

# KENT FARMSTEADS GUIDANCE

## PART 7 GLOSSARY



## THIS COMPRISES PART 7 OF THE KENT FARMSTEADS GUIDANCE

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

### PART 1 HISTORIC FARMSTEADS CHARACTER AND ASSESSMENT FRAMEWORK

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

1. a **Farmsteads Summary Guidance** which summarises the planning context and the key principles to inform the sustainable development of farmsteads – understanding their character, significance and sensitivity to change
2. a **Site Assessment Framework** which will help applicants identify the capacity for change and any issues at the pre-application stage in the planning process, and then move on to prepare the details of a scheme.

### PART 2 PLANNING CONTEXT

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

### PART 3 KENT FARMSTEADS CHARACTER STATEMENTS

Fully-illustrated guidance on the character and significance of Kent farmsteads, for use in individual applications and detailed design work, for the preparation

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

of area guidance and for those with an interest in the county's landscapes and historic buildings. The guidance is presented under the headings of: Historical Development, Landscape and Settlement, Farmstead and Building Types and Materials and Detail.

### PART 4 CHARACTER AREA STATEMENTS

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

### PART 5 KENT FARMSTEADS DESIGN GUIDANCE

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

### PART 6 RECORDING AND RESEARCH GUIDANCE

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

### PART 7 GLOSSARY

This is a glossary of terms to aid the user.

**NOTE. THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMATS AND CAN BE EXPLAINED IN A RANGE OF LANGUAGES. PLEASE CALL KENT COUNTY COUNCIL'S REGENERATION & ECONOMY'S PROJECT SUPPORT TEAM ON 01622 221866 FOR DETAILS.**

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**Aisled barn** A barn in which a central space is separated from side aisles by posts and braces.

**Assart/assarting** The removal of trees to extend or create farmland and settlement, usually reflecting land grants and tenancy arrangements in the medieval period. The result is small-scale and irregular fields.

**Arable Land** cultivated for the growth of crops.

**Barn** A building for the storage and processing of grain crops and for housing straw, farm equipment and occasionally livestock and their fodder.

**Bay** From the medieval period, the unit of reference in timber-framed and mass-walled buildings became the bay, the distance between principal roof trusses. These bays could also mark out different areas of storage within barns and other buildings.

**Boiling House** A building, or part of a building, for the boiling and preparation of animal feed, usually attached to pigsties.

**Bronze Age** Period of human history from (in NW Europe) approximately 2000–900 BC

**Calf house** A building, or part of a building, for housing calves. Resembles a cow house or loose box, usually to a smaller scale.

**Cart shed** A building for housing and protecting from the weather, carts, waggons and farm implements, often open-fronted.

**Cattle housing** A structure providing secure housing for cattle. See covered yard, cow house, hemmel, linhay, loose box, ox house, fodder and root store, shelter shed.

**Cattle yard** A yard for cattle that has access to working buildings, usually cow houses, shelter sheds and barns.

**Chaff house** An area within a building (usually the barn or stable) for storing husks from the grain crop (chaff), after it has been threshed and winnowed in the barn, for use as animal feed.

**Cheese room** A room for storing cheese, in a loft above the dairy or in the attic of the farmhouse.

**Churn stand** A stand for milk churns, often built at the farm gate to save the milk cart or lorry from having to come to the farmstead.

**Cider house** A building, or part of a building, for the milling and pressing of cider apples to produce cider (or pears for perry) and for storing the drink in barrels.

**Combed wheat reed** A method of thatching in which all the stems of the straw are not bruised or crushed as with longstraw, and where the straw is

laid in the same direction with the butts (or ends) down. The finished roof thus resembles reed thatch rather than longstraw.

**Combination Barn** A threshing barn that also houses farm animals and also granaries, carts and other functions.

**Coping** Usually flat stones but sometimes bricks laid on the top of a wall to prevent water getting into the core of the wall: for example, on the top of a gable wall of a building where the roofing material abuts the gable wall rather than covers it.

**Courtyard plan** A farmstead where the working buildings are arranged around a yard. See loose courtyard plan and regular courtyard plan.

