

# *Using NCAs for the historic environment*

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Heritage

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# Landscape

*'An area, as perceived by people, whose character is the result of the action & interaction of natural and/or human factors.'*

## European Landscape Convention

In force in UK, March 2007

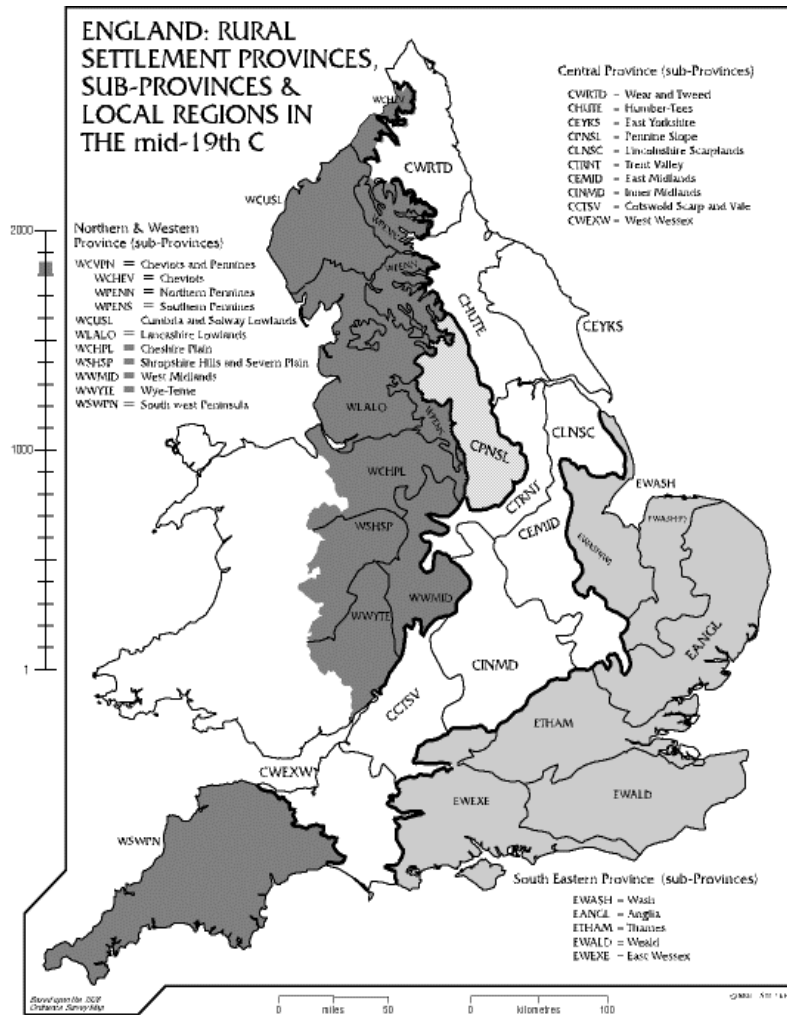
Landscape exists everywhere:

- natural, rural, urban and peri-urban
- land, inland water and marine areas
- all areas: outstanding, everyday, degraded

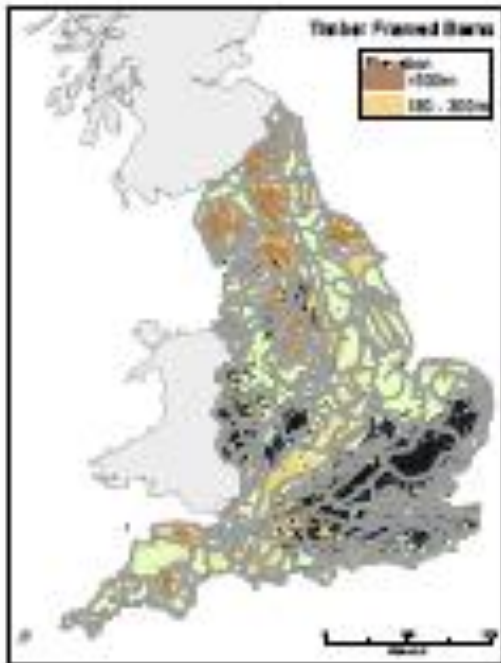
**ELC** Landscape at the heart of people's senses of place and identity. Calls for accessible and integrated approaches to understanding, shaping and managing future landscape change. Embedded in legal



