

Little Barford Conservation Area Appraisal and Management Plan



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1. Introduction

1.1 Why has this document been produced?

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities are, from time to time, required to consider which parts of their area have special architectural or historic interest and to designate them as conservation areas. The Council has identified the village of Little Barford as an area possessing special architectural or historic interest. The production of this document is therefore part of that process.

1.2 Consultation

The Appraisal and Management Plan has been informed by a public consultation process. An informal pre-consultation workshop event was held at St Neots Library on 5th October 2022 to invite feedback on the draft Conservation Area boundary and the Summary of Special Interest. Subsequently, a complete draft Appraisal and Management Plan was prepared and publicised for formal consultation over a four week period running from Monday 21st November to Monday 19th December 2022. A further public meeting was held on Tuesday 6th December 2022 which included a presentation of the Appraisal and Management Plan. In total, 22 responses were received. Following the consultation, the comments were collated and changes made to the draft Appraisal and Management Plan.

1.3 What is the purpose of this document?

The purpose of the Appraisal is to define the special interest of Little Barford through a detailed assessment of its buildings, landscape setting, views and spaces. The Appraisal identifies positive, negative and neutral features and spaces, and the problems, pressures and capacity for change. Its findings have been used to inform the Management Plan, which can be

found in Section 9. The Management Plan is informed by the findings of the Appraisal and is the mechanism to preserve and enhance the Conservation Area in the future. Together they will assist and guide those involved with development and changes affecting the character or appearance of the Conservation Area.

This Conservation Area Appraisal and Management Plan (CAAMP) has been produced in accordance with the Historic England guidance document *Conservation Area Appraisal, Designation and Management* (2019), as well as national and local policy and legislation.

1.4 What status does this document have?

The CAAMP is a technical document for the purposes of development control and will be a material consideration in the determination of planning applications. The Appraisal, Management Plan and Conservation Area were adopted in March 2023.

1.5 How is this document structured?

The Appraisal begins with an introduction to conservation areas and a background to policy and legislation. A summary of the Conservation Area boundary is provided in Section 3, followed by the 'Summary of Special Interest' on page 9. The location, topography and landscape of the area is discussed in Section 5, with a summary of the historic development of Little Barford included in Section 6. A spatial summary is found in Section 7, with an architectural character analysis in Section 8. Following the findings of the Appraisal, a Management Plan has been produced (Section 9) which sets out the ways in which the special interest of the Conservation Area is to be preserved or enhanced.

2. Policy and Legislation

2.1 What is a conservation area?

A conservation area is defined under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area 'of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Section 72 of the same Act requires that the desirability of preserving or enhancing the character and appearance of a conservation area is given special attention.

The National Planning Policy Framework 2021 (NPPF) states that great weight should be given to the conservation of a conservation area when determining development proposals (paragraph 199). Paragraph 190 also requires local planning authorities to set out a positive strategy for the conservation and enjoyment of the historic environment, taking into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

As per paragraph 206, Local planning authorities should look for opportunities for new development within conservation areas and within the setting of heritage assets, to enhance or better reveal their significance.

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Policy 41S of the Bedford Borough Local Plan 2030 currently outlines the Council's approach to the conservation of the historic environment and heritage assets and this strategic policy will be carried across to the Local Plan 2040 upon its adoption.

In summary, conservation areas exist to manage and protect the features that make the area unique, by combining extra planning controls and a statutory duty for the Council to consider the special interest of the area.

2.2 What does it mean to live and work in a conservation area?

Although conservation areas mean some extra planning controls and considerations, these exist to protect the historic and architectural elements which make the place special. They are most likely to affect owners who want to make external changes to their property and undertake work on trees within their property boundary.

Planning permission is required for the demolition of buildings within a conservation area, or a boundary over 1m facing a highway (2m elsewhere). There is a general presumption in favour of retaining buildings and structures that make a positive contribution to a conservation area's character and appearance, and for new development within the area to be designed to make a positive contribution to its distinctive character.

If you wish to cut down, top or lop a tree with a stem over 75mm in diameter at 1.5m above ground, you must first notify Bedford Borough

Council. If the Council considers that the works will harm the tree and it is considered to possess sufficient amenity value, a Tree Preservation Order is likely to be served.

Properties also possess fewer permitted development rights in conservation areas. Owners should check the General Permitted Development Order before undertaking works to establish whether or not express planning permission will be needed for them.

2.3 Further information

If you are considering works to your property, you should check if the Council is able to offer pre-application advice (this may incur a charge) which would provide the opportunity to discuss proposals and their acceptability prior to submitting an application. Owners may also wish to take their own professional advice prior to contacting the Council.

3. Summary of Conservation Area Boundary

Beginning at the northern edge of Little Barford village, the boundary follows the rear boundaries of 1-8 The Cottages and continues southward in a straight line until reaching a post and rail fence. It then follows the same post and rail fence as it leads westward and runs parallel to Barford Road southwards. The boundary takes in 1-4 The Bungalows and their rear gardens, before continuing southward along the fence line. North Close and South Close are included within the Conservation Area, as well as a short section of the grass verge immediately south of the access.

Here, the boundary crosses Barford Road and takes in the historic parkland. It then turns west, following the south western boundary of the Dower House's plot. The boundary then shadows a number of fences where they still exist, before following the western bank of what is likely to have been two post-medieval fishponds up to the leat at the River Great Ouse. It follows the riverbank northwards for roughly 200m before turning in a south easterly direction along the course of a small stream.

The sewage works fall outside the Conservation Area, but the boundary takes in buildings associated with Lower Farm and follows the north eastern wall of the north range until reaching Barford Road. The boundary runs north up to the northern plot boundary to No.1 The Cottages.

Map 1 The Little Barford Conservation Area, with the red line denoting the boundary.



4. Summary of Special Interest

This section encapsulates what is distinct and special about the Little Barford Conservation Area. Current guidance from Historic England identifies different ways in which an area may possess special interest, including (but not limited to) the visible effects of an area's historic development; the architectural quality of the built environment, the consistent use of materials which contribute to local distinctiveness and the contribution made by setting.

The special interest of the Little Barford Conservation Area derives from the following key characteristics:

- The survival of earthworks related to the deserted medieval settlement, alongside 19th century parkland associated with the New Manor House; all experienced in conjunction with the 12th century Church. This landscape west of Barford Road provides an insight into the development of the village over a potential 800 year period, as well as a link to the village's past origins, development and re-shaping;
- St Denys' Church (grade II*); Cross Socket Base, the Bungalows, Lower Farmhouse and associated barn, The Manor House and outbuildings, game larder and ha-ha, the Coach House and Stables, Little Barford School, War Memorial and the Motor House (all grade II) are buildings of inherent special interest and provide evidence of buildings constructed prior to and during the Alington estate period;
- The high proportion of buildings and structures associated with the 19th century estate which have undergone little alteration– forming a relatively complete example of an estate village in Bedfordshire, with the function, hierarchy and inter-relationship between buildings and places still clearly legible;
- The consistent use of buff and red brick, clay tiles, timber windows and doors and architectural features such as quoin detailing, string courses, dentil courses and bay windows which provide a unifying character to buildings/structures associated with the estate village, with older structures identifiable through the use of handmade red brick, timber frame and thatched roofs;
- The presence of trees which contribute to the verdant character of areas within the village, with a number of significant trees and boundary treatments reflecting the historic formality and status of spaces. In the wider area, trees often provide a soft termination of views and contribute to the rural, secluded feel of the settlement;
- Important views throughout the village include views of the parkland and deserted medieval village; views to and from landmark buildings (particularly the Church and New Manor House), views out towards the surrounding countryside setting and short views within the village that are informative of the relationship between buildings and spaces;
- The dispersed nature of buildings, alongside the low-key public realm and the surrounding countryside setting, reinforces the positive rural character of the village;
- The village's historic associations with Nicholas Rowe and the Alington family.

Map 2 Map of heritage assets, with the Conservation Area boundary in green.



