in the identification and it is certain that there are small examples of these plan types that were missed in the mapping exercise. The distribution of these farmsteads, more than for any other plan type, must be taken as an indication of the general extent of Linear and L-plan ranges and their importance to the character of settlements and the landscape.

The majority of these plans (755, 13.7%) are Linear with the house attached in line to a farm building. Linear plans are usually considered as being a characteristic plan form of upland areas due to their suitability for construction in hilly areas as they can be built along the contour of a hill-side and the generally small size of many upland farms where agriculture was sometimes combined with industry. Linear plans with all functions arranged in one range were also economical to build. The high density of such plans in the north-east part of the county is therefore, not unexpected. What may be more of a surprise is the number of linear plans within the lowland part of Staffordshire. As with the Dispersed plan types, the lowland distribution possibly reflects the presence of small farmers who found by-employment in industry. Whilst the lowland areas of the county were dominated by large estates, there was also a high proportion of small, part-time farmers who utilised areas of common such as Cannock Chase and employment in manufacturing industries such as nail-making to supplement their income from farming. The classic Linear farmstead range is the longhouse; a range where humans and animals shared the same entrance with the byre accessible from the living area of the house. Longhouses can date from the medieval period. There do not appear to be any recorded examples of longhouses in Staffordshire. The linear ranges that have been seen in the limited field survey appear to be of late 18th or 19th century date although one Linear range in Grindon is clearly a building of many phases and longhouse origins cannot be ruled out.

Similar to the Linear plans, L-plans with the house forming part of an L-shaped range are also concentrated in the north-east of the county but with a general scatter across the lowland part of the county. Some L-plan ranges originated as Linear plans and have been extended at a later date.

When set against HLC there is an apparent correlation between Linear and L-Plan (house attached) farmsteads and Squatter Enclosures (Figure 34). This is particularly the case in the Potteries and Churnet Valley NCA to the east of Stoke-on-Trent where small areas of this HLC type are the focus for clusters of Linear and L-Plan steadings. It is probable that such small enclosures have been relatively vulnerable to change and so the mapped examples are likely to be remnants of an enclosure type that was once more widespread. It may be that in this area and in the lowland part of the county, some of the surviving clusters of Linear and L-Plan farmsteads were once associated with similar enclosures from common and waste.