# Landscape and Settlement

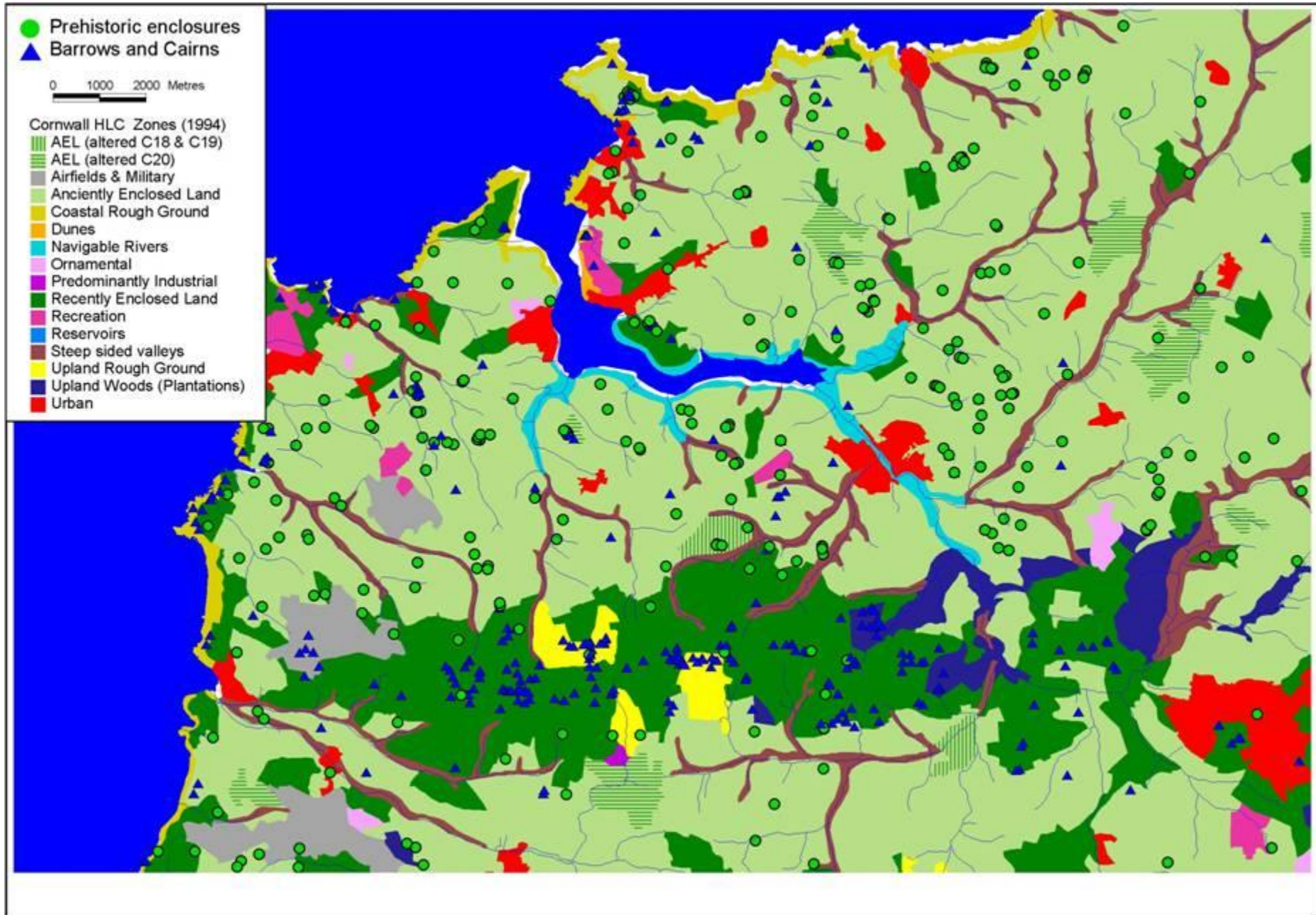


# Geology and building materials



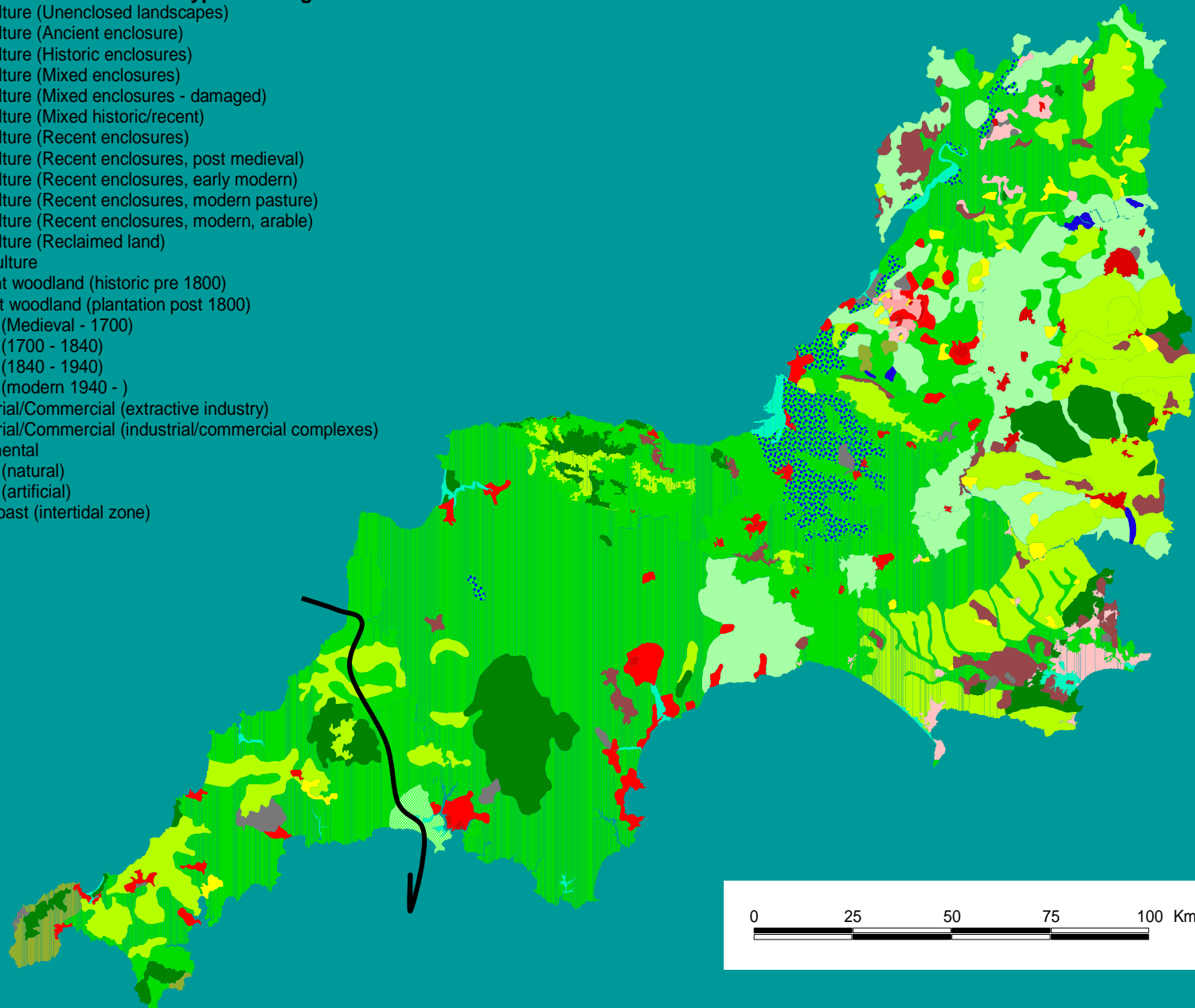


# Prehistoric enclosures and barrows around the Camel estuary



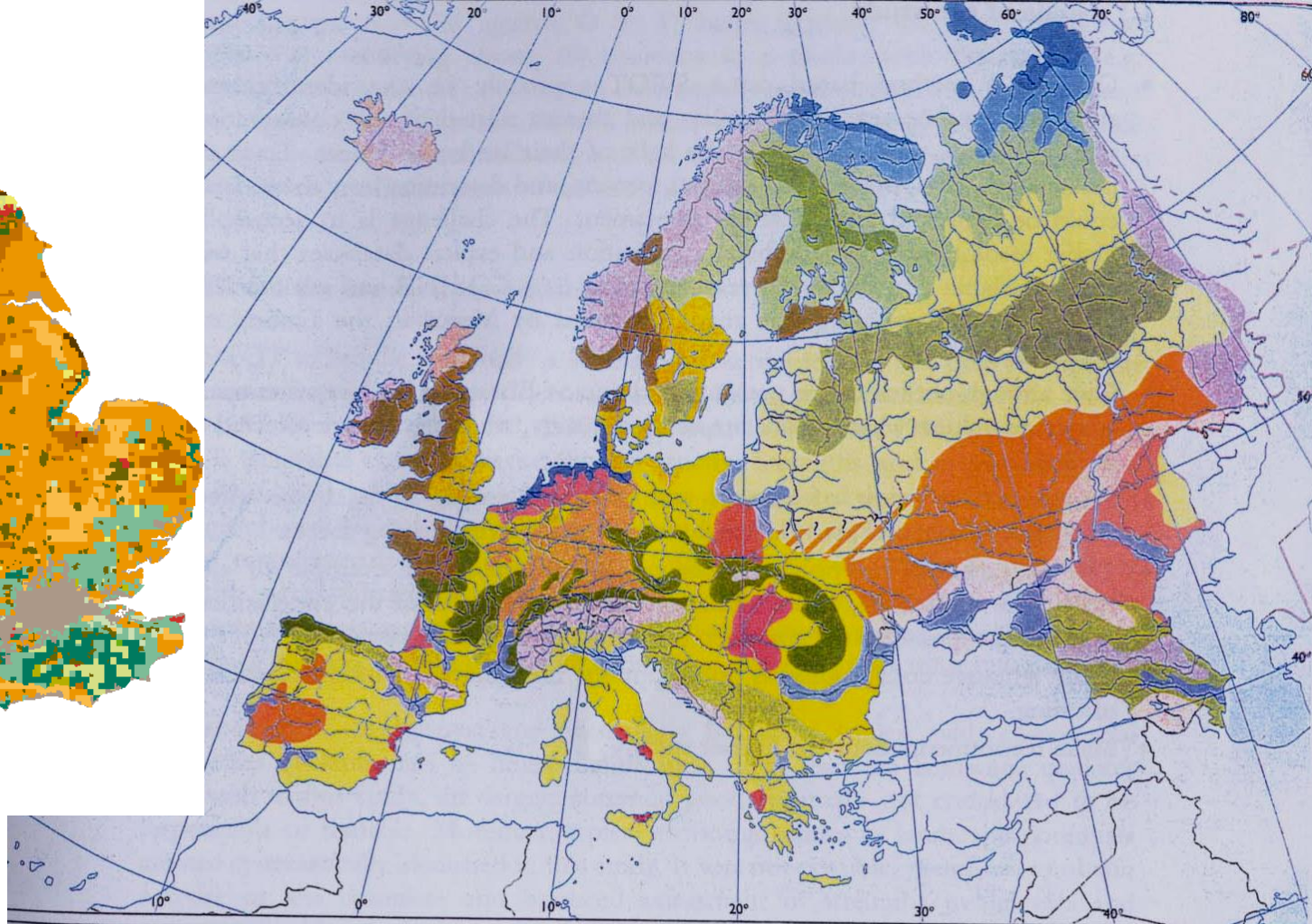
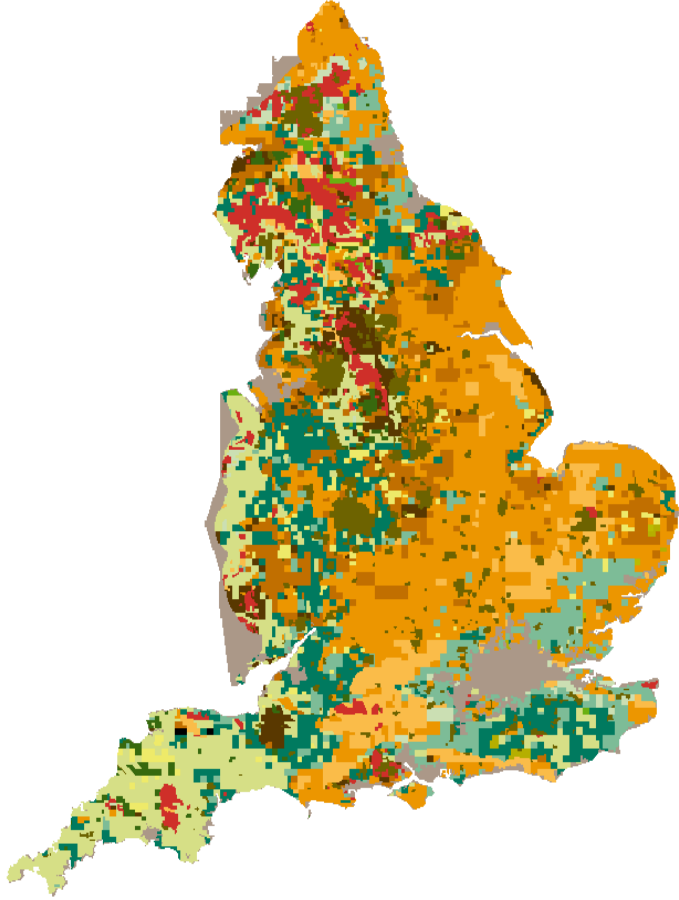
# Historic Landuse Character Types SW region