**Covered yard** A covered yard for the shelter of cattle that is attached to a building. They were first used on planned and model farms of the 1850s to 1870s. They became increasingly common from the 1880s when former open yards were roofed over with timber or metal-framed superstructures.

**Cow house** A building in which cattle are normally tethered in stalls.

**Croft** An enclosed piece of land adjoining a house.

**Dairy** A detached building, or more often a room within the farmhouse, used for the cool storage of milk and its manufacture into butter and/or cheese.

**Daub** A mixture of clay and straw applied to the wattle infill of timber-framing to make a wall.

**Deer park** A large park for keeping deer. In the medieval period the prime purpose was for hunting and as a display of status.

**Demesne farm** A manorial farm managed directly as opposed to land within the manor farmed by tenants.

**Dispersed plan** A farmstead where the buildings and yards are loosely arranged, with no focal yard.

**Dispersed cluster plan** A dispersed farmstead where the farm buildings and farmhouse are loosely grouped within the boundary of the farmstead.

**Dispersed driftway plan** A dispersed farmstead where buildings and yards (regular or loose courtyard in their form) are sited alongside a routeway.

**Dispersed multi-yard plan** A dispersed farmstead where buildings are arranged around two or more scattered yards, which can be loose or regular in their form.

**Dispersed settlement** Settlement that consists of scattered, isolated farmsteads and small hamlets. These can be high in density, especially

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in areas with small farms, or low in density as in landscapes historically farmed from villages. Most isolated farms are associated with the breakdown of communal farming and the resiting of farmsteads amongst newly enclosed fields.

**Dovecote** A building or part of a building, usually placed at a height above the ground, used to house doves and pigeons with openings and provision inside for roosting and breeding.

**Downland** The higher land of the chalk areas of the country. These areas typically had a poor, thin soil and were the preserve of sheep which grazed on the extensive, unenclosed areas. This form of management suppressed the growth of scrub and allowed a rich flora to establish.

**Dutch Barn** An iron-framed, open-fronted building for the shelter of hay or corn. They typically date from the late 19th to the mid-20th centuries.

**Enclosure** Enclosed land. Enclosure of land may have occurred at an early date – possibly medieval and in a few rare cases as far back as the prehistoric period. In other areas open fields or common land were enclosed either by agreement or, in the 18th and 19th centuries, by act of parliament.

**Fallow land** Land left uncultivated, allowing it to rest. In a 3-field open field system one field was left fallow by rotation each year.

**Farmhouse** The main dwelling house of a farm, it can be either separate from or attached to the working buildings. The house can either share the main elevation with the working buildings or may face in a different direction, commonly into a garden area.

**Farmstead** The homestead of a farm where the farmhouse and some or all of the farm buildings are located.

**Field barn** An isolated barn, cow house or shelter shed with a hayloft. Typically found in areas where farmsteads and fields were sited at a long distance from each other.

**Fold yard** A term frequently used for a cattle yard.

**Forge** Iron-working forges served the blacksmithing needs of farming and rural communities, and were also built on large estate farms.

**Fowl house** See poultry housing

**Goose house** A structure providing secure housing for geese.

**Granary** A building, or first-floor room in a building, for the dry and secure storage of grain after it has been threshed and winnowed.

**Grange** An outlying farm or estate, usually belonging to a medieval religious order or feudal lord. Specifically related to core buildings and structures associated with monastic land holding. Use specific term where known.

**Half-hipped roof** A roof in which the gable wall rises above the height of the eaves but does not extend to the apex.

**Hay barn** An open-fronted building for the dry and well-ventilated storage of hay.

**Hay loft** Storage for hay above cart shed, cattle housing or stables.

**Hemmel** A small roofed shelter for cattle without tethering point or stalls, but with a small yard attached. Mostly found in north-east England.

**Hen house** A structure providing secure housing for hens. See poultry housing.

**Hipped roof** A roof with slopes at the gable ends of equal or similar length to the side slopes. The gable walls do not rise up to the apex but are of similar height to the side walls. The top ends of the rafters that do not extend to the ridge are carried on a hip rafter.

**Hop kiln** In the West Midlands a building in which hops are dried and stored. Known as an oast or oast house in south east England.