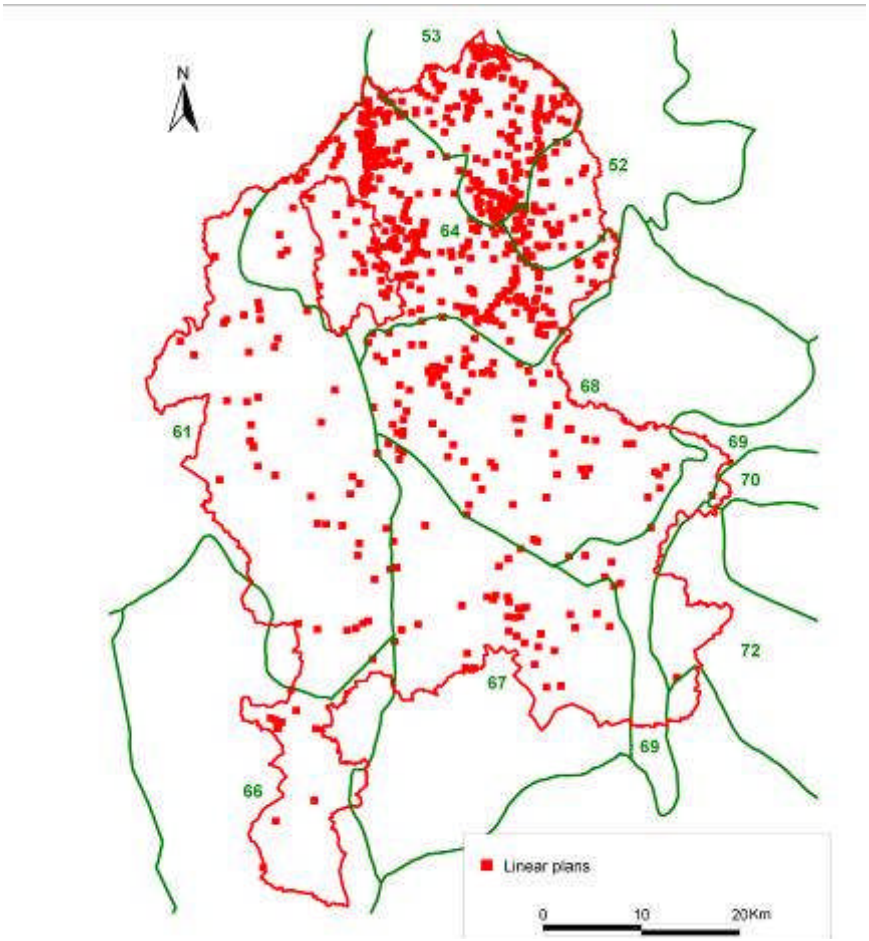


Figure 32
Linear plans in Staffordshire

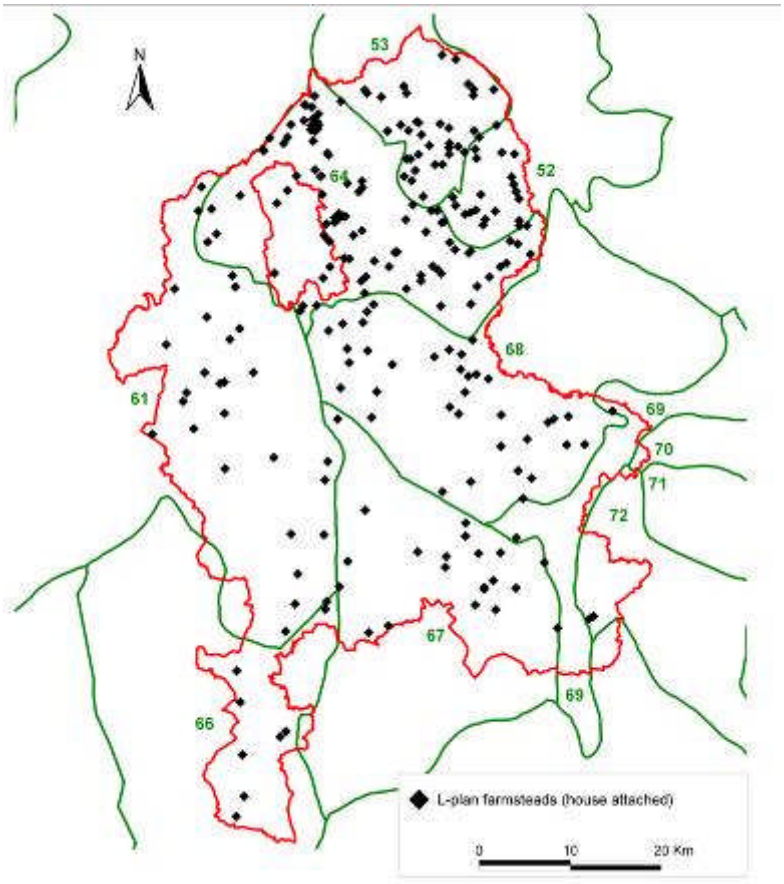


Figure 33
L-plan (house attached)