5. Location, Topography and Landscape

The village of Little Barford is located roughly 3.5km south of the centre of St Neots and about 15km north east of Bedford. Little Barford is situated at the north eastern extent of Bedford Borough and within the Little Barford Parish. Little Barford Parish's western boundary runs through the centre of the River Great Ouse, with the north and eastern boundaries following Bedford Borough's border with Huntingdonshire District Council. Most of the Parish's southern boundary also forms the unitary boundary between Bedford Borough and Central Bedfordshire.

According to the *Bedford Borough Landscape Character Assessment (2020)*, the village and the Parish west of the East Coast Mainline Railway falls within the 'Great Ouse Clay Valley' area – a shallow and fairly wide valley founded on Oxford clay. Though relatively flat, the land rises steadily from west to east away from the river, cumulating in an elevated outcrop at the eastern edge of the parish. Little Barford sits on a bedrock of Peterborough Member Mudstone, although superficial glaciofluvial and river terrace deposits are found to the west of the river.

Little Barford sits at the western side of the Parish along Barford Road which runs broadly north to south between Tempsford and St Neots. Roughly bisecting the Parish is the railway line which also follows a north-south course. Within Little Barford, remnants of 19th century parkland can be found in proximity to the New Manor House. The landscape to the south and east of the village is characterised by arable and pasture fields bounded by hedgerows and woodland. The area to the west of Barford Road retains a parkland character. The agricultural origins of the area are evident through areas of ridge and furrow which indicate medieval farming practices and the open field system.

Though the river represents a significant natural feature in the Parish, visually it plays a subdued role given mature planting along its eastern bank.

Leading north out of the village, Barford Road retains a rural character either side until reaching the industrial estate and power station at the northern end of the Parish. The power station is a landmark feature (though not a positive one), not only from within the Parish but in views from the wider landscape.

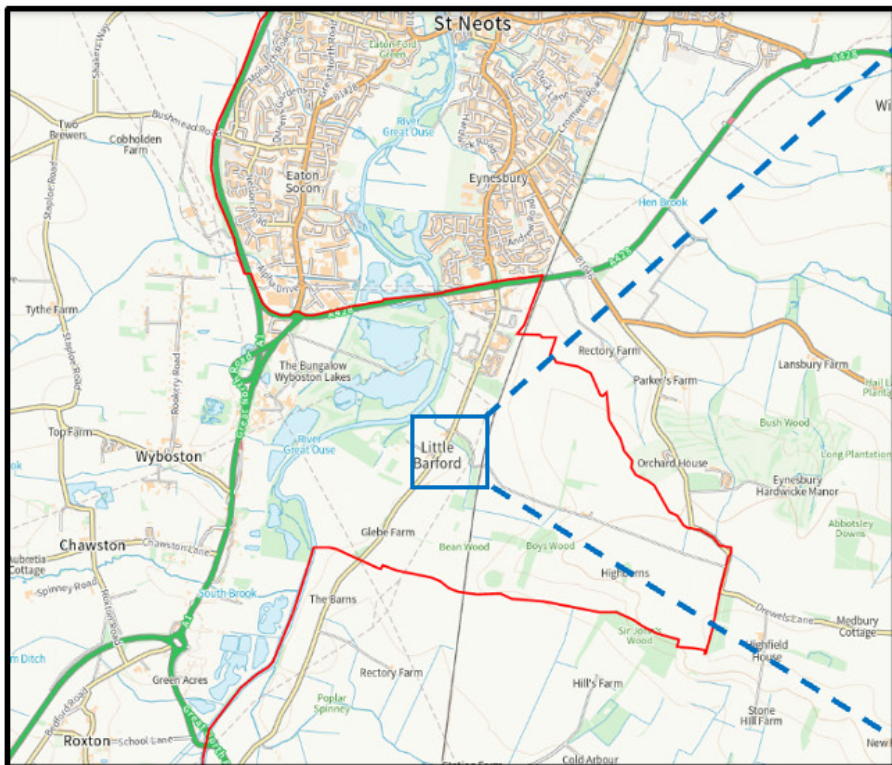


Figure 1 The location of Little Barford in the surrounding area, with Bedford Borough's boundary outlined in red.



Figure 2 Little Barford village shown in relation to the River Great Ouse to the west, Barford Road running through the village and the East Coast Mainline Railway to the east.

6. Historic Development

A large ring ditch, probably dating from the Bronze Age, is located north of Lower Farm on the eastern bank of the river and provides evidence of early human activity within the parish. Nearby rectangular enclosures visible as crop marks are probably Iron Age or Roman. Aerial photography has also revealed an Iron Age or Roman settlement and an associated field system north west of Top Farm. These and other finds, alongside a possible Roman road running along the eastern boundary of the parish, point to many thousands of years of continuous human activity up until the Saxon Era. The current village is thought to date from this period.

In 1086, the Domesday Book recorded the village of 'Bereforde' (likely deriving from "birch-tree-ford") as home to 27 households and two manors. One of the manors was held by the Benedictine Abbey of Ramsey from the Saxon period until it was seized by the crown in 1539. Both this and the second manor, which would become part of the Barony of Eaton in the early 12th century, would eventually join and pass into the ownership of the Alington family in the 19th century.

St Denys' Church is located to the west of the village on a slight rise relative to the river and partially surrounded by a ditch, which may pre-date the Church itself. Its earliest features date from the 12th century with later remodelling taking place in the 14th and 15th centuries. A probable moated building shown on the 1840 map (Map 5) immediately northeast of the Church may have been the site of the medieval manor house. Visible earthworks including rectilinear closes and house platforms suggest that the medieval village, which included the original manor was centred on the Church. The base of a medieval village cross is located within the churchyard.



Figure 3 View of St Denys' Church from the east. The ditch in the foreground may point to an earlier use of the site.

The Lidar map shown in Map 3 reveals extensive areas of ridge and furrow (the arrows denote their direction), building platforms and other earthworks associated with the historic development of the settlement. It is understood that some of these earthworks may have been disturbed by 20th century gravel extraction. To the east of Barford Road lie the earthworks of possible roadside house platforms and scattered blocks of ridge

and furrow surviving as potential evidence of the expansion or shift of the village away from the Church later on in the medieval period, as well as the pre-enclosure open field system. Ridge and furrow also survives within the flood plains to the south west of the village. Though agriculture would have been the principal form of employment in Little Barford during the medieval period, a water mill recorded in the Domesday Book is also known to have existed north of the Church.

Map 3 Light Detection and Ranging (LiDAR) map of Little Barford with the boundary of the Conservation Area marked in red. LiDAR measures the height of the ground surface and other features which can also record earthwork remains.



It is likely that up until the enclosure of the Parish in 1778, the village continued to develop around the Barford Road and/or in close proximity to the Church. A Wealden house dating from the late 14th or early 15th century known as Rowe's Cottages was once located between the Rectory and The Bungalows fronting Barford Road. The building may have been associated with the dramatist and Poet Laureate to King George I Nicholas Rowe (1674-1718), who was born in the village and buried at Westminster Abbey. In 1977, Rowe's Cottages were dismantled and rebuilt in Glatton, Cambridgeshire.

Aside from the Church, the earliest surviving buildings in Little Barford are Lower Farmhouse and the large barn at Lower Farm, which date from the 17th century. During the 18th century, a second manor house was built to the southwest of the Church at the present location of Dower House. The house was constructed from brick with a plain tile roof, and much of the former kitchen garden wall still survives in close proximity to the churchyard. In 1712, a timber framed rectory was recorded on the site of the New Manor House. The Bungalows also date from the 18th century and served as workers' cottages.

The earliest map of any detail (Map 4) suggests that by 1765, the village had developed a distinctive horseshoe form leading off Barford Road, with buildings concentrated around the Church and also close to Lower Farm. However, by 1808 the layout of the village had changed considerably – the horseshoe layout had been replaced by a single straight track leading from Barford Road up to the Church. This change broadly corresponds with John Williamson's acquisition of Little Barford Manor in 1797.

Further changes were to come. John Williamson's daughter Sarah married Rev. William Alington, and Williamson settled the manor on Alington in 1829. By 1840, the former rectory had been extended to resemble its current extent, perhaps by the Alingtons. By 1840 the part of the village west of Barford Road had been largely cleared and replaced by either parkland or pasture. The Church took on an isolated location relative to the smaller settlement now almost solely focussed on Barford Road. The sense of change felt within Little Barford would have been compounded by the opening of the Great Northern Railway in 1850, which passed the village approximately 350m to the east.