- Agriculture (Unenclosed landscapes)
- Agriculture (Ancient enclosure)
- Agriculture (Historic enclosures)
- Agriculture (Mixed enclosures)
- Agriculture (Mixed enclosures - damaged)
- Agriculture (Mixed historic/recent)
- Agriculture (Recent enclosures)
- Agriculture (Recent enclosures, post medieval)
- Agriculture (Recent enclosures, early modern)
- Agriculture (Recent enclosures, modern pasture)
- Agriculture (Recent enclosures, modern, arable)
- Agriculture (Reclaimed land)
- Horticulture
- Ancient woodland (historic pre 1800)
- Recent woodland (plantation post 1800)
- Urban (Medieval - 1700)
- Urban (1700 - 1840)
- Urban (1840 - 1940)
- Urban (modern 1940 - )
- Industrial/Commercial (extractive industry)
- Industrial/Commercial (industrial/commercial complexes)
- Ornamental
- Water (natural)
- Water (artificial)
- The Coast (intertidal zone)



0 25 50 75 100 Km





### European landscapes

#### TUNDRAS

- arctic tundra
- forest tundra

#### TAIGAS OR FOREST LANDSCAPES

- boreal swamp
- northern taiga
- middle taiga
- southern taiga
- subtaiga

#### UPLANDS

- northern highlands
- mountains

#### BOCAGES OR ENCLOSED LANDSCAPES

- Atlantic bocage
- semi-bocage
- Mediterranean semi-bocage

#### ARTIFICIAL LANDSCAPES

- polder
- delta (artificial forms)
- huerta

#### REGIONAL SPECIFIC LANDSCAPES

- kampen
- Poland's strip fields
- coltura promiscua
- dehesa or montados

#### OPENFIELDS

- Atlantic openfields
- continental openfields
- Aquitaine openfields
- former openfields
- central collective openfields
- eastern collective openfields
- Mediterranean open land

#### STEPPIC AND ARID LANDSCAPES

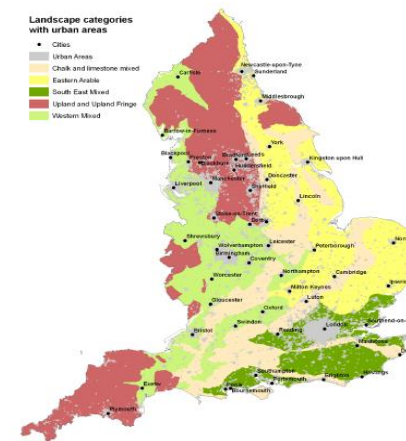
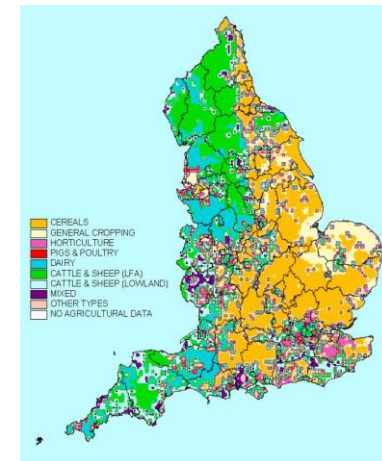
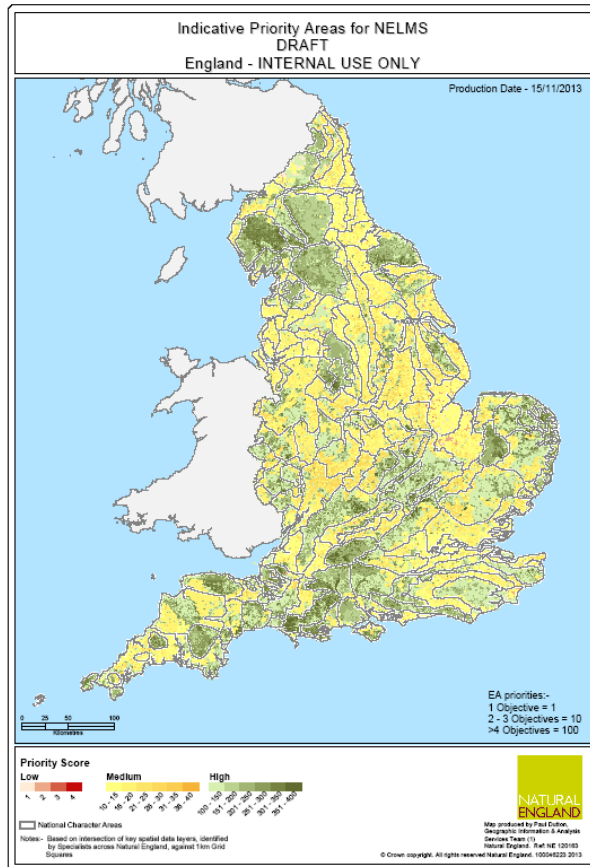
- puszta
- steppe
- semi-desert
- sandy desert

no data collected

0 km 1000

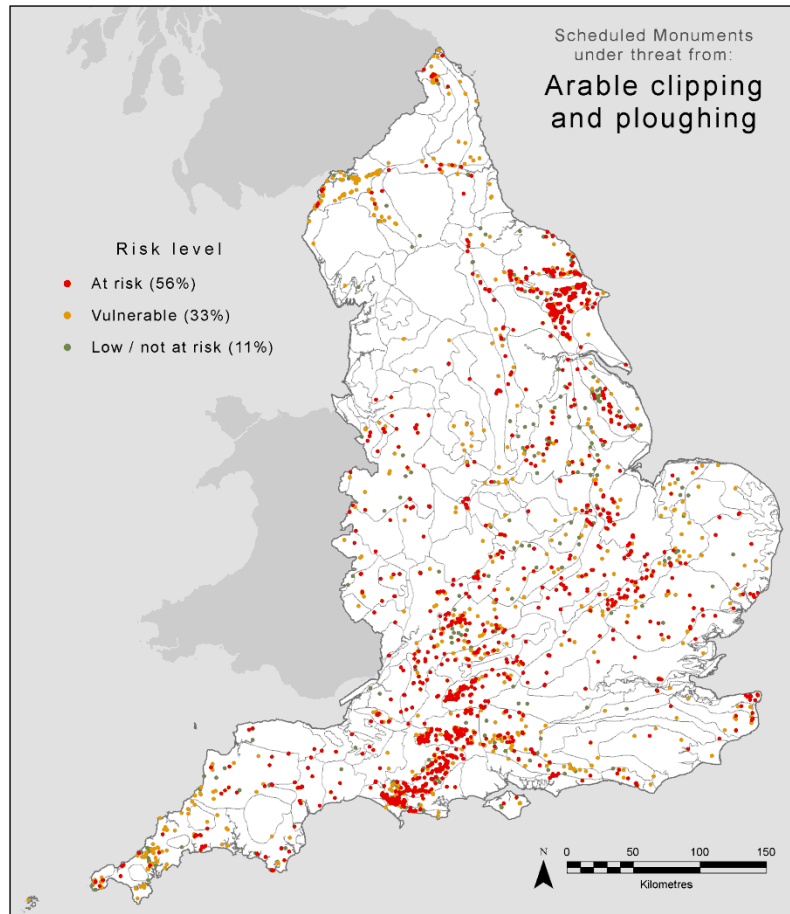
Map 1 European Landscapes (J. Meeus, from EEA, 1995)