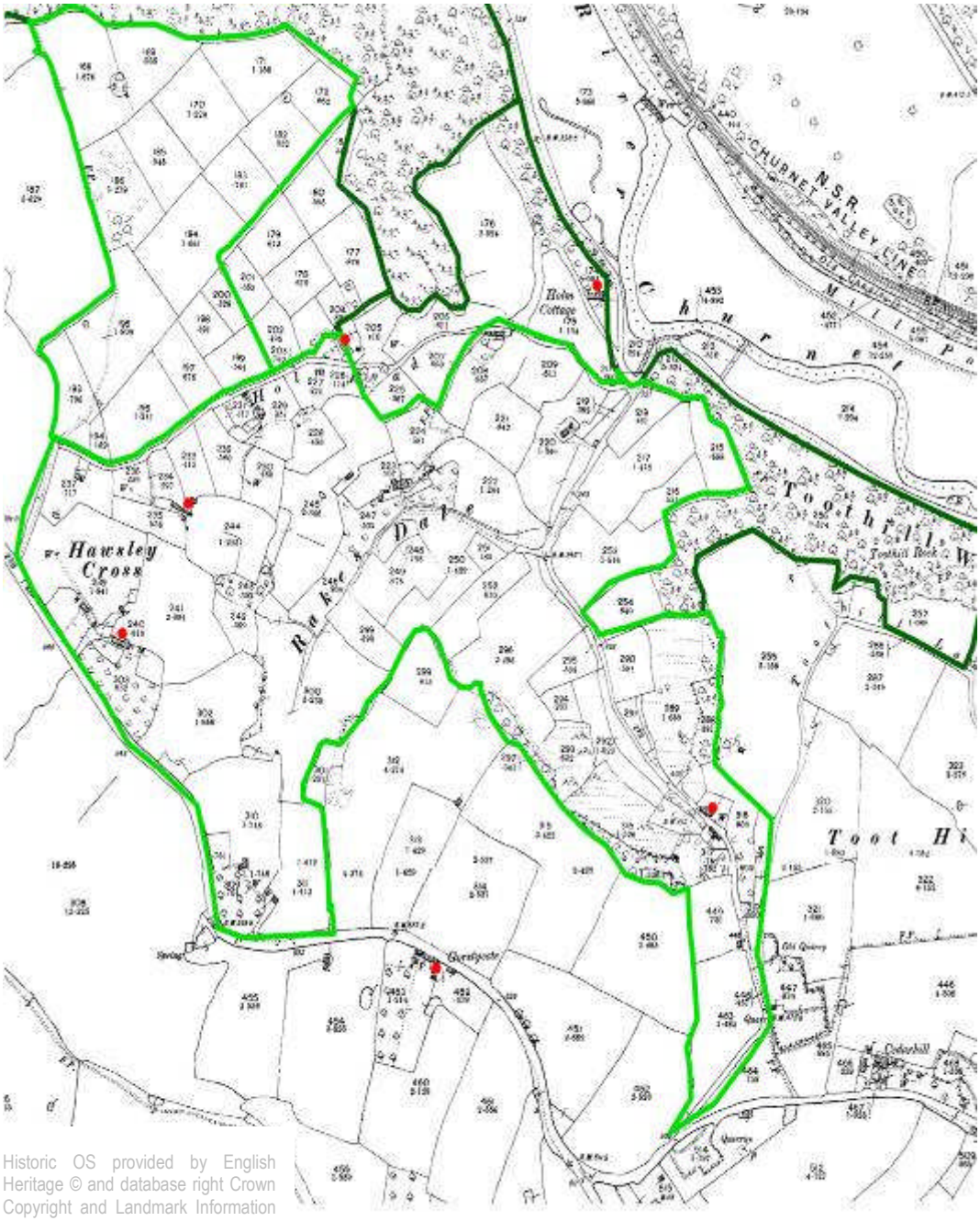


Figure 34

An example of small Linear farmsteads and smallholdings clustered around a small area of HLC type Squatter Enclosure in the north-east of the county where there are similar examples of the close association of this enclosure type and small Linear and L-Plan steadings. The farmstead within the centre of the area (above the work 'Dale') is a small Dispersed Cluster, a plan type that is also closely associated with common landscape types (Light green line shows surviving HLC Squatter Enclosure Landscape; dark green line shows areas of former Squatter Enclosure or Common).

Parallel Plans (Figure 35)

Parallel plans are related to the Linear and L-plan (house attached) by their general small size and frequent association with small holdings although in Staffordshire, where the yard may not function in the way yards worked in southern England, it may be as close to LC1 plans. Either way, the distribution of the small number of this plan type (0.6% (28)) shows these plans as being concentrated in the north-east part of the county but mainly in the northern part of Potteries and Churnet Valley NCA.