The Alington family were responsible for the village's mid to late 19th century remodelling which in turn created a coherent built environment responsible for much of the settlement's special character. Between 1866 and 1874, the New Manor House was significantly remodelled, likely by John Usher on behalf of William Alington. The 'new'



Figure 4 Above ground earthworks provide evidence of the medieval settlement that grew around St Denys' Church.



Figure 5 A photo taken of Rowe's Cottages shortly before it was dismantled (source: Historic England).

rectory or South Close, both lodges, the coach house, the school room, the estate cottages at the north of the village as well as various boundary treatments were built during the 19th century. Furthermore, these buildings share similarities in terms of materials, detailing and design which help to form a distinctive group value. From its construction, life in Little Barford would have centred on the New Manor House (as well as an important and continuing relationship with the Church), with the village's inhabitants all directly or indirectly servicing the Alington estate.

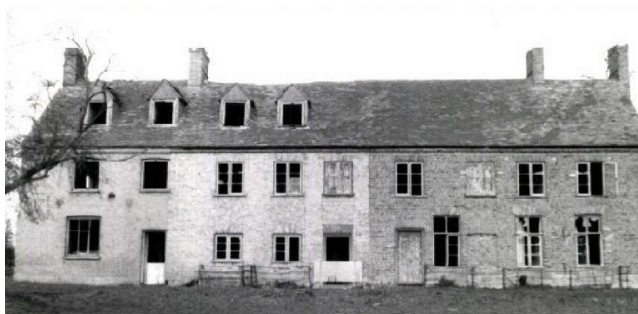


Figure 6 A photograph of the 18th century manor house taken in 1977. The building was demolished a year later (source: Bedfordshire Archives reference F224/3).

Probably because the village and its buildings mostly remained in the hands of the Alington family until recently, the 19th century estate character of Little Barford has remained remarkably intact. The earlier vestiges of the medieval village also contribute to the settlement's character – a palimpsest landscape demonstrating the origins and evolution of the village throughout its history - although subsequent gravel extraction may have disturbed some archaeological remains. The greatest change in the 20th century was the loss of the two earlier manor houses either side of the Church as well as the relocation of Rowe's Cottages. Following the gradual decline of the possible medieval manor site during the 19th century, the building was no longer depicted in 1970s mapping. The 18th century manor

house was demolished in 1978 and replaced with the 'Dower House' shortly after. The demolition of the manor houses heralded the final step in the settlement's transition of focus away from the Church.

This period also saw a significant decline in the village's population, from a peak of 189 in 1881 to 49 inhabitants by 1971. The war memorial located in the churchyard honours those in Little Barford who fell in World War I. By 1932, the school room was forced to close before temporarily re-opening to school evacuees for the duration of World War II. As a result of declining numbers, several buildings in Little Barford, not least the New Manor House itself, were vacant by the turn of the 21st century. St Denys' Church was vested in The Churches Conservation Trust for preservation in 1974. In 1994, a gas fired power station replaced the earlier coal fired station, and the two gas turbines now form a landmark not just in Little Barford but in views across the surrounding landscape.

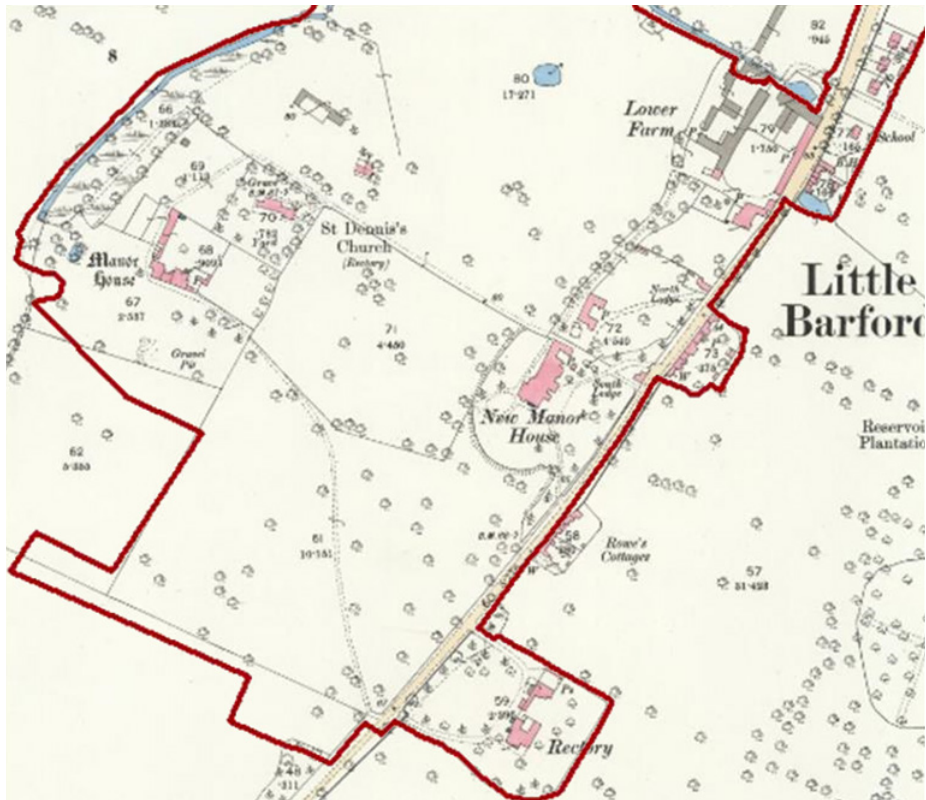
Map 4 Jefferys' map of Little Barford (1765)
(source: Bedfordshire Archives reference R1/100).



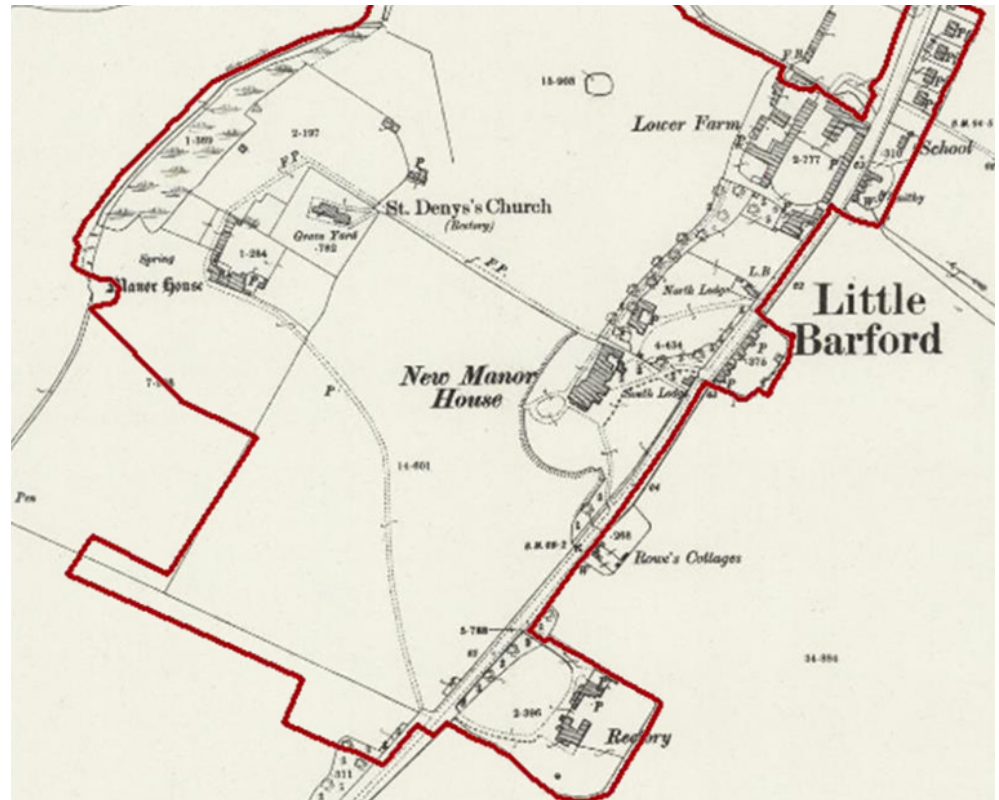
Map 5 Little Barford Parish Tithe Plan (1840) (source: Bedfordshire Archives reference MAT2/1), with the approximate location of the Conservation Area boundary highlighted in red.