# Ancient monuments and agricultural change

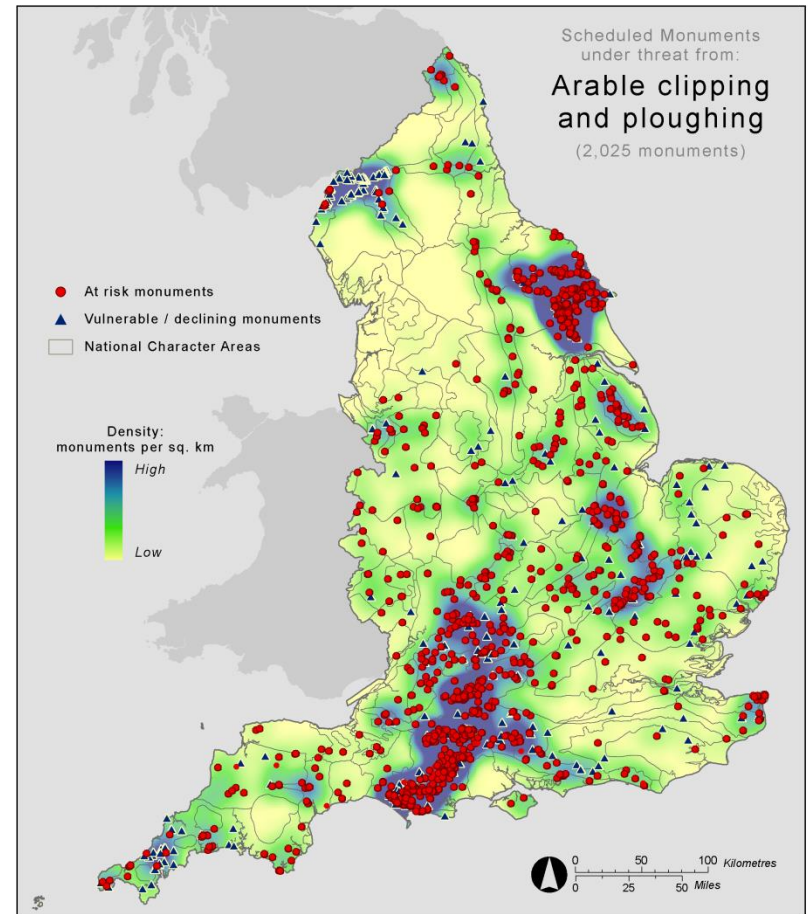




# Arable clipping and ploughing

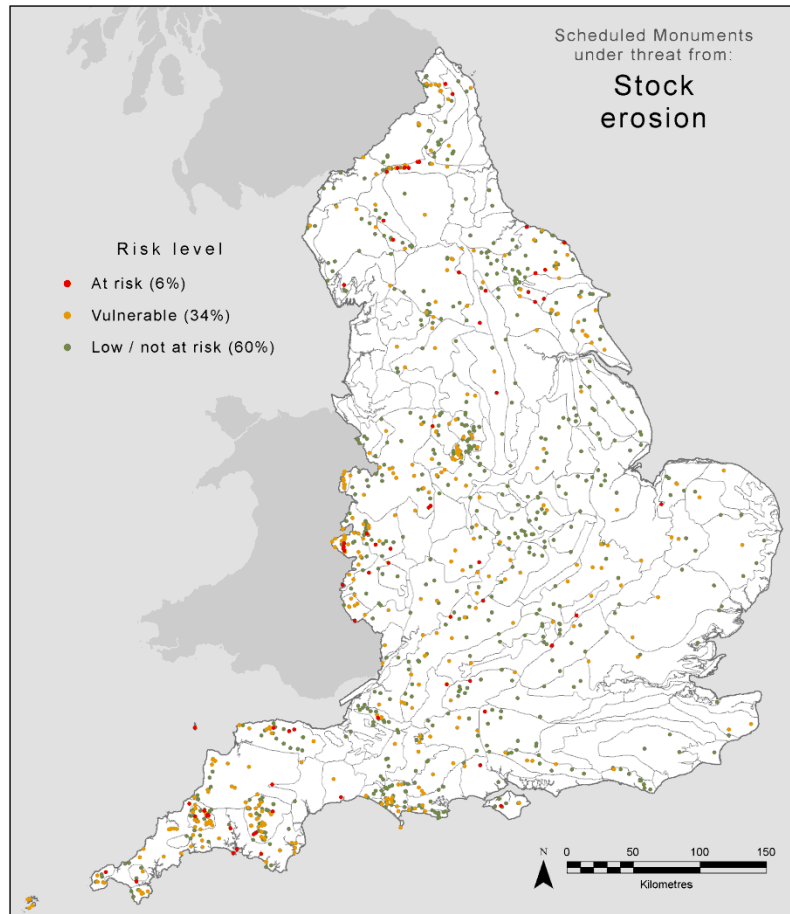


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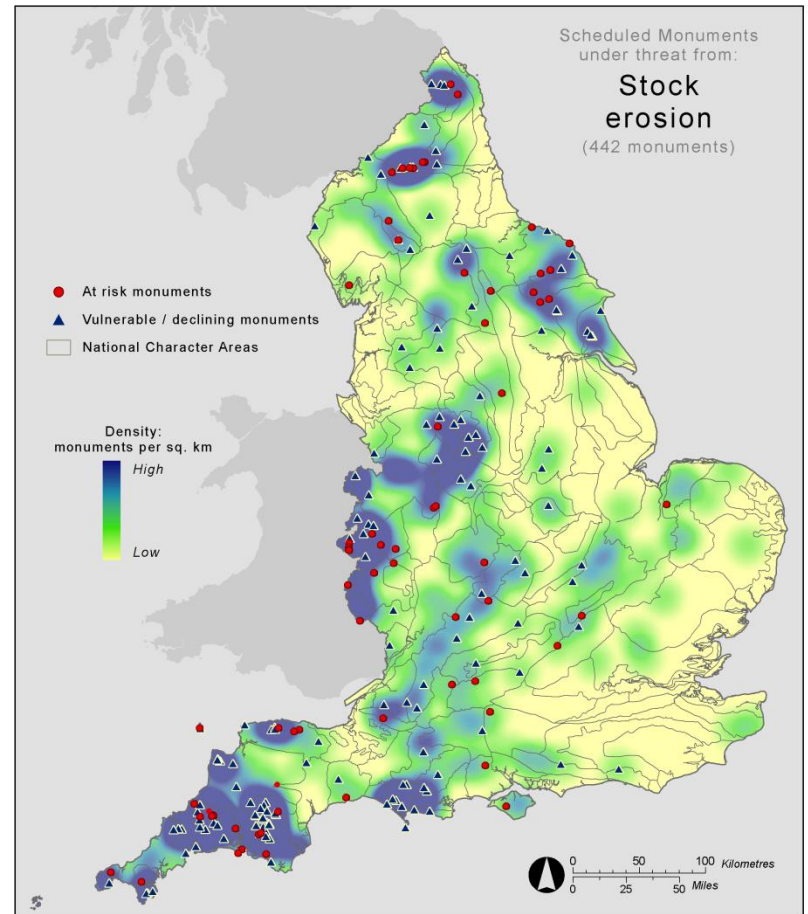