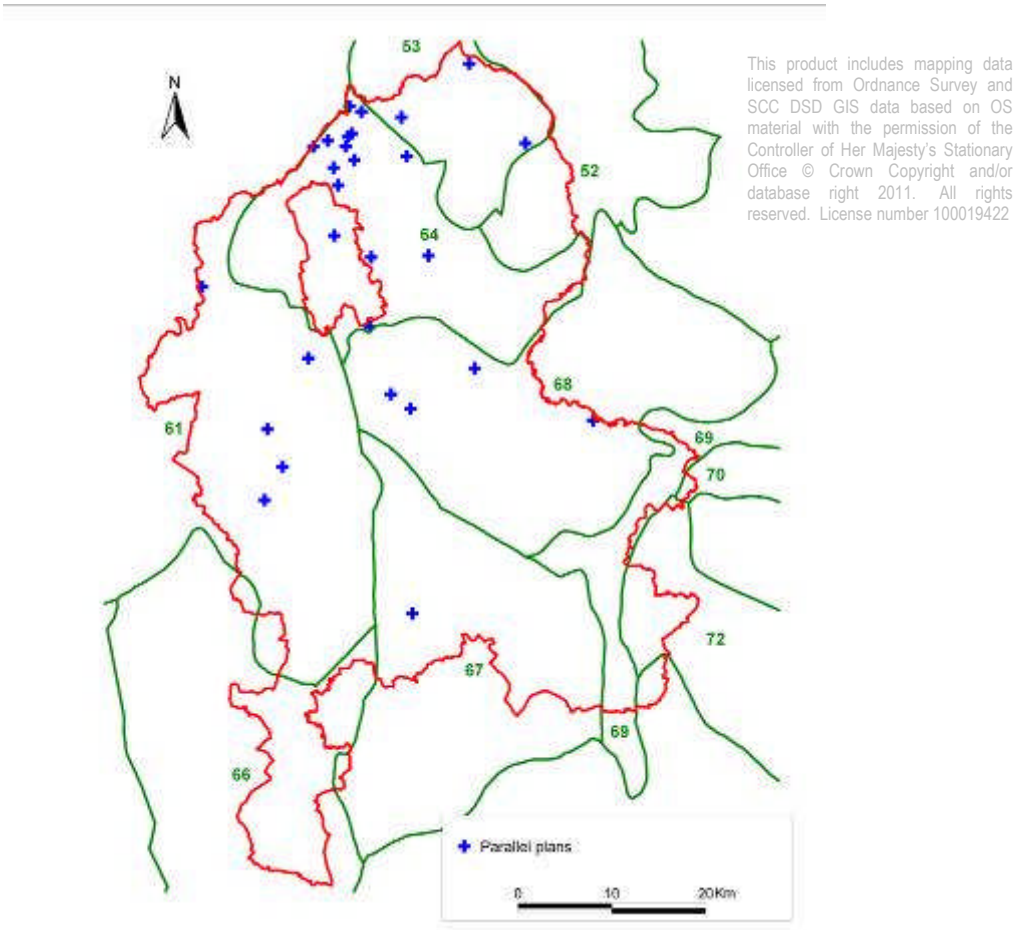


Figure 35 Distribution of Parallel plans

Row Plans

Row plans, farmsteads which have a particularly long range of buildings, probably incorporating different functions are rare in Staffordshire with only 7 examples (0.1%) being classified as such. This is lower than the regional average of 0.7%.

6.6 Farmstead Size (Figures 36-38)

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 of less than 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.

Small-scale farms
Small scale farmsteads include:

- 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

Medium-scale farms
Medium scale farmsteads include:

- 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

Large-scale farmsteads
Large-scale farmsteads, forming 18.9% of farmsteads across the Conurbation, include:

- 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

In the main these large farmstead plan types are the product of the 'high' period of farming during the 19th 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 but this group also includes larger farmsteads that developed through the incremental growth of higher status farmsteads.

There can be strong local variations in the patterning of farmsteads within small areas, but definite variations between areas have also emerged from the study:

- Very small-scale farmsteads, predominantly linear, L-plan with farmhouse attached and loose courtyard plans with buildings to one side of the yard, are concentrated in

the north-east part of the county, particularly within the White Peak and South West Peak NCAs but extending into the Potteries and Churnet Valley NCA.

- The main landscapes with large-scale regular plan farmsteads and fields, mostly result from of 18th and 19th century farm amalgamation and improvement. In the south-west, especially within the Mid Severn Sandstone Plateau and in the south-east where the Mease and Sence Lowlands NCA pushes into the county, large farmsteads are found in the greatest numbers.
- Landscapes affected by the reorganisation and enlargement of fields (piecemeal reorganised enclosure) and large-scale regular enclosure of earlier farmland are also likely to retain early buildings that were incorporated within the replanning of farmsteads to regular forms in the 19th century. . Whilst not present at the same level as in the north-east, small to medium scale farmsteads are present across the whole of the county.