Map 6 OS map of Little Barford (surveyed 1881) (source: Bedfordshire Archives reference OS25/83), with the approximate location of the Conservation Area boundary highlighted in red.



Map 7 OS map of Little Barford (surveyed 1900) (source: Bedfordshire Archives reference OS25/83), with the approximate location of the Conservation Area boundary highlighted in red.



7. Spatial Summary

The character of a settlement is formed by buildings, spaces between buildings and other features of interest. This can include elements such as settlement layout, green infrastructure, trees, open spaces, the public realm and views. These features and their contribution to the Conservation Area are considered below.

7.1 Spatial overview

The Conservation Area is characterised by the 19th century estate built form along Barford Road, with some examples of earlier vernacular properties. Owing to this 19th century evolution of the village, the predominant experience of the spatial character is linear along Barford Road. However, in addition to this linear character, the earlier spatial layout is visible with glimpses of the medieval Church set away from Barford Road and now in the isolation of the later 19th century parkland around the New Manor House. These signpost the earlier nucleated part of the settlement with its medieval earthworks centred on the Church.

There is a track that leads up from the driveway serving the New Manor House towards the Church. This track allows for an appreciation of the parkland character and visible remains of the deserted medieval settlement. This visual relationship reflects a key aspect of the special interest of the area – a palimpsest of the historic open landscape set between key views of the now-isolated medieval Church and the 19th century New Manor House. A second track, formerly the route to the 18th century manor house leads from the southern edge of the Conservation Area, through the parkland and arriving at the Dower House. From the access, the track serves to direct views towards the Church, where its isolation is most clearly appreciated from the public realm.



Figure 7 Parkland historically associated with New Manor House as seen from the churchyard.

The main, public experience of the settlement is along Barford Road, where an informal feel prevails due to the absence of views towards New Manor House and the Church. Spatial and visual interest arises through the Conservation Area's loose grain and variation in how buildings address the road. This creates an irregular layout which is derived from the historic function and inter-relationship of buildings within the working estate. The linear character is reinforced by the two rows of worker's cottages fronting the east side of Barford Road.

The Conservation Area has a dispersed character, united by walls running along the back of the verge to the western side of Barford Road. The eastern side of the road is characterised by scattered groups of properties, with open fields or informal areas between. A pavement runs through the majority of the village along the eastern side of the road, with a post and rail fence and open pasture land beyond.

Views across the large open field east of the Conservation Area are terminated by woodland which screens views of the railway line. Passing trains are mostly hidden from view but are heard from most points within the Conservation Area. Pylons running parallel to the railway to some extent jar with the otherwise rural vista. At the northern edge of the Conservation Area, channelled views along Barford Road include the gas turbines of the power station juxtaposed with the domestic scale of 1-8 The Cottages in the foreground.

Longer views to the south west are limited along the road owing to its gentle curvature. This naturally results in views being directed to the east out into the countryside. At the southernmost part of the Conservation Area there are also expansive views north west across the parkland to the Dower House, New Manor House and Church with the informal track directing the eye. Leaving the Conservation Area southwards, views take in the tree-lined road with gaps in the hedgerows offering views of the open fields beyond.

The approach from the north into the Conservation Area is industrial in character with the infrastructure for the power station dominant in the experience. This detracts significantly from the otherwise historic character of the Conservation Area. Opposite The Cottages, a break in hedgerow offers wider views of agricultural fields towards the tree lined river bank beyond.

7.2 Key views and vistas

Key views and vistas are considered to be those which best reveal particular aspects of the Conservation Area's special architectural or historic interest. The surrounding topography around Little Barford is relatively flat with only slight undulations. As such, whilst views are achieved out into the surrounding landscape they are then often terminated by areas of woodland or mature hedgerows. This contributes to the spacious yet intimate character of the Conservation Area.

Channelled views along Barford Road (Views 1-3) tend to take in the architectural interest of buildings and walls, enlivening the experience and interrelationships of built form and uses. Views 4, 5 and 6 are vistas looking east from Barford Road. From this perspective, there is not one location where a single, focussed view is achieved but the general appreciation of pasture brings the rural character right into the heart of the Conservation Area. This openness is made more apparent by the high brick walling fronting the west side of the road, which closes off views beyond in that direction.

An integral aspect of the character of the Conservation Area is the relationship between the Church, the New Manor House and the intervening landscape (Views 7-10). These wider views demonstrate the interrelationship between the historic landscape and the evolution of the built form that affords a unique and distinctive sense of place to the Conservation Area. The New Manor House's proximity and visual relationship to the Church, framed within the settlement and agricultural earthworks of a medieval landscape, demonstrates the continuity of hierarchy and social order over the centuries. These landmark buildings are a focal point in views.

Below are key view montages followed by the key views and vistas map (Map 8).



View 1 – View of Lower Farmhouse from Barford Road, taking in the varying roofscapes and phases of development.



View 2 – Channelled view north along Barford Road, taking in The Bungalows, boundary wall and South Lodge with significant trees.



View 3 - Channelled view south along Barford Road – the enclosed feel here is unique along Barford Road, which otherwise adopts a loose grain.



Views 5 and 6 – Wide views east from Barford Road, taking in the pastureland and belt of trees beyond.



View 4 - Wide view east, taking in pastureland and belt of trees beyond.



View 7 – View across parkland from Barford Road.



View 8 – View from the track towards the New Manor House.