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# Stock erosion



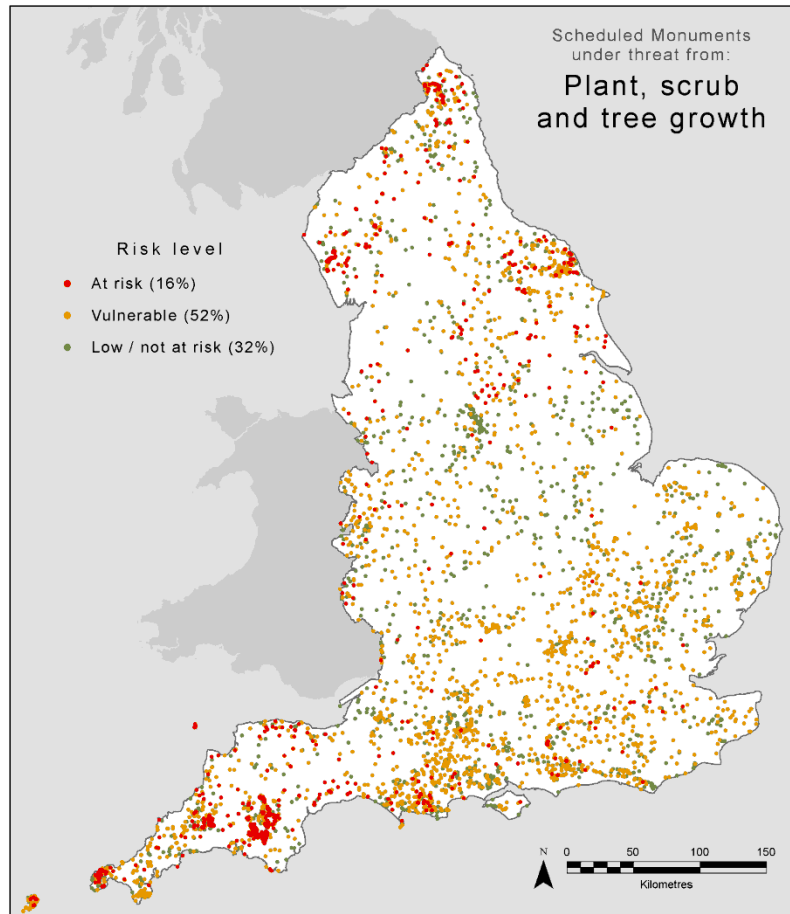
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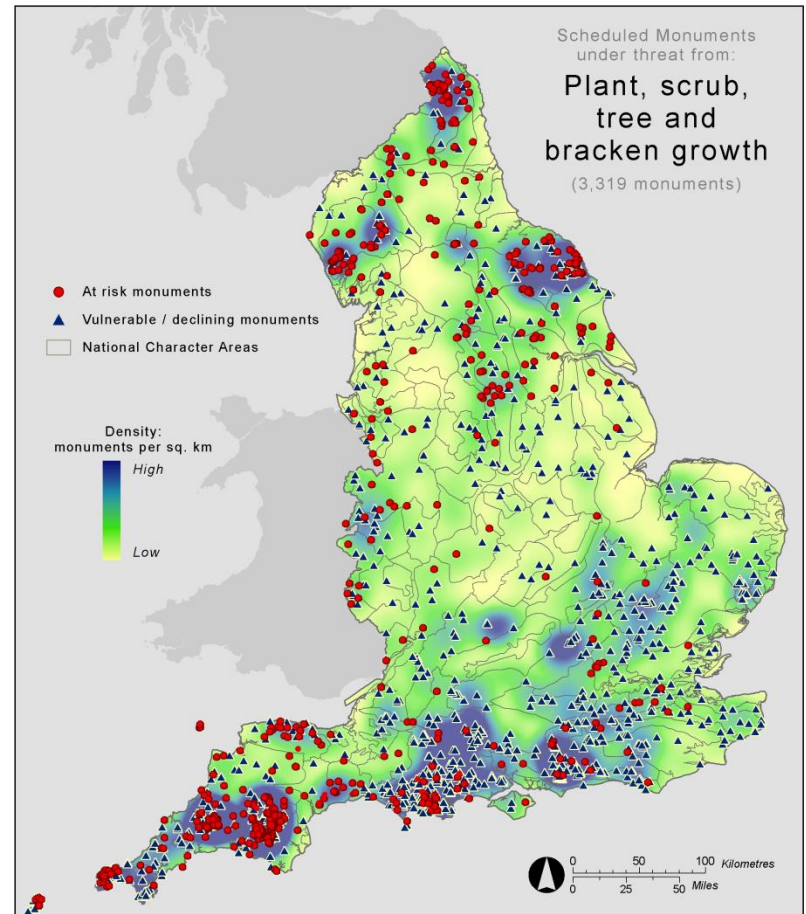
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# Plant, scrub, tree and bracken growth



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# West Penwith

## WEST PENWITH

- **SEO 1:** Conserve, manage and increase understanding of the valuable and interlinked geological and cultural heritage assets including the mining legacy, recognised as part of a World Heritage Site, the distinctive granite tors, prehistoric and Bronze Age remains, the unique Cornish hedges and, which combined produce a unique historic and cultural landscape acknowledged as being of international importance.
- **SEO 2:** Manage, restore, link and enhance the area's rich mosaic of rare and endangered wildlife habitats, enhancing and extending their range where appropriate, whilst encouraging sustainable agricultural practices which contribute to the soil quality, water quality and habitat condition, as well as the local economy.
- **SEO 3:** Conserve the distinctive landscape and settlement character, strong sense of history, high tranquillity levels and long coastal views to the Isle of Scilly and beyond which have led to the area's designation as an AONB;
- **SEO 4** Sustainably manage the high visitor pressure associated with this distinctive landscape to ensure the numerous recreation opportunities such as the SW Coastal Path and high quality beaches continue to be enjoyed by the local community and visitors and develop volunteering opportunities for visitors.

## Under SEO 1

- Conserving and interpreting archaeological earthworks and sub-surface archaeology, whilst recognising the potential for undiscovered remains, in recognition of the area's importance for one of the highest concentrations of archaeological artefacts in western Europe

## Under SEO 2

- Managing, establishing and sustaining appropriate grazing levels on the central moorland and along coastal heath to maintain the existing balance of open habitats, for example by establishing viable populations of hardy livestock breeds suited to the conditions of the landscape and the requirements of the heathland habitat.

*The mix of types of agricultural practices within the area (Vegetables, roots, flowers, stock and dairy), has been maintained but the overall number of holdings has decreased. The area is still dominated by extensive cattle and sheep grazing on permanent pastures and rough moorland areas. A significant shift towards arable production has occurred since 2000 and the number of dairy units continues to decrease.*



# Dorset Downs

- SEO 1 Plan and manage for a change in the management of the agricultural landscape. Encourage and support business choices which balance food production with protecting soils and water, enhancing ecosystems (particularly those associated with semi-natural grasslands) and restoring ecosystem services.
- SEO 2 Manage and enhance the historic character of the NCA, including the rich assemblage of settlement and field patterns, heritage features including prehistoric assets and the patterns of woodland and vegetation that gives the NCA its sense of a place.
- SEO 3 Manage and enhance the recreational and educational potential of the NCA in a way which makes the links between landscape, settlement and land use, and ecosystems and the services they provide. Striving to heighten people's enjoyment and understanding, and their ability to take positive informed action to enjoy and conserve their surroundings.

## Under SEO 1

- Restoring and re-creating important areas of semi-natural calcareous grassland and broadleaved woodland to increase their resilience and function as an ecological network, using the Lawton principles of more, bigger, better and joined habitats.
- Identifying key potential impacts of climate change upon grassland and woodland habitats and target climate change adaptation actions.

## Under SEO 1

Articulating the links between prehistoric and ancient landscape features and the ancient calcareous grassland habitats they are often located within. Identify locations where the setting and presentation of historic assets can be enhanced through re-establishing species-rich grassland.