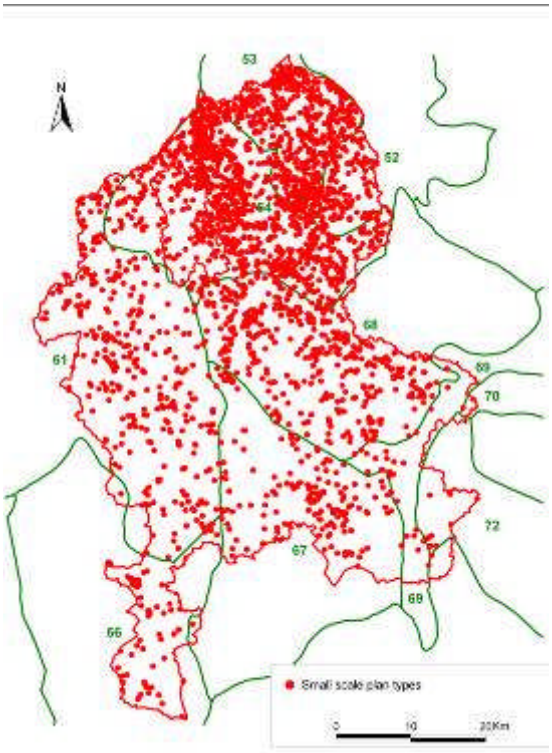


Figure 36 Map showing the distribution of small-scale farmsteads

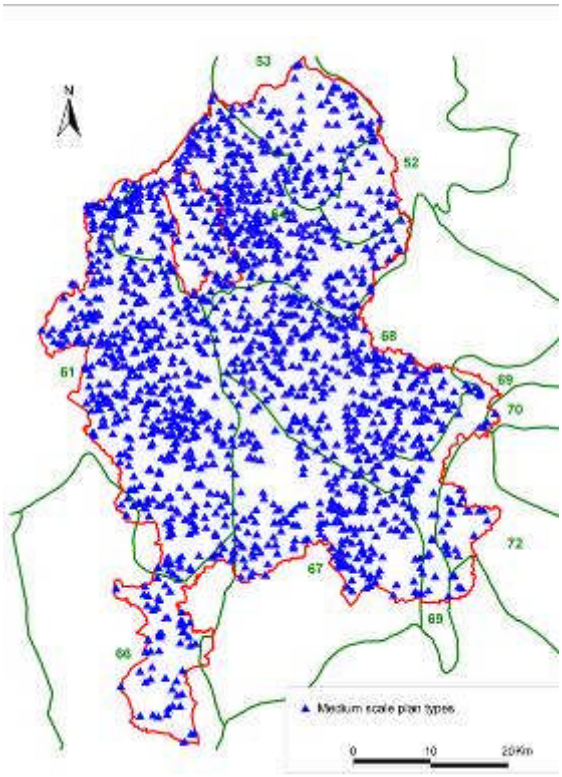
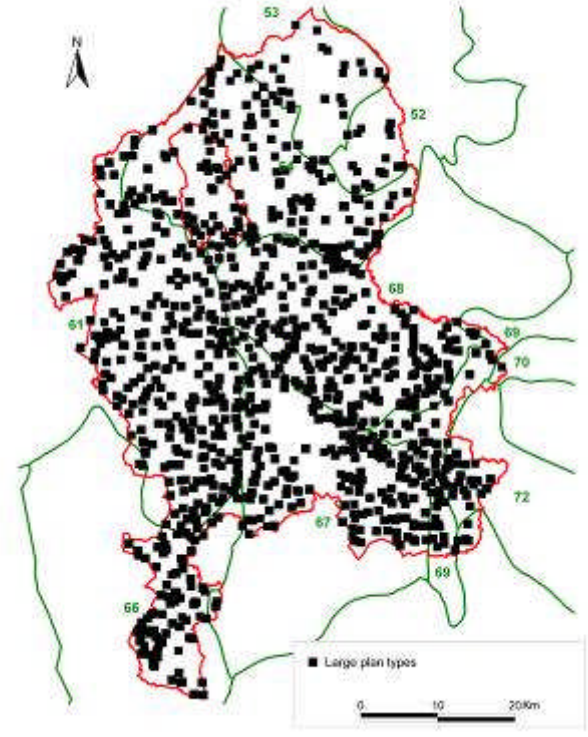


Figure 37 Map showing the distribution of medium-scale farmsteads

Figure 38 Map showing the distribution of large-scale farmsteads



6.7 *Outfarms and Field Barns (Figure 39)*

Outfarms and field barns were a feature of most landscapes of Staffordshire; in the lowland areas outfarms consisting of a fold yard with a barn and/or a shelter shed served some of the larger farmsteads within the estate dominated lands whilst in the north-eastern part of the county small field barns were a major characteristic. In this area, extending from the valley of the Churnet into the uplands of the Peak District, field barns could provide housing for a small number of cattle or be larger units with a two storey cow house and a yard.

A total of 2069 outfarms and field barns were recorded in the county with the greatest proportion being found in the north-east. As can be seen from the distributions in Figure 63, the outfarms of the lowland area have suffered considerable loss whereas in the north-east of the county outfarms and field barns continue to form an important element of the landscape. Overall 26.3% of outfarms and field barns survive in the two grades of survival that represent the least amount of change.

Only two outfarms or field barns have a dated listed building; both dating from the 17th century. This extremely low percentage of buildings considered to pre-date the 19th century must surely be mis-representative; there are probably buildings of 18th century or earlier date that await identification.