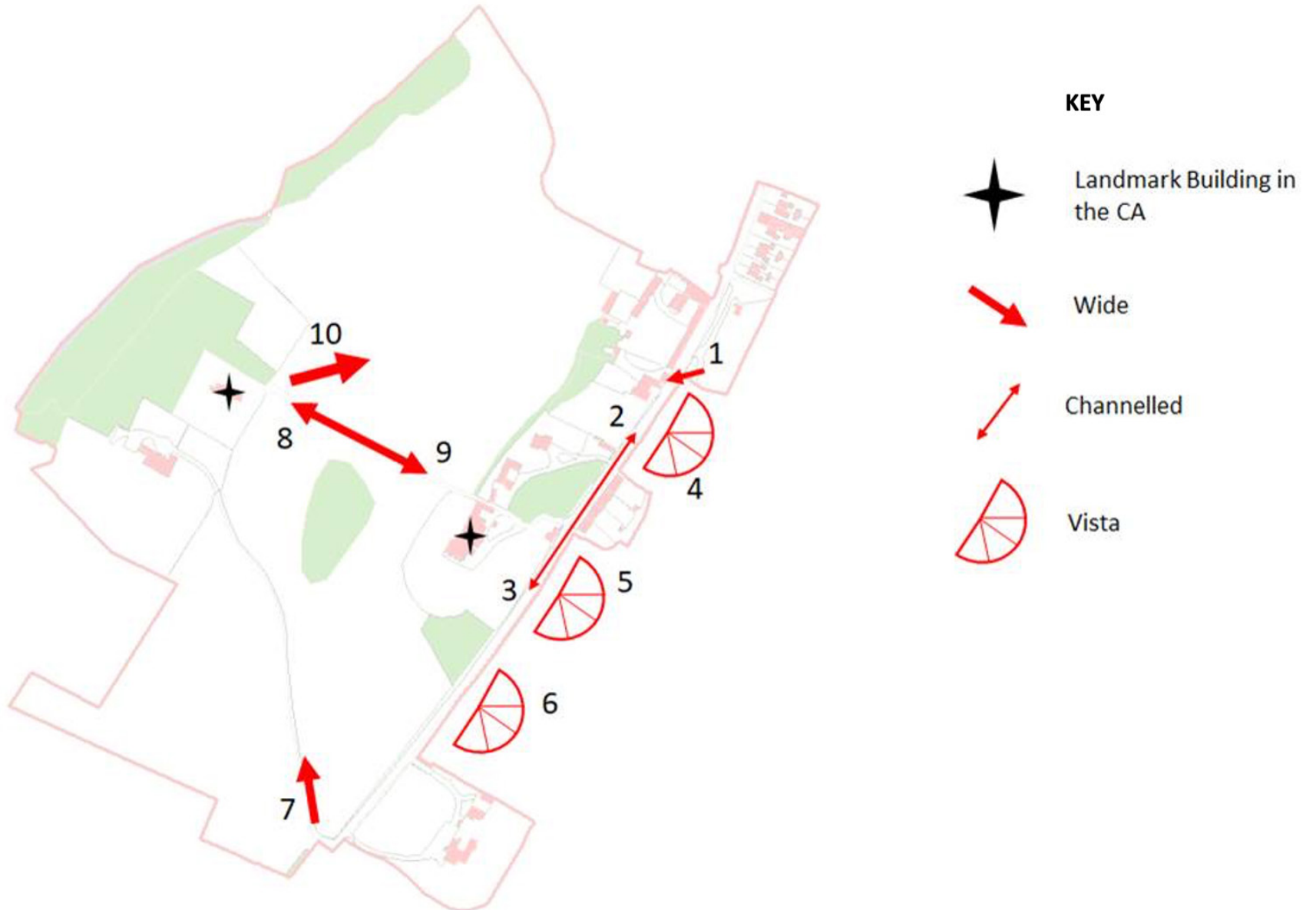


View 9 – View towards the Church from the track.



View 10 – View towards Lower Farm over the deserted medieval village.

Map 8 Key views and vistas, including landmark buildings



7.3 Important open space

The Conservation Area has no formal public open spaces such as a village green, but it does still retain an open character to the west as well as between clusters of buildings. The following section covers specific open spaces identified in Map 9. Other spaces may contribute positively, such as those areas forming part of the soft rural edge to the Conservation Area, but do not make as strong of a contribution as the spaces identified below. Map 9 shows the location and extent of these important open spaces.



Figure 8 Open Spaces 2 and 3 located either side of the trackway leading south from the Church.

Farm and contains many of the visible earthworks associated with the medieval village. The open space allows the development and evolution of the settlement and the distinct spatial relationship between buildings that remain to be understood. From the track and the churchyard, the contribution of the open space reduces towards its northern end, where it is less intervisible with historic buildings.

Open space 1

The churchyard is located on slightly raised ground and interspersed with trees, bushes and headstones. The open space allows for an appreciation of the Church from various perspectives and possesses strong historic, communal and evidential interest.

Open space 2

This space is located within the large field west of Lower

Open space 3

The large area of parkland located between the Church and New Manor House forms an important element of the 19th century remodelling of Little Barford and is evidence of the final phase of settlement shift to Barford Road that took place as a result. The verdant, spacious character of the space contributes very positively to the experience of the Church and the Manor.

7.4 Trees

The Conservation Area possesses a rural and verdant character created in part by the presence of trees. A blend of significant and mature planting, some of which is associated with the 19th century parkland, helps to reinforce the tranquil feel that can be experienced in parts of the Conservation Area.

Mature significant trees can be found close to St Denys' Church; South Close, New Manor House, Dower House and Lower Farmhouse. These buildings and/or their spaces were historically of high status, which is in part still perceivable through the retention of formal tree planting. Within the parkland west of New Manor House, open spaces are punctuated by dispersed mature planting, which help to orchestrate



Figure 9 Important trees in the front garden of South Close.

views and draw attention to individual trees. To the east of the New Manor House, trees help to form a more intimate feel and enclose ancillary buildings around the driveway – enhancing their group value. An impressive group of large 19th century cedars and pines in front of South Close infer a sense of formality when compared to the rural approach to the Conservation Area.

Belts of trees sitting on the edge of the village also help to define, channel and conclude views into the wider landscape. This includes dense planting outside

the Conservation Area, including to the north of the Church; west of the Dower House; south west of the parkland, to the east of the school house and adjacent to the railway line east of Little Barford. Mostly, these trees appear to have been planted during the 20th century and do not convey a parkland character, but nevertheless offer a pleasant and rural backdrop to views from within the Conservation Area. Additionally, and as a soft, terminating feature they provide a sense of enclosure to the settlement, as well as a buffer from noise associated with the railway line and the A1.



Figure 10 The grade II listed ha-ha wall to the north west of the New Manor House, designed to facilitate views towards the parkland and possibly the Church and 18th century manor beyond.

7.5 Boundary treatments

A defining feature of the Conservation Area is the series of walls which run along the western side of Barford Road. The wall associated with the New Manor House is built from buff brick – its height, detailing and the integration of the lodges into the boundary is evidence of the formal character of the space behind. The wall also provides an enclosed feel to the west side of Barford Road juxtaposed with the openness of the landscape to the east. Further north, the wall continues but varies in terms of its age and architectural quality, but as a whole forms a distinctive feature in the Conservation Area. The impression of a continuous boundary extends further north, as buildings associated with Lower Farm front the road behind a shallow grass verge.

The former kitchen garden wall associated with the demolished 18th century manor is visible from the adjacent churchyard. This wall is evidence of the status and wealth of the former building, expressed partly through its proximity to the Church.

Traditional metal estate fencing fronts the north side of the track leading up to the Church and reflects the former use of the land. Otherwise, boundary treatments tend to be informal and permeable – reflective of the rural character of the Conservation Area. This includes hedgerows, some fronting Barford Road on the approach to the Conservation Area. There are short sections of close-boarded fencing around The Cottages and at South Lodge which detract from the character and appearance of the area. Important boundary treatments are highlighted in Map 9.

7.6 Landmark buildings

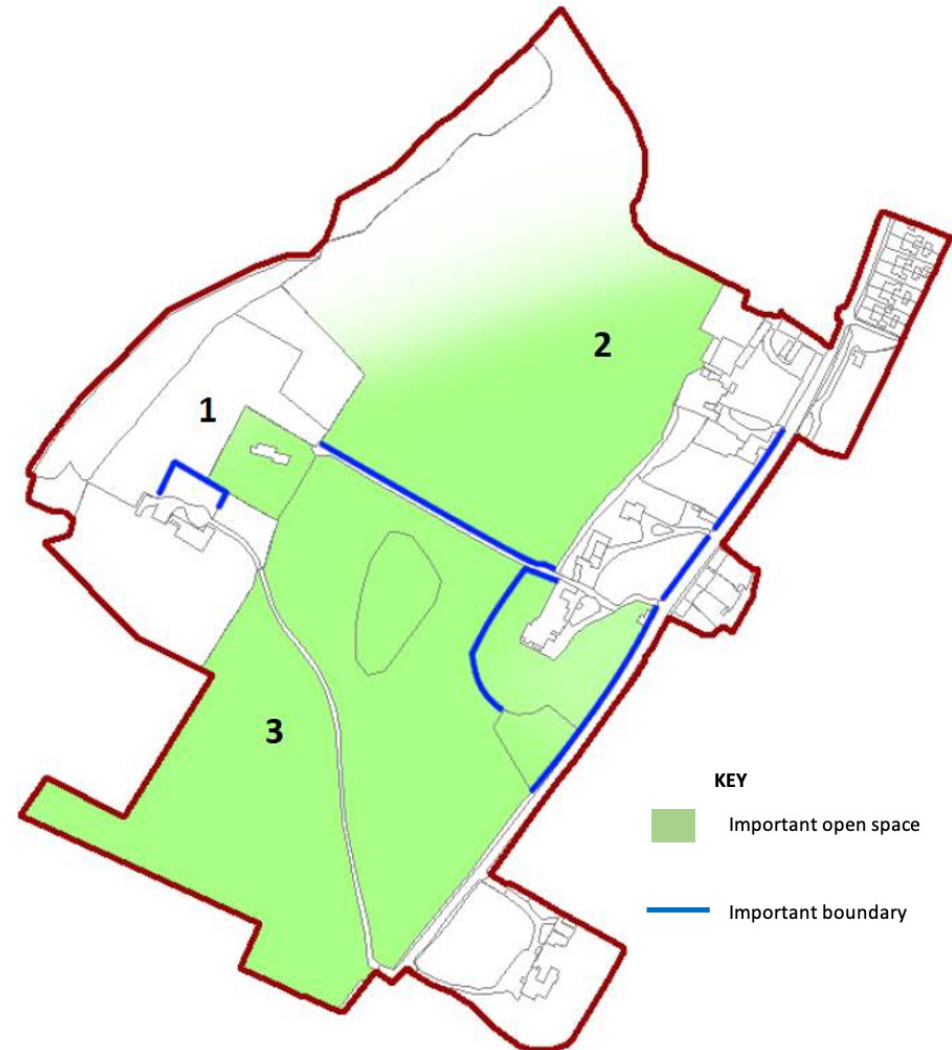
Landmark buildings can be defined as visually important structures which make an architectural statement, form a focal point or draw attention in views, occupy an important location within the landscape or are prominent features because of their scale, height or form. Landmark buildings can contribute positively or negatively to the character of a conservation area.