*Rise in arable crops and decline in dairying. During 2000-2009 the numbers of principal farmers fell by 143, full time workers by 167 and casual workers by 61, while salaried managers rose by 32 to 159.*

# Farmsteads





## Where were we?

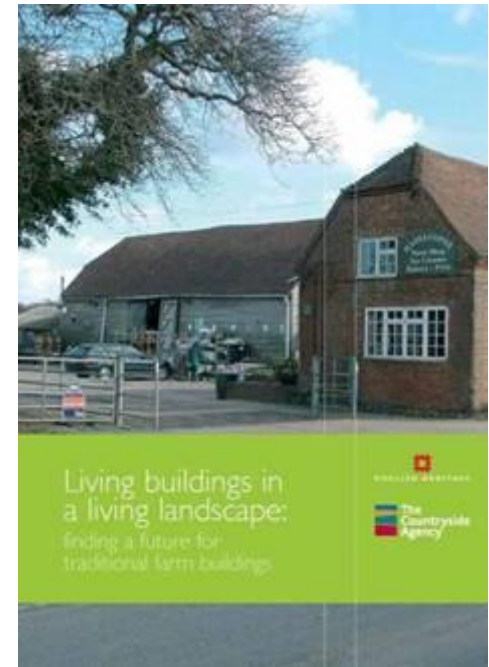
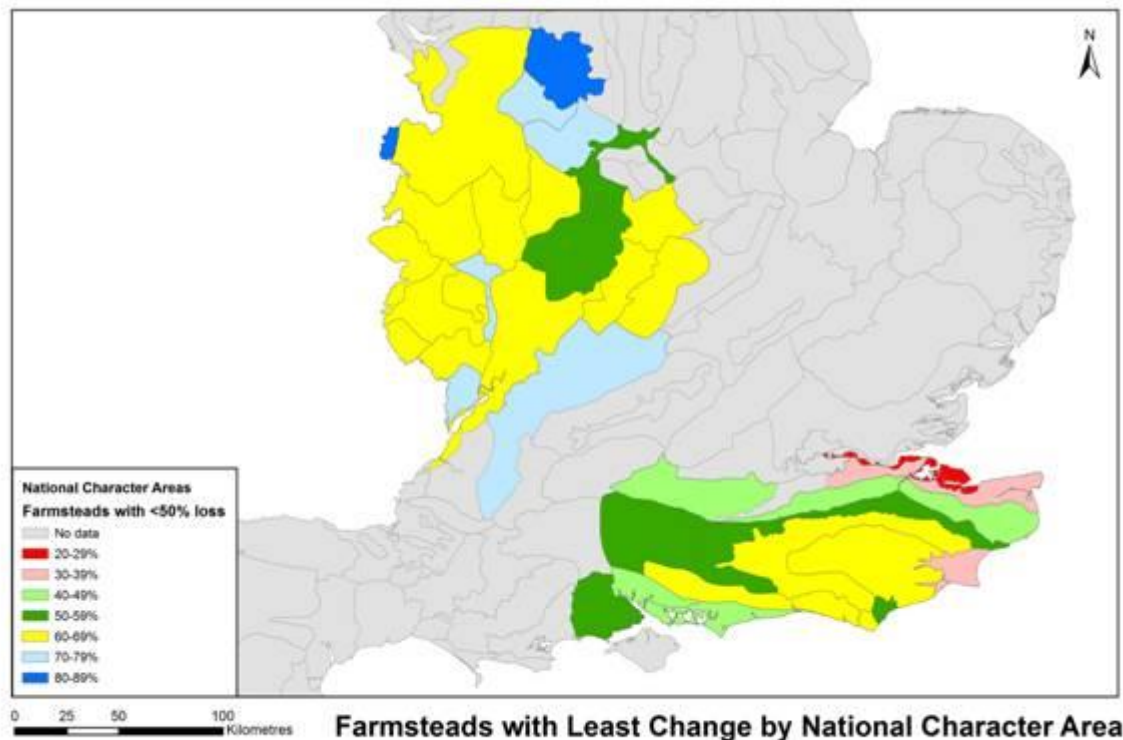
- Very poor evidence base
- 1993 Policy statement
- Presumption against residential conversion
- Reflected in a significant number of local plans
- No evaluation of the policy

## Where we wanted to be

- An updated policy framework which:
- Is evidence-based
- Is founded on an evaluation of previous policy
- Recognises the reality of modern agriculture
- Is more responsive to regional and local variation – works with and from the landscape context



The significance of traditional farmsteads and their buildings as assets which contribute to local distinctiveness and to rural economies and communities.



... The significance of traditional farmsteads and their buildings as assets which contribute to local distinctiveness and to rural economies and communities. Most will be significant because they contribute to the local scene



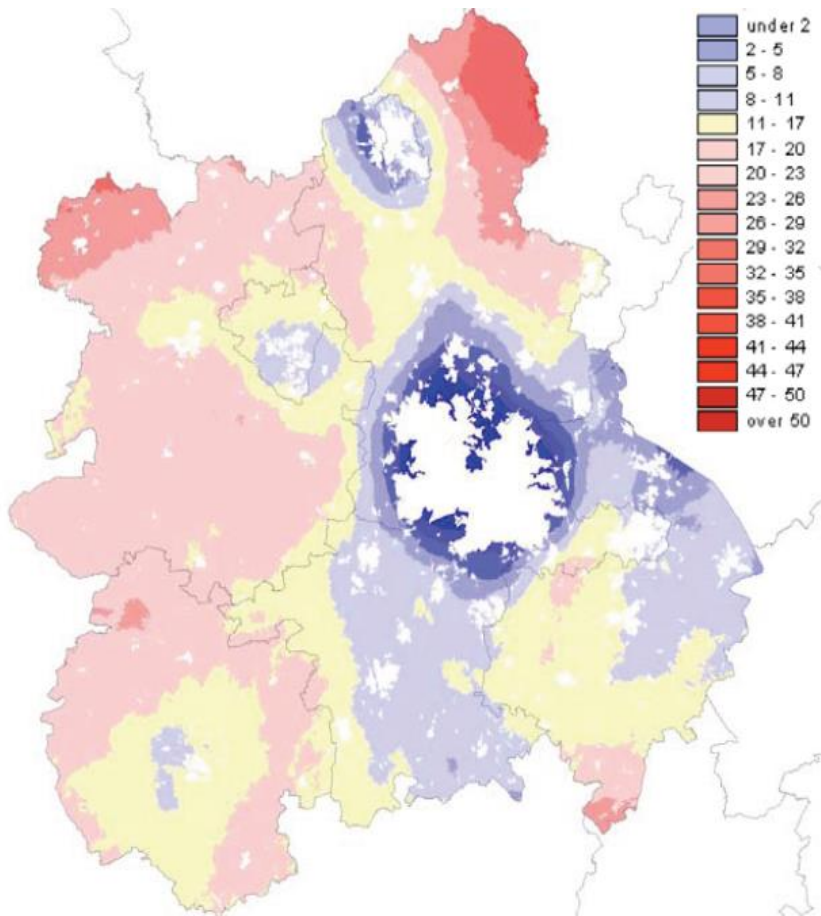
- They have traditional buildings
- And/or they have retained their traditional form.



- **THIS IS ESPECIALLY THE CASE IN UPLAND AREAS**



# Change and Use in the West Midlands



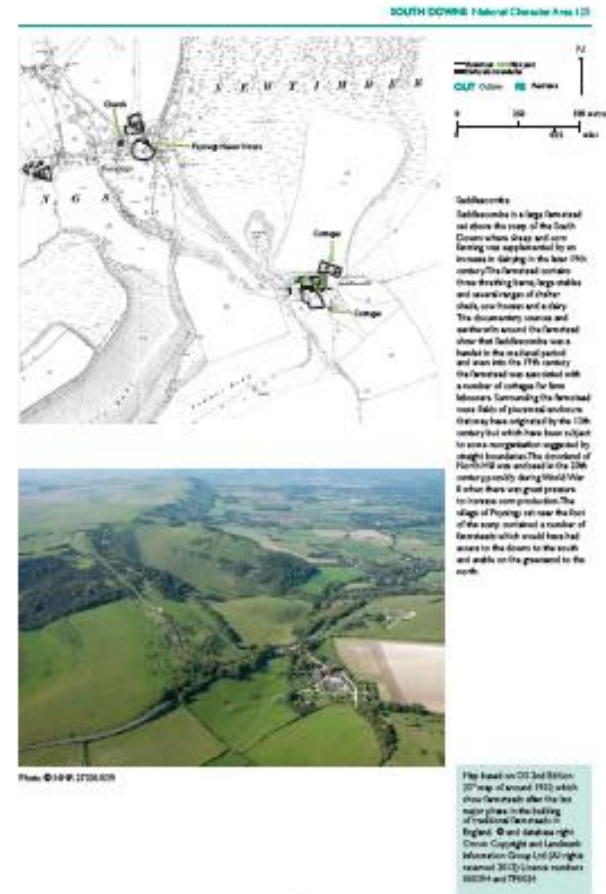
- 88% of traditional farmsteads from around 1900 retaining some or all of their working buildings.
- A very low proportion (under 20%) of surviving traditional farmsteads are designated as national assets.