**Hop pickers' hut** Building for the accommodation for temporary workers employed in the 19th and 20th centuries to pick hops.

**Horse engine house** A round or polygonal building containing a horse engine used for powering threshing and other machinery; typically found projecting from barns.

**Irregular enclosure** Patterns of fields of variable size and form, lacking any form of overall planning and generally reflecting a piecemeal or erratic process of creation. May date from the prehistoric to the post-medieval periods, but are invariably pre-18th century. They are often associated with dispersed settlement, commons and greens.

**Iron Age** Period of human social development crudely defined by the use of iron tools and weapons between about 1000 BC and the beginning of the Roman Conquest of Britain in AD 43.

**Horse yard** A yard for horses that is attached to a stable range.

**Kiln** A furnace or oven for burning, baking or drying. See corn-drying kiln, hop kiln, maltings.

**Kitchen** A detached building sited close to the house that may have

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originated as a dairy or – often in the 16th and 17th centuries – as a detached kitchen for brewing, baking and other purposes.

**L-plan (house attached)** A farmstead where the farmhouse and working buildings are attached and in-line. They can comprise the extension of linear plan farmsteads.

**Lean-to** A building, usually a later addition, which is constructed against the side of a larger building. Lean-tos typically have a mono-pitch roof. See Outshot.

**Linear plan** A farmstead where the house and working buildings are attached and in-line.

**Longstraw thatch** Term used to describe a thatching method where the ears and butts of the straw are mixed. The stems of the straw are bruised and crushed and the result is a generally looser coat than combed wheat reed or water reed. The appearance of the roof is quite different from combed wheat reed and water reed, with a much thicker covering of straw.

**Loose box** A separate compartment, with its own door, for fattening cattle and sometimes housing bulls.

**Loose courtyard plan** A farmstead where mostly detached buildings have developed around four sides of an open cattle yard.

**Malthouse** A low-ceilinged building for the malting of barley before brewing, specifically for the germination of the crop on malting floors and then drying in a kiln.

**Meadow** A field maintained for providing grass for grazing and for making hay.

**Medieval** Broadly speaking the period from the emergence of the English settlements in the 7th century through to the Dissolution and Reformation in the early 16th century. It is more commonly used to define the period following the Norman Conquest. The term early medieval is often used to cover the period of Norse, Danish and Anglo-Saxon settlements from the 7th century to the Norman Conquest.

**Mesolithic 'The Middle Stone Age'** A period of human development which saw the spread of hunter-gather communities across north west Europe after the end of the glaciation (c 8000–4000 BC).

**Midstrey** Term used in southern England and East Anglia for the projecting porch to a barn.

**Mill** A building for the milling of corn to flour.

**Mud and stud** A type of earth walling that uses an inner core of timber stud walling. It is found in parts of Lincolnshire, Nottinghamshire and Leicestershire. Many examples of this walling technique may survive behind later brick skins.

**Mixing house** A building, usually part of another building and located close to the cattle yard, where grain, cake and roots for animals would be prepared for animal feed.

**Neolithic 'The New Stone Age'** The period of human societal development characterised by the introduction of agriculture and use of stone tools, spanning the period 4000–2000 BC.

**Nucleated settlement** Settlement pattern consisting mainly of villages with relatively few isolated farmsteads or hamlets. Large, nucleated, villages are concentrated in a central band running from Northumberland southwards to Somerset and Dorset.

**Open-field system** A system in which farmland was held in common with the strips of individual farmers intermixed across several fields, in origin varying in date from the 9th century or even earlier to as late as the 17th century (in northern Northumberland). Open-field systems rarely had hedges between strips or fields. Over time the strips were usually consolidated and eventually enclosed. Enclosure of open fields results in characteristic field patterns where the boundaries form an elongated reversed 'S'.

**Oast or oast house** In south-east England a building in which hops are dried and stored. In the West Midlands they are known as hop kilns.

**Outfarm** A complex of buildings set within the fields away from the main farmstead, usually including a barn for corn and/or hay and cattle housing set around a yard.