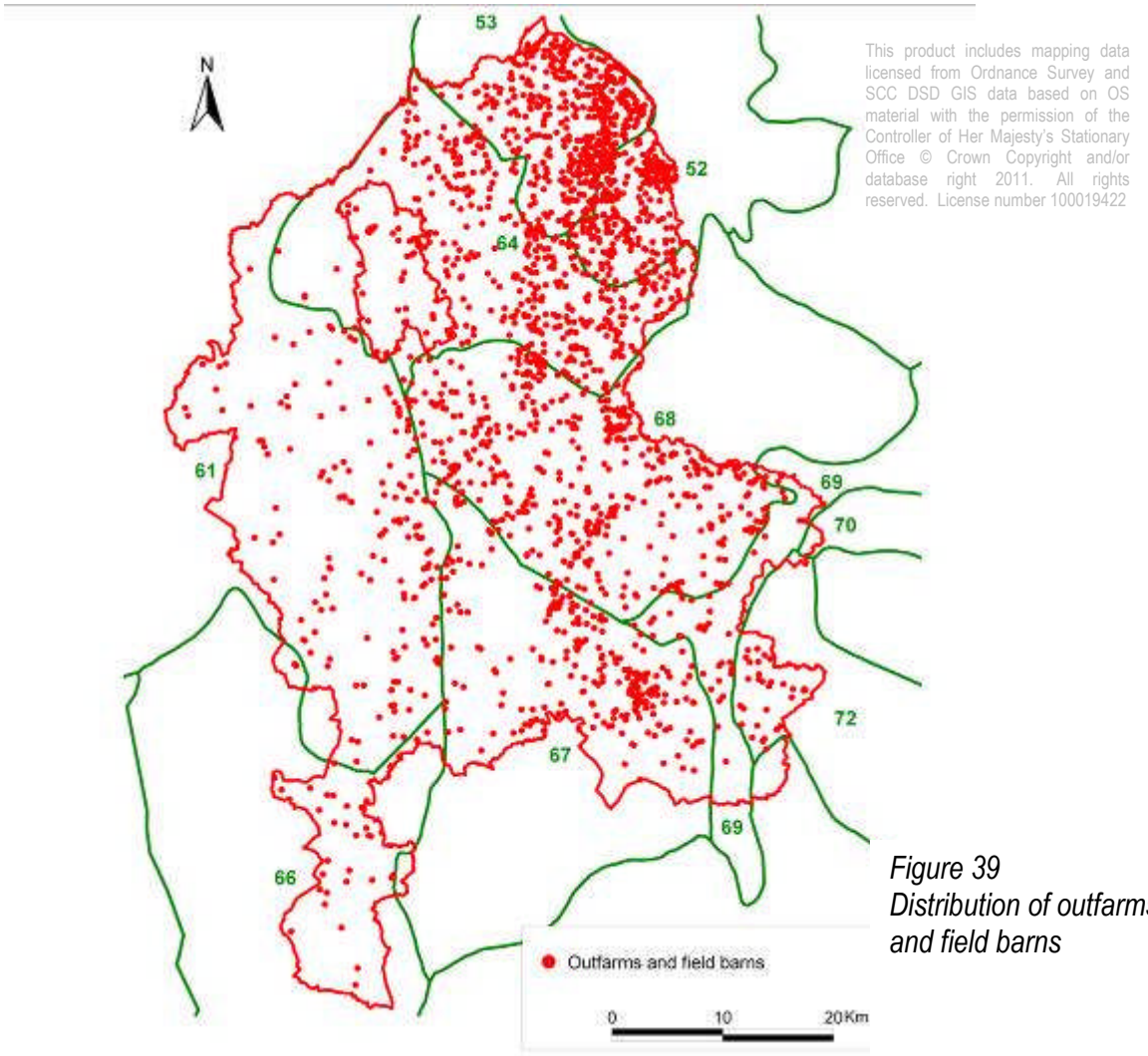


Figure 39
Distribution of outfarms and field barns

6.8 Smallholdings in Staffordshire

The farmsteads mapping phase of the Staffordshire project did not specifically map smallholdings or smallholding landscapes, because the latter have been identified as a result of the county Historic Landscape Characterisation. .It was considered that the mapping of individual smallholdings would be too costly to undertake. The approach taken to the identification of smallholdings, after initial attempts were made to map them after the approach taken in Shropshire, was that a smallholding will generally not have an identifiable plan form. On this basis it is probable that many of the very small linear sites (and some of the smallest-scale loose courtyards and dispersed clusters) that have been recorded as 'Farmstead' in Staffordshire effectively operated as smallholdings, the scale of the plan being an important aid to identification of a smallholding. It is often the location of the property and its association with small enclosures, often on a common edge or actually within an area of common that marks it as a possible smallholding. Whilst some individual possible smallholdings have been identified, smallholding areas can be mapped to show the general areas where smallholdings can be expected to form a distinctive part of the character of the landscape.

Smallholdings survive in distinct zones around areas of common land that survived into the 20th century. They typically have no defined plan type, or comprise examples of the linear and other small-scale plans outlined above. They are concentrated in areas of former heath and common such as around Cannock Chase, on Biddulph Moor and in the Moorlands of north-east Staffordshire. Small pockets of smallholdings survive across the Staffordshire Plain; a distribution which may once have been more extensive prior to the reorganisation and amalgamation of the landscape. Surviving examples are very rare.

7.0 CONCLUSIONS AND RESEARCH QUESTIONS

7.1 Conclusions

The mapping of farmsteads across Staffordshire has identified 5526 farmsteads and over 2069 outfarms and field barns that were present in the late 19th century landscape. Of the farmstead sites 73.5% survive in the two categories representing the lowest degree of change since the late 19th century and only 17.0% are no longer recognisable historic farmstead sites.

Possibly one of the most important outcomes of this research is that this degree of survival is relatively high compared to other areas that have been mapped using this methodology – across the South Eastern counties of Hampshire West Sussex and East Sussex only 56.8% of farmsteads fall into these categories. This high rate of survival is combined with the observation from the limited field survey undertaken that a high proportion of farmsteads appear to continue to form part of working agricultural holdings. It is probable that the degree of survival of traditional farmsteads in this upland area is high by national standards. The result is that many farmsteads retain considerable character with traditional farm buildings either in agricultural use or redundant but unconverted. With the current forecasts for change in agriculture it would appear that these farmsteads, particularly the smaller steadings in the upland, north-eastern, part of the county will come under increasing pressure within the next decade. It is essential that future changes to these farmsteads, whether through agricultural diversification or as some become detached from agriculture, is managed so that the significance of these farmsteads, both in terms of their contribution to the character of the landscape and the interest of the individual buildings and building groups is retained and enhanced.