WEST MIDLANDS FARMSTEADS & LANDSCAPES PROJECT

Summary Report



# National and Local Guidance



# Area and site assessment

## WILTSHIRE AND SWINDON FARMSTEADS GUIDANCE

### PART 1

### FARMSTEADS ASSESSMENT FRAMEWORK



CONSULTATION DRAFT  
JULY 2013

#### EXAMPLES OF SITE ASSESSMENT SUMMARIES

A plan can identify any distinct areas into which the farmstead can be subdivided, and be cross-referred to photographs and a list of the buildings on site. This will help keep the text short and focused. The report and plan can then be used and deepened as required later in the planning process.

#### EXAMPLE 1: A MEDIUM-SCALE COURTYARD FARMSTEAD

**Summary**  
This is a loose courtyard farmstead with at its core a group of buildings set around a yard, which was extended with a new shed and separate access to the north in the late 20th century.

#### Site and management issues

1. Site boundary, ownership and use. The farmstead is in single ownership and all the buildings are now redundant/redundant for modern farming purposes.
2. Site access and services with the historic access off a minor lane to the south.
3. Designations. There are no designations – none of the buildings are listed and the site is not in a character area.

#### Historic character

##### Setting

- The hedgerows to the site boundary link to similar hedgerows and blocks of woodland in the surrounding landscape.
- There is a view into the yard from the lane with the barn being most prominent and the upper storey of the farmhouse clearly visible above the cow house.

#### The farmstead and its buildings

This is identified as a medium-scale loose courtyard plan with detached buildings set around a yard. The farmhouse is set to the west of the historic farmyard, which has detached buildings to three sides of a yard that is open to and faces south. The traditional barn, stable and shelter shed are typical for the area.

The whole site clearly divides into the following areas:

- Area 1 The mid-19th century house, which faces south towards the lane and into its own garden area.
- Area 2 The historic farmyard and buildings. This survives as a loose courtyard plan with traditional buildings to the north and east of the yard built of greensand with pantile and slate roofs. To the west is a mid-20th century cow house built in industrial



brick with a corrugated iron roof, on the footprint of an earlier building.

- Area 3 North of the yard is a modern working area, with an industrial shed and separate access from the A-class road to the north. Historically, this area probably served as a stock yard.

#### Significance

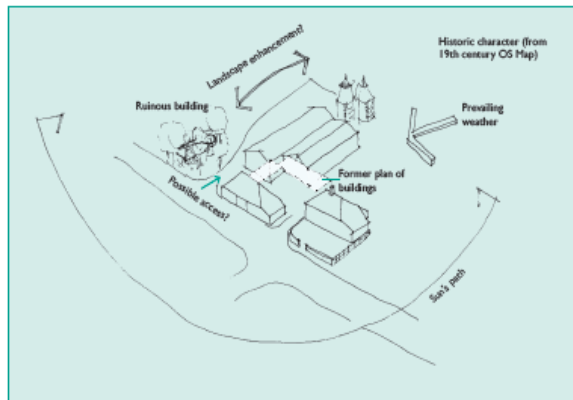
- The core historic farmyard (Area 2) retains the overall form of a traditional courtyard farmstead, and the farmstead clearly forms part of the enclosed landscape within which it developed.
- None of the buildings are listed.
- The farmhouse, barn, stable and shelter shed all pre-date 1900 and are typical of the area.
- Materials represent the local vernacular and the buildings may be considered as potential local heritage assets.



# Design guidance

‘Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment... including .... replacing poor design with better design.’ (para 9)

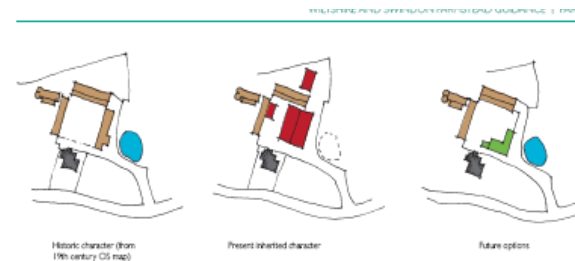
Use an understanding of the plan form of the farmstead, and how it has changed, to inform the siting of new buildings that are sensitive to and enhance the historic character of the site.



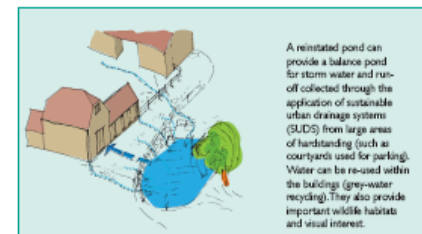
A detailed site appraisal should carefully consider all the assets on the site and the opportunities for change on a site. The planning of new/replacement buildings should be based on a sound understanding of the context. The site appraisal should consider:

- The maximizing of orientation to take advantage of natural resources (for example the sun's energy).
- Existing and potential access (for existing, proposed and retained uses).
- Potential for enhancement to landscaping.
- Opportunities to re-instate or replace ruinous or missing buildings.
- The potential removal of modern buildings.
- Opportunities to improve the setting of heritage assets.

In undertaking the site appraisal the designer must have regard to the traditional farmstead type and its scale, which is illustrated on the following page.

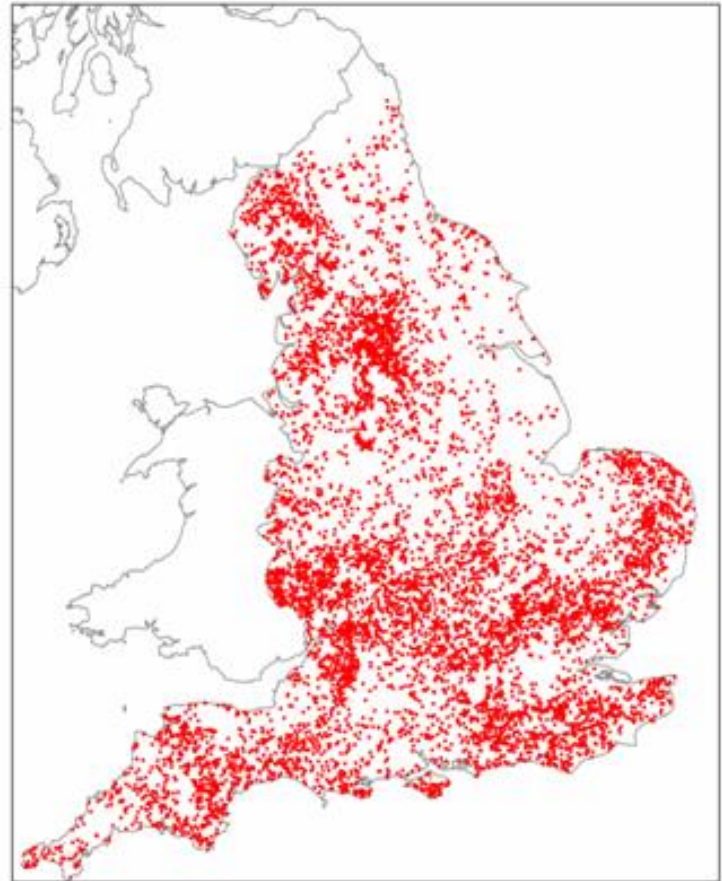


An understanding of the present historic character of the site, and the extent to which it has retained or lost its historic form, can be used to inform the siting of new buildings. If these are approved, subject to local plan policy and pre-application discussion. The drawings above show how, in considering options for the demolition of modern buildings (in red) and their replacement with a new building, consideration of its siting (in green) can be informed by understanding of its historic character as a courtyard plan with working buildings to three sides of the yard.