**Outshot** A building or lean-to, usually a later addition, which is constructed against the side of a larger building.

**Ox house** A building, or part of a building, for housing draught oxen.

**Pantiles** Clay roofing tiles with a wavy profile. They originated in Holland and became popular along the north-east coast. Also made in Somerset.

**Pastoral farming** Farming system based predominantly on the rearing or fattening of stock. Pastoral areas are usually predominantly grassland but in some areas arable cultivation was also important, providing fodder crops for the animals as well as corn crops for domestic use.

**Parallel Plan** A farmstead, often of linear plan, where the working

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buildings are placed opposite and parallel to the house and attached working buildings with a relatively narrow space between.

**Piecemeal enclosure** The enclosure of areas of land field by field, possibly through assarting, as opposed to the wholesale enclosure of large tracts of land and the creation of large field systems.

**Piggery** A structure providing secure housing for pigs.

**Pigsty** An enclosure for pigs that includes a covered pen and yard.

**Portal-framed shed** Mass-produced iron-framed shed usually clad in metal sheeting.

**Poultry housing** Structure providing secure housing for poultry.

**Quoin** The stones or brickwork set at the corner of a building. In areas of poor-quality local building stone the quoins would be made out of bricks or a better-quality stone that could be worked square.

**Rams' pens** Cubicles for housing rams, resembling pigsties with their own yard but slightly larger.

**Regular Courtyard plans** A farmstead where mostly interlinked buildings are set around an open yard.

**Regular enclosure** Rigorous rectilinear field system introduced over previously unenclosed land or to supersede earlier irregular enclosures. Mainly associated with the period of agricultural improvements from 1650, and especially from 1750.

**Rick yard** A yard, usually sited close to the barn, in which the harvested corn crops could be stored in ricks or stacks to await threshing. The ricks would be built on raised platforms to protect the grain from rodents and thatched to protect from rain. Also known in northern England as a stack yard.

**Ridge and furrow** Long, parallel ridges of soil separated by linear depressions, caused by repeated ploughing using a heavy plough. They were characteristic of open field systems, and mostly survive in central England.

**Root store or root house** Room or clamp for storing root crops.

**Row plan** A farmstead where the main working buildings are attached in-line and form a long row often facing a series of yards.

**Shelter shed** Open-fronted structures for cattle facing onto cattle yards.

**Silage clamp** An airtight container for the storage of freshly cut grass and its conversion into silage.

**Silage tower** A tower for the airtight storage of freshly cut grass and its conversion into silage.

**Smallholding** The smallest scale of farmstead, associated with subsistence farming combined with by-employment in industry. Smallholdings are usually found grouped together around areas of common land.

**Stable** A building, or part of a building, for housing horses or working oxen, storing and maintaining their tackle and sometimes housing farm workers.

**Staddle stone** Staddle stones usually comprise two stones: an upright column that is capped by a circular stone of larger diameter, typically with a rounded top, together forming a mushroom shape. Staddle stones prevented rodents climbing up into granaries, ricks and staddle barns.

**Stall** A standing for a cow or horse within a byre or stable. Stalls are usually divided by wooden or stone partitions to prevent animals biting and kicking each other.

**Tar Tank** A vessel used to hold the hot tar that was used to preserve hop poles from rot in advance of the invention of Creosote.

**Threshing barn** A barn usually containing a single, central threshing floor and bays for storing the threshed corn.

**Tithe** A barn used for the storage of tithes. The tithe was the payment of a tenth of crops and produce paid to the Rector of the church for his maintenance. Payment in kind was generally changed to a cash payment in the mid-19th century although this occurred earlier in some parishes.

**Watermeadow** A valley-floor meadow that was subject to controlled flooding using a system of drains and sluices to encourage early grass growth, providing spring food for sheep. The flooding brought nutrients onto the land, improving hay crops.

**Wattle** An interwoven panel usually made from hazel used to infill timber framing. Wattle could be covered in daub or left uncovered if more ventilation was required.

**Well house** A building over well housing machinery for raising the water.

**Wheel house** See horse engine

**Workers' house** A house for farm workers and their families.

**Yard** An area enabling general movement and access to the farmhouse and working buildings and for livestock, the storage of harvested crops, timber and other products.