Within the Conservation Area and the wider area, the landmark buildings are:

- St Denys' Church – the Church is of very high historic and architectural interest, now occupies an isolated position within the Conservation Area and forms a focal point in several views;
- New Manor House – the grade II listed Manor is of architectural and historic interest, possesses a distinctive form and design and the openness of its surroundings allows for positive views from the west; and
- Little Barford Power Station – the power station is a prominent feature in the backdrop of the Conservation Area due to its scale, height and industrial character; drawing undue attention in several views and detracting from the experience of the area.

Landmark buildings within the Conservation Area are identified in Map 8.

Map 9 Important open spaces and boundaries.



7.7 Public realm

The informality of the public realm emphasises the rural character of the streetscene within the Conservation Area. The lack of street lights or excessive road signage throughout the Conservation Area contributes to its informality. However, Barford Road offers a means of bypassing the busy A428 and A1 junction, resulting in heavy and fast-moving road traffic passing through the Conservation Area at certain times of the day. The absence of a pavement in and out of the Conservation Area, and the provision of only a single narrow pavement within Little Barford reinforces the negative impact of vehicles on the experience of the area.

7.8 Setting

The setting of the Conservation Area generally makes an important contribution to its special interest.

The Conservation Area is approached via the Barford Road which generally retains a rural character adjacent to the boundary, often experienced alongside woodland areas and tree belts. The Conservation Area is experienced within, and derives a part of its significance from, its rural setting which is



Figure 11 The narrow pavement on the east side of Barford Road leading out of the Conservation Area due south.



Figure 12 Part of the rural setting of the Conservation Area.

reflective of its agricultural origins and continued prosperity. Furthermore, the immediacy of fields to the north, south and east, coupled with the loose grain of the built environment, frames the Conservation Area within a prevailing rural landscape, which would have been farmed by residents for centuries.

Though the river forms a significant natural feature within the landscape, it makes a limited visual contribution to the character of the Conservation Area. Rather, the tree-lined eastern bank and intervening land forms the backdrop to views of the Church and frames it within a tranquil and verdant setting.

The power station's gas turbines are located roughly 700m to the north of the Conservation Area. The incongruous scale, form and industrial character of the turbines detract from the experience of the Conservation Area from various viewpoints. In other locations, such as to the west of Barford Road, associated buildings are glimpsed over and through the treelines, intruding on the otherwise historic feel of the Conservation Area. However, fields either side of Barford Road constitute a spatial buffer from the power station and associated development, offering breathing space and reducing the visual impact to a degree. The pylons in the eastern field, though relatively permeable features nevertheless serve as large-scale, functional structures crossing the rural landscape. Passing trains on the railway beyond also have some impact on the peaceful feel of the Conservation Area, although mature trees bounding the line limit most of the associated visual impacts.

8. Architectural Character Analysis

The architectural character of the Conservation Area forms an integral aspect of its special interest. The Conservation Area is experienced as a consistent and relatively intact 19th century estate village that possesses a unified character, created through the use of similar materials and architectural detailing. The architectural character is informative of the function and status of buildings relative to the wider estate. Earlier buildings are identified by the use of different materials, construction methods and appearance and make an important contribution to the understanding of the village's development over time.

8.1 Building age, types and materials

The earliest surviving building in the Conservation Area is St Denys' Church. The Church incorporates Norman elements but also features Decorated-period lancet arches to the north aisle and Perpendicular windows in the tower. The Church was reworked in the mid and late 19th century which included the demolition of the south chapel. The Church is constructed from cobblestones with ashlar dressings and both a modern slate and clay tile roof.

The original range at Lower Farmhouse and the associated listed barn are vernacular buildings dating from the 17th century. Lower Farmhouse is constructed from



Figure 13 The grade II listed barn at Lower Farm, which is aisled to the rear side. A later extension leads off the southwest gable end.

handmade red brick which is indicative of its historic status. The later, 19th century wing is in-part identifiable through the use of fine red brick detailing and stone dressing. The plain clay tile roof across all phases unifies the different phases of the building. The 17th century part-aisled barn is timber framed with a queen post roof and a weather-boarded exterior. Corrugated sheets have replaced the previous thatched roof covering. The barn forms a courtyard with a later, 19th century red brick range with some 20th century Fletton brick infill – characteristic of the adapting agricultural use. This range now possesses similar corrugated sheet roofing and possible asbestos to the east range fronting Barford Road.

1-4 The Bungalows form a row of relatively late, vernacular timber framed workers' cottages. Built in the 18th century, they possess a simple plan form with a roughcast render finish which harmonises with the buff brick wall opposite. The row possesses a distinctive, thatched roof which offers visual interest along Barford Road. Some later additions and alterations are in buff brick.



Figure 14 Buff brickwork laid out in Flemish bond with ruled joints at the New Manor House. The same treatment is used for the stables.



Figure 15 North Lodge is built from both red and buff brick. The red brick utilised for the east elevation harmonises with the red brick boundary wall which continues northward.

The majority of buildings within Little Barford date from the 19th century having been built by the Alington Estate, establishing much of the more formal components and polite character of the Conservation Area. The New Manor House was significantly remodelled between 1866-74, primarily out of gault brick with some areas of red brick, timber bargeboards and a plain clay tile roof. Every estate building had a specific role and function, such as the school house, rectory, lodges, stables, larder, workshop with motor house and workers' cottages. Most of these buildings are unified through the use of buff and red brickwork - with differentiating brick and some ironstone used for decorative purposes - alongside plain clay tiles for roofs (with slate used sparingly). In places, weathering of the roof tiles has resulted in additional texture and depth to the palette which heightens visual interest and a sense of antiquity. Generally, the consistent use of materials strongly contributes to the character and appearance of the area.



Figure 16 18th century red brick alongside modern buff brick in the former kitchen garden wall for the 18th century manor, now within the garden of the Dower House.

The only late 20th century building within the Conservation Area is the Dower House, which replaced the 18th century manor. The house is built from painted brick with concrete pantiles, and is therefore an anomaly in terms of its age and materials used and does not contribute positively to special interest.

8.2 Scale, massing and form

Generally, the scale and massing of buildings defines their historic use and hierarchy within the Conservation Area. St Denys' Church is of a scale reflective of the pivotal role the Church played within the village from the medieval period onwards. The New Manor House has a ponderous massing due to the extent of the built form, although gables, dormers and the stepped roof do break up the visual bulk of the building. The building adopts a linear form set back from the road, primarily addressing the parkland to the west. To the east, the New Manor House is accessed via the driveway, with associated buildings grouped around the Manor. Here, the location of buildings relative to the Manor



Figure 17 The west elevation of the New Manor House. The building's remodelling is attributed to the architect John Usher and is described by Pevsner as 'rambling'. The elevation is relatively plain in terms of detailing.

is informative of their use and inter-relationships. Though most of these buildings adopt a suitably subservient scale and simple planform when compared to the New Manor House, the stable block is imposing because of its location, scale and planform which infers a sense of status and formality on the building. Similarly, South Close is of a significant scale but the mass is broken up by gables and chimney stacks.

Along Barford Road, buildings vary in heights and massing, are dispersed and generally adopt a linear layout fronting the road; offering a sense of cohesion to the built environment. Lower Farmhouse is a large two storey

dwelling of 17th century origins with later phases including a 19th century wing orientated to the south, resulting in a complex form. The single storey height and functional form of the attached barn emphasises the hierarchy and use of spaces.