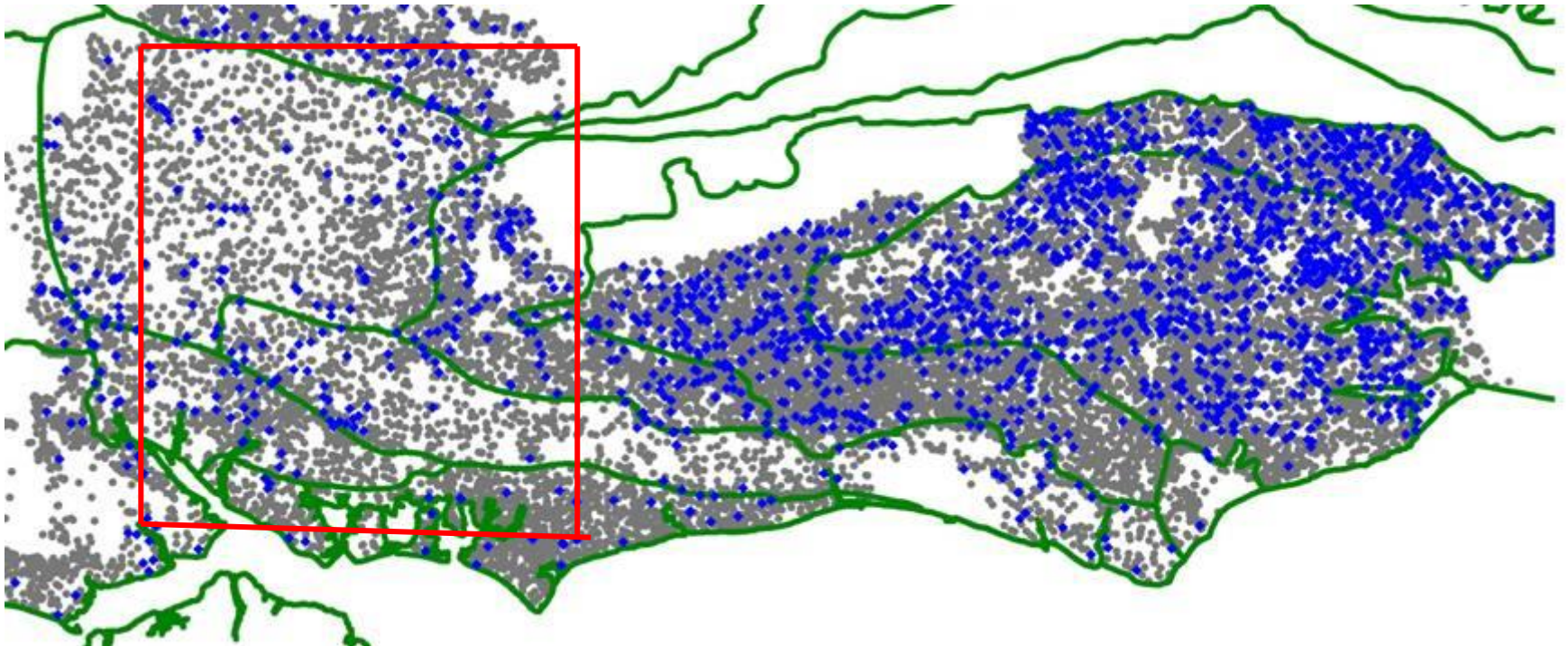
# 1750-1550

Development of regional and local markets and of specialist landscapes/farmsteads as well as mixed farming.



# Patterns at a Landscape Scale

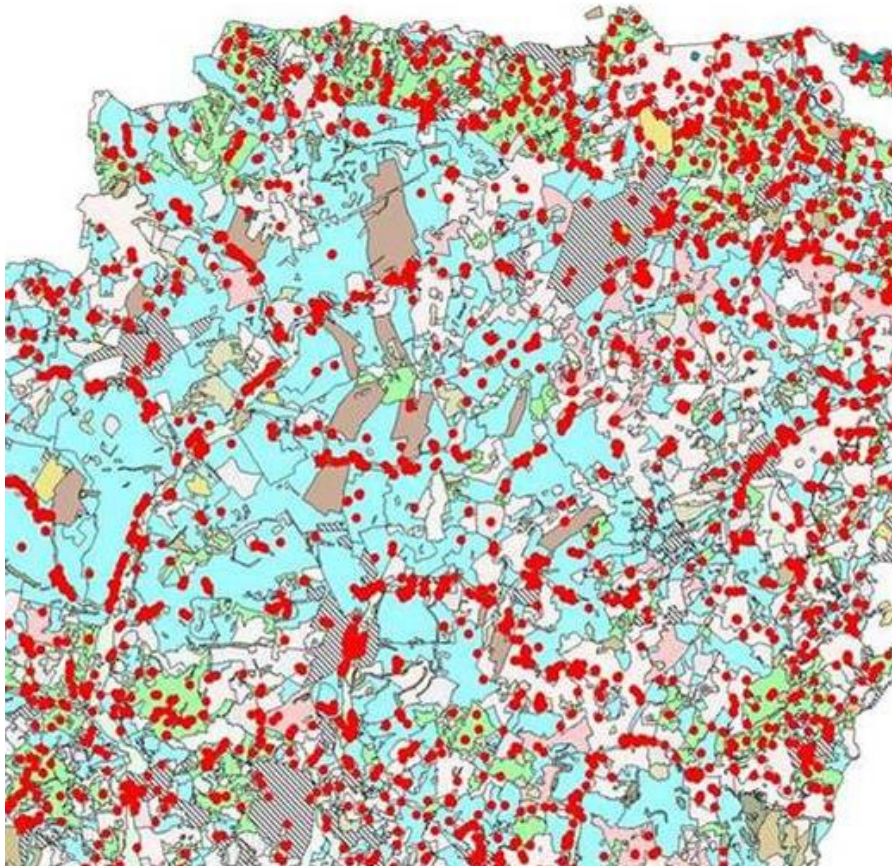
Pre-1600 buildings and ancient enclosure/dispersed settlement



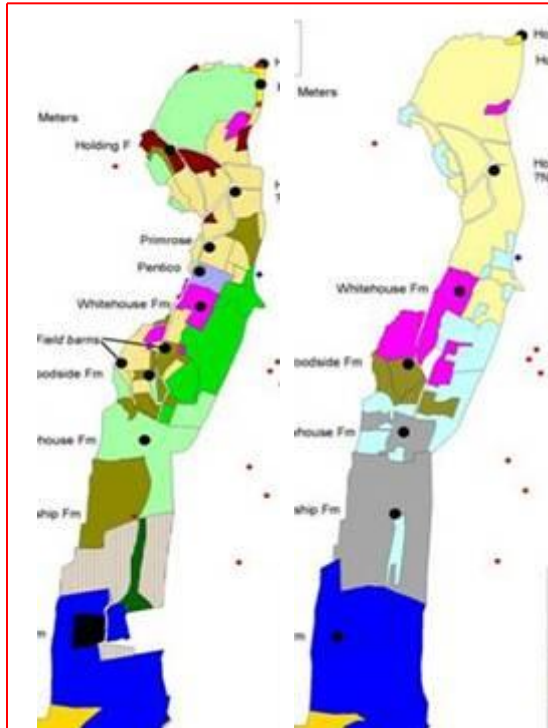


# Hampshire

Inherited farmstead character and farmstead change - pre-1750 survival



# Inherited Landscapes and Change



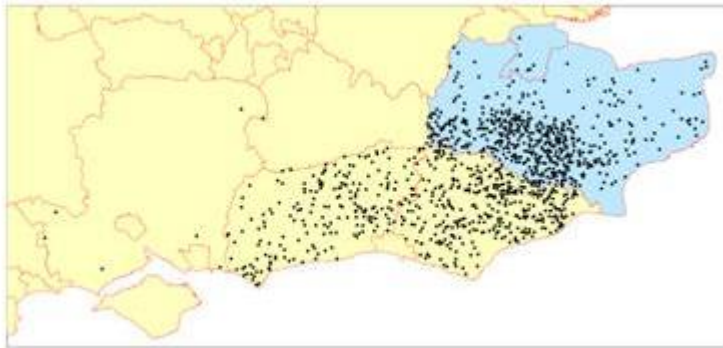
**Absolute loss  
1750-1850**

**Relative loss  
from 1950**





# Patterns





## Future Directions

- Develop the integration of historical/archaeological data at landscape scale – expanding our county-based HLC to provide regional, national and even international overviews
- Develop the concept of landscape as the meeting place for different disciplines: archaeologists, historians, environmental scientists, landscape architects, spatial and economic planners – all those concerned with the sustainable management of landscape
- Using an understanding the whole NCA's historic landscape character, the result of how human and natural factors interacted over millenia, as a framework for sustainable development and enhancing biodiversity.
- Protect and appropriately manage the historic environment, for its contribution to local character and  
  
and as a framework for habitat restoration and sustainable development.