Whilst Staffordshire retains a high percentage of its historic farmsteads relatively unaltered compared to many parts of the country such as the South East, parts of the South West or East Anglia, a lower proportion of the farmsteads retain agricultural buildings pre-dating the 18th century and very few have farm buildings of medieval date; in short, relatively few farm buildings benefit from being listed. Given the dispersed nature of settlement across most of the county, few farmsteads will lie within conservation areas meaning that very few farmsteads are subject to controls other than the general planning system. This fact increases the importance of understanding the character of farmsteads and their relationship to landscape to inform future management decisions. The fact that relatively few farmsteads include listed buildings means that the majority of farmsteads identified by this project will have previously been unrecorded in local Historic Environment Records. Farmsteads are one of the key elements of the rural landscape, making a fundamental contribution to the character of the countryside. It is imperative that management decisions regarding relating to historic farmsteads are based on an understanding of character and, where appropriate, seek to gain further information through assessment and survey prior to decision making and utilise the opportunities offered by conversion to deepen out understanding of the development of farmsteads and farm buildings in Staffordshire.

The mapping of farmsteads demonstrates some important aspects of farmstead character across the county:

- The marked contrast between the lowland and upland areas of the county as seen in the distribution of Linear and L-Plan (house attached) farmsteads which are concentrated in the north-east part of the county (although linear plans also feature in the lowland part of the county);

- The dominance of regular plan farmsteads across the lowland areas of the county, especially the Regular L-Plan which is a major feature of farmsteads in all areas;
- The presence of the larger regular plan farmsteads across the lowland part of the county with few examples in the north-east;
- The importance of outfarms and field barns within the upland, north-eastern, part of the county, even where they survive as ruins.
- The importance of small-holder landscapes which are often highly vulnerable to change.

Whilst there is a clear concentration of Linear farmsteads within the upland part of the county, the scatter of Linear steadings across the lowland part of Staffordshire is also notable. It is probable that these farmsteads represent the small holdings of farmers who also found employment in crafts or industries such as nail making or mining.

The farmstead mapping clearly demonstrates the difference in character between the upland and lowland parts of the county, a more detailed analysis of the farmstead data against Historic Landscape Character areas shows less emphatic differences. Field survey reinforces the impression that there are not strong differences in farmstead character across lowland Staffordshire; brick-built regular plans incorporating combination ranges and cattle housing accompanied by three storey brick farmhouses are seen across much of the area. The farmsteads of lowland Staffordshire form part of a much larger area of character that extends into neighbouring counties.

Similarly, the upland area shows a relatively consistent character through both plan form; the dominance of the smaller loose courtyard and linear plans and the widespread use of stone. The character of farmsteads in the north-east of the county probably also extends across a much larger area of landscape within neighbouring counties. The one part of the north-eastern area that does show a notable distribution in the data is the Churnet Valley where there is a concentration of farmsteads that can be dated to the 17th century based on surviving listed buildings. This area developed as an important iron making region in the 17th century and it is possible that the wealth created through this industry was translated into the farmstead buildings of at least some of those involved in the industry.

7.2 Farmstead Character Areas in Staffordshire

Within Staffordshire the principal areas and character are:

Area 1 The Peaks and the Peak Fringe

An upland and upland fringe farming area with a very high density of farmsteads. To the north and eastern borders of the county small-scale farmstead types are dominant – linear, loose courtyard with buildings to one or two sides of the yard, dispersed driftway and dispersed cluster plans. Farmsteads increase in size to the south, reflected in greater numbers of loose courtyard plan with buildings to three sides of the yard and regular courtyard L-plans with an additional building to the third side of the yard and regular courtyard U-plans.

Area 2 North Staffordshire Plain

High numbers of small-scale farmsteads are intermingled with large-scale courtyard farmsteads, reflecting a diversity of enclosure scale and type in this landscape. The smaller steadings mostly comprise dispersed plan types, loose courtyard plans with buildings to one or two sides of the yard and regular courtyard L-plans: the latter consist of cowhouse/fodder ranges of a type dominant in Cheshire. Larger scale regular courtyard plans include U- and E-plans and some regular courtyard multi-yard farmsteads.

Area 3 Southern Estatelands

This is an area where large and medium scale farms (full regular courtyard, regular courtyard multi-yard, regular courtyard L-plans) developed within landscapes whose fields were subject to successive reorganisation and enlargement with occasional pockets of smaller plan types including some linear plan farmsteads.