1-4 The Bungalows occupies a wayside location typical of the 18th century, with a narrow linear layout contributing to an enclosed feel to the streetscene. By comparison, the late 19th century workers' cottages, which are arranged as pairs and set back from the road, offer more amenity space and have a deeper planform and a larger scale. Both are one and a half storeys but differ in terms of heights and bulk. Though each are recognisable as estate cottages, the contrast between these buildings reveals changing societal attitudes and quality of living standards over the period, emphasised in part through the use of architectural detailing with subtle differences to each of the pairs.

The single storey school room (grade II) is centrally located within the Conservation Area, reinforcing its historic community use. The building is particularly diminutive in terms of its scale – reflecting the size and needs of the village at the time.



Figure 18 The New Manor House's 19th century larder (grade II) is one of the smallest buildings in the Conservation Area.

8.3 Architectural detailing

There are certain architectural details associated with the Alington estate that are repeated throughout the Conservation Area. A defining feature is the use of dentil courses at eaves and verge level, sometimes picked out using a contrasting brick colour. Quoin detailing is also commonplace, either utilising different coloured brick or stone, or through raised brickwork such as the stables. String courses, lintels and window surrounds include dressed stone and contrasting brick, offering texture and depth to elevations.

Some clay tile roofs possess bands of fishscale tiles which provide visual interest to roofslopes. Sawtooth or fretted timber bargeboards are utilised as a decorative feature at South Close, 3-6 The Cottages and the New Manor House where they are painted red to match the windows. Chimneys survive to all domestic buildings and typically possess string and dentil courses. Chimney pots are largely functional in appearance, aside from highly decorative examples that survive at the New Manor House.

The New Manor House possesses relatively simple but repeated architectural embellishment, also drawing interest from its form and



Figure 19 Ironstone quoins with surrounding buff brick bedded in tight lime mortar joints.



Figure 20 The principal elevation of South Lodge, with dressed stone detailing and a dentil course to the eaves and verges.

massing. South Close displays more variation in detailing such as string courses, arched lintels and some faux timber framing. The Cottages exhibit subtle differences between the pairs in terms of their design, but incorporate hints of Gothick and Arts and Crafts features that create a distinct group character.

1-4 The Bungalows and Lower Farmhouse are vernacular buildings and as such possess very limited architectural detailing, although the Farmhouse's 19th century wing is more decorative. Similarly, barns associated with Lower Farm have a functional appearance derived from their use and therefore lack design features.

8.4 Windows and doors

All windows visible from the street are of white painted timber, many original to the buildings. Typically, windows in 19th century estate buildings are side hung, single pane casement windows. The New Manor House possesses a mix of vertically hung sashes and casements with red-painted

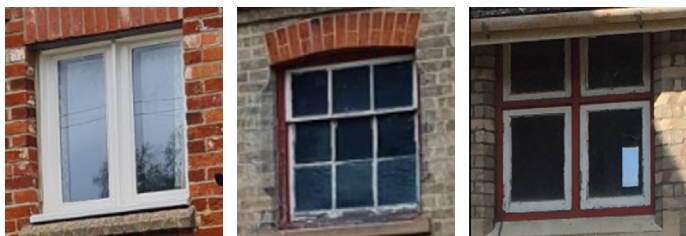


Figure 22 A selection of timber windows to 19th century buildings in the village - note the red frames to the windows in centre and right-hand images.



Figure 21 The 19th century addition to Lower Farmhouse, which utilises a similar dentil course within the gable end apex.

the 19th century wing to Lower Farmhouse with multi-pane casements to the original house. 'Yorkshire' horizontal sliding sashes can be found at ground floor level to The Bungalows, with side hung casements above. A characteristic feature of the Conservation Area is the use of bay windows under hipped roofs, as well as narrow dormer windows in the roofspace which together help to provide visual interest and break up the mass of buildings.

The presence of white-painted timber windows provides consistency and quality to the historic environment and forms part of the special interest of the Conservation Area. However where buildings have fallen out of use, boarded up openings and broken windows detract from the experience of the Conservation Area.

Doors visible from the public realm are typically made from timber, painted white with black ironmongery, contributing to the consistent feel of the built environment. However, the loss of doors to vacant buildings has reduced the sense of vibrancy and architectural quality to the area.

Porches of varying styles are evident at 1-8 The Cottages and as features help to individualise the pairs. A gabled timber porch with a clay tile roof survives at North Lodge. These open-style porches are built from timber painted white with clay tile roofs which complements the aesthetic character of the Conservation Area.



Figure 23 Gabled porch at North Lodge.

8.5 Roofs

The consistent use of plain clay tiles and steeply pitched roofs contributes strongly to the shared estate character of the Conservation Area. Variations in roof forms at Lower Farmhouse, New Manor House and North Lodge

provide aesthetic interest and reinforce the architectural approach. Dormers, stepped rooflines and steep gable projections are used to good architectural effect at the New Manor House. Block ridge detailing is seen at The Bungalows



Figure 24 Fishscale tiles used at 7 and 8 The Cottages.

with low eaves and catslide dormers integrated into the roof slope. Original roof coverings have been replaced with metal sheeting at Lower Farm and the workshop, which reduces the aesthetic quality of these buildings.

The majority of roofs are dual pitched, but half-hipped and hipped roofs are used at The Cottages, Lower Farmhouse and The Bungalows. The west roof slope of the listed barn is a catslide to accommodate the aisle, and a catslide hipped roof over the outbuilding adjacent to Barford Road contributes to the attractive grouping of roof forms and orientations seen at Lower Farmhouse.

8.6 Walls

An important feature of the Conservation Area is the series of walls which run along the western side of Barford Road. At the southern end, a c.2m high buff brick wall forms the boundary to New Manor House. This wall possesses fielded panels and piers either side of openings, offering a sense of formality despite the modern concrete coping. At North Lodge a series of red brick walls continue northward, which vary in terms of age and quality, but nevertheless continue to contribute to the enclosed feel.



Figure 25 The red brick boundary wall at Lower Farmhouse, which forms one of several walls continuously fronting the west side of Barford Road in the Conservation Area.

Elsewhere, surviving aspects of the kitchen garden wall of the former 18th century manor provides evidence of its former status and wealth, as well as the historic focal point of the village prior to the 19th century. The original 18th century red brick wall incorporates later 19th century brickwork used to heighten the structure, as well as 20th and possibly 21st century repairs of lower quality. The curved ha-ha wall running to the west and south west of the New Manor House was built to allow uninterrupted views of the parkland whilst simultaneously allowing livestock to graze. The wall was constructed from a combination of stone and brickwork.



Figure 26 The ha-ha wall running to the west of New Manor House.

Traditional metal estate fencing fronts the north side of the private track leading up to the Church and reflects the former use of the land. Metal gates are also seen across the entrance adjacent to South Lodge. These features reinforce the estate character.

The condition of some of the walls require attention. Those adjacent to the road suffer from splashing and salt damage, whilst the ha-ha requires localised repair.

8.7 Positive contribution of buildings

The quality of the built environment and the scale of preservation within the Conservation Area is such that the vast majority of buildings make a positive contribution to its special interest. In most cases, individual buildings are either listed or considered to be non-designated heritage assets in their own right, and in the case of estate-era structures typically possess a strong group value with neighbouring buildings.

The contribution made by individual buildings to the special interest of the Conservation Area is set out in Map 2.

8.8 General condition, including negative factors

The Conservation Area currently has a slight feeling of neglect caused by a lack of occupancy of properties, not least the New Manor House and associated buildings. However, the lack of occupancy or inappropriate

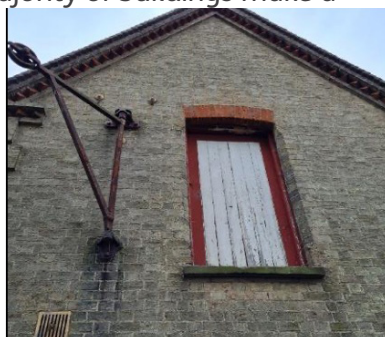


Figure 27 A winch and hayloft at the stables. Where buildings have fallen out of use, historic features have often survived intact.

re-use of buildings has allowed for the retention of historic fabric, and where buildings remain in use they are well-maintained.

St Denys' Church is a highly graded asset which contributes very strongly to the appreciation and understanding of the Conservation Area. Though appearing to be in good condition thanks to the stewardship of The Churches Conservation Trust, it would be beneficial to promote further visitation and possibly additional use of the building going forward.

Views of the west elevation of the New Manor House, as well as of the earthworks historically associated with the medieval village, are similarly not perceptible from the public realm. This limits the public to views from Barford Road only, and therefore to only experience the post-medieval period onwards.

The experience of the Conservation Area is also impacted by cars travelling at some speed along Barford Road and in close proximity to pedestrians. More widely, noise associated with the railway line and traffic on the A1 and A428 detract from the otherwise idyllic character of the Conservation Area. As noted elsewhere in this document, the presence of the power station to the north, and to a lesser extent pylons and associated power lines, detracts from the historic character of the Conservation Area and its mostly rural surroundings.



Figure 28 The track between New Manor House and St Denys' Church, an important and historic thoroughfare, is not registered as a public right of way.

9. Management Plan

9.1 Introduction

The designation and appraisal of a conservation area is not an end in itself. The purpose of this document is to provide a basis for the management of the Conservation Area in a manner that will preserve or enhance its character and appearance. This particular Management Plan follows on from the Appraisal in which the special character and visual qualities of the area are identified, along with any threats that are currently affecting it.

A risk to the character of the Conservation Area is the relatively high proportion of historic buildings that have fallen out of use. Therefore, whilst the retention of historic interest is high, the condition of the Conservation Area is fair, and finding a new use for vacant buildings is a key challenge to the ongoing management of the area.

The Management Plan will be used as a technical document to provide guidance for stakeholders in the Conservation Area and to inform and guide the development management process and policy formation.

For this Management Plan, which is informed by the Appraisal, threats and opportunities have been identified in Section 9.2. Section 9.3 includes buildings proposed to be placed on a possible Local List. Finally, Section 9.4 considers possible Article 4 directions affecting buildings and structures within the Conservation Area.

9.2 Threats and opportunities

Identifying threats and opportunities is crucial to addressing the area's needs. An 'opportunity' is an aspect which currently contributes to the character and appearance of the Conservation Area and where there is scope to preserve or enhance that contribution. A 'threat' is defined as an aspect or issue which currently detracts from the special interest of the Conservation Area or has the potential to, and measures are required to mitigate against or reverse that impact.

The following section details threats to the Conservation Area's special interest and opportunities to enhance its character and appearance. The order they appear does not convey a sense of priority.

9.2.1 Threat: Vacancy of buildings in the Conservation Area

Several buildings within the Conservation Area are either unoccupied or have fallen out of use. In several cases there are concerns regarding their condition as a result of their vacancy, and that their failing condition may have a negative impact on the vitality and character of the Conservation Area. Additionally, the Church and New Manor House no longer function as a hub of the community as would have historically been the case, which has negatively affected the feel and sense of place.

Recommendation:

The Council will work with stakeholders to seek ways in which vacant buildings can be brought back into a viable use consistent with their heritage interests. Where sufficiently justified, a new viable use would be supported provided the special interest of the Conservation Area and the contribution made by the building, its surroundings and group value with other buildings is preserved or enhanced. Some vacant buildings within the Conservation Area may lend themselves to uses other than residential.

9.2.2 Opportunity: New development within the Conservation Area

New development within Little Barford offers the opportunity to increase the vitality and sustainability of the Conservation Area by bringing new people and uses to the village.

Recommendation:

The location of new development will need to respond to the historic and rural character of the Conservation Area taking into account the dispersed form of the village, its morphology, views and open spaces, inter-relationship between buildings, the layout, massing, bulk and scale of nearby buildings as well as the design and materials that characterise the Conservation Area. Development will also need to consider the preservation of archaeological earthworks which provide evidence of the settlement's historic origins and evolution. The Appraisal provides details of what characterises the special interest of the Conservation Area.

9.2.3 Threat: New development affecting the setting of the Conservation Area

Some development that now forms part of the setting of the Conservation Area, such as the visible elements of the power station and associated buildings detracts from the experience of Little Barford as an area of architectural and historic interest. Otherwise, the existing rural surroundings experienced from the Conservation Area, especially but not limited to where key views have been identified, also generally make a positive contribution. Future development proposals which form part of the setting of the Conservation Area should consider their potential impact on the contribution which setting makes to significance.

Recommendation:

Any future development outside the Conservation Area should seek to respect the specific contribution made by that part of the asset's setting to its special interest. Particular attention is drawn to the way in which the rural landscape might be informative of the use or historic function of a building or group of buildings, how setting contributes to views from within the Conservation Area, where it forms an important open space, or where archaeological remains may reflect the historic development of the settlement.

9.2.4 Opportunity: Above and below ground archaeological remains

Traces of human activity within Little Barford parish are recorded as dating at least as far back as the Bronze Age. Within the Conservation Area, above ground archaeological remains include medieval, and post-medieval settlement and associated agricultural earthworks and there is the potential for associated below ground remains to survive. The historic buildings still standing within the Conservation Area also contain archaeological evidence in their fabric, plan form, detailed design and traces of former occupation and use. The 19th century parkland contains relict features and traces of the earlier settlement which it replaced. Investigation of the Conservation Area's archaeology is an opportunity to gather evidence and promote a better understanding of its historical origins, development and special interest.

Recommendation:

New development or works within the Conservation Area will need to demonstrate that they have considered the significance of archaeology and impacts upon such significance for all heritage assets of archaeological and historic interest potentially affected. They should also put in place avoidance or mitigation measures where necessary. Where justified, the Council will look to secure the investigation of the Conservation Area's historic landscapes, buildings and archaeology, and where appropriate, support the design and implementation of improved public accessibility and interpretation.

9.2.5 Threat: Loss of architectural detailing and historic features

The Conservation Area retains a high degree of original architectural detailing and historic features with relatively few inappropriate later changes. Features that make positive contributions are identified in more detail in the Appraisal, but include windows, doors, bargeboards, porches and chimneys.

Recommendation:

The Council will encourage the retention of features which make a positive contribution. Additionally, the Council will explore the possibility of issuing Article 4 directions to remove certain permitted development rights in order to control specific changes to buildings. The Council will also highlight buildings recommended for Local Listing which will typically possess these features. Please see Section 9.3 and 9.4 for more information.

9.2.6 Opportunity: Trees and open spaces

Trees make an important contribution to the character and appearance of the Conservation Area. Open spaces also contribute to the historic and aesthetic quality of the designated area.

Recommendation:

The Conservation Area designation will serve as the first step in the positive management of trees within Little Barford, including those that make a strong individual or group contribution to the amenity of the area. Similarly, the Council will seek to preserve or enhance positive elements of important open spaces within the Conservation Area.

9.2.7 Threat: Enhancement of public realm and traffic within the Conservation Area

The Barford Road is generally lacking in superfluous signage or traffic controls such as double yellow lines, which is a positive aspect. Traffic however has a negative impact with the speed and proximity of vehicles passing through the Conservation Area resulting in an uninviting pedestrian experience.

Recommendation:

Future proposals regarding street furniture, upgrades and surfacing should be sympathetic to the character of the Conservation Area while meeting statutory highway obligations. The Council will work with stakeholders to consider the possibilities of reducing the harmful impact of traffic in order to preserve or enhance the experience and rural character of the Conservation Area. Reference shall be made to Historic England's *Streets for All* guidance as well as the Department of Transport's *Manual for Streets*.

9.3 Local List

Through the emerging Bedford Borough Local Plan 2040, the Council has committed to producing a Local List of buildings or assets of architectural and/or historic local interest for the purpose of identifying and managing those non-designated heritage assets. Local listing does not impose further planning controls, but assets placed on the Local List will be afforded a level of non-statutory recognition within the planning process.

Candidates for the Bedford Borough Council Local List are judged by criteria assessing such things as their age, integrity and rarity, and their architectural and archaeological interest. The criteria can be found in Appendix 5 of the emerging Bedford Borough Local Plan 2040.

After assessing them against this criteria, the following buildings and structures in the Conservation Area have