Area 4 West Staffordshire Plain

An area subject to considerable reorganisation and improvement of its farmland in the 18th-19th centuries. Here medium-scale farms (regular courtyard U-plans, regular courtyard L-plans with an additional building to the third side of the yard with some larger estate farms with regular plan types including E-plan farmsteads and regular courtyard multi-yard farmsteads) are combined with a strong underpinning layer of smaller farms (loose courtyard with buildings to one or two sides of the yard and some linear plans).

Area 5 Cannock Chase

The core of the heathland of the Cannock Chase. Fringing the area is a landscape of small-scale enclosures with small plan types (linear, loose courtyard with buildings to one or two sides of the yard and small regular courtyard L-plans) and smallholdings with a larger scale landscape to the west of the heath where there are a number of large farmsteads associated with estates.

Area 6 South West Woodland Fringe

Medium-scale farms developed within landscapes of piecemeal enclosure with heavily wooded boundaries that sometimes reflect medieval woodland clearance. Regular courtyard plans including full courtyards, L-plans with an additional building to the third or fourth side of the yard, U-plans and regular multi-yards, together with loose courtyards with buildings to two or three sides of the yard, are predominant. These relate to landscapes affected by the reorganisation of earlier enclosure and regular enclosure in the 18th and 19th centuries.

Area 7 South East Staffordshire

Settlement in this area is predominantly nucleated with surviving farm buildings within villages. Farmsteads here range in scale from small loose courtyard plans to medium-large scale regular L-plans and U-plans with some larger regular multi-yard plans. Where farmsteads are isolated they are usually the result of movement of farmsteads out of the villages after enclosure of the open fields.

Area 8 East Cannock to Trent

In contrast to the smaller farmsteads around the Cannock Chase itself, this is an area of medium to large scale farmsteads (full regular courtyard, regular L-plans with an additional building to the third or fourth side of the yard, U-plans and regular multi-yards) set within re-organised piecemeal enclosure intermixed with small loose courtyard plans and some dispersed plan types.

Area 9 Needwood and South Staffordshire Claylands

This is a landscape where piecemeal enclosure is intermingled with large blocks of regular enclosure that mostly relate to the sores of estates and former common land. The areas of piecemeal enclosure are mostly associated with small to medium scale farmsteads, mostly of loose courtyard type with buildings to one to three sides of the yard, regular L- and U-plans. The large-scale regular enclosure landscapes are associated with large-scale regular courtyard plans including full regular courtyard and regular multi-yard plans, particularly to the south of the area and around the Forest of Needwood.

7.3 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.

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.
- Farmsteads on the border between irregular and planned enclosure also provide an indication of how later phases of enclosure have separated farmsteads from access to common land.

Farmsteads and Settlement

- There is potential for the discovery of earlier houses and farm buildings that are not listed, possibly including longhouses, in the villages of the Peak District.
- To what extent is enclosure of blocks of common land etc associated with the establishment of farmsteads on new sites?
- 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?

Farmsteads and Urbanisation/Industrialisation

- There was a strong association between the distribution of small-scale farmsteads and the areas of Cannock Chase where small-scale farming was combined with industrial by-employment although such small farmsteads can be difficult to identify from historic mapping. There is potential for some of these sites to have survived to some extent within the urban areas that will only be identified through more detailed survey and fieldwork.
- In areas where farming was combined with industrial activities, do any buildings retain evidence for industrial processes?
- Can the influence of wealthy industrials or merchants buying into the landowning classes by purchasing or creating estates in the rural landscapes around the historic core urban areas of the Conurbation be seen in farmstead form and buildings?
- Did the development of the canal network (and the use of the Trent for transport) and, later, the railways, influence the development of farmsteads that were able to utilise these transport corridors to gain quicker or easier access to the urban markets?

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. 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 they provide 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.

Houses

- Relationship of houses to steadings. To what extent are houses earlier than, contemporary with or later than their associated farm buildings? How is this 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 or those sited gable-end or side-on to the yard.

Farmstead Types and Buildings

- 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 and smallholdings 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 region?
- Do the lowland linear farmsteads represent an earlier tradition for linear plans or are they a 19th century development in this landscape?
- Farmsteads that had, to some extent, survived being subsumed into the expanding urban areas by the late 19th century are difficult to identify from the 2nd Edition OS mapping. The use of earlier maps including the 1st Edition OS, tithe maps and estate maps could identify such farmsteads and fieldwork used to assess whether any evidence of them has come through to the present.

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 and record buildings before and/or during alterations. It is important that recording requirements are clearly justified and what questions it hoped to answer are set out. Recording and analysis can range in complexity from a rapid assessment of the site to identify the broad development phases, features of interest and the significance of the site to inform development proposals, the production of 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 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 re-planning of the interior;
- identifying inserted openings, as indicated by disturbance to the surrounding walling.

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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 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	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

	h t z cl dw my cov d y	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 ALTS DEM HOUS LOST	Extant – no apparent alteration Partial Loss – less than 50% change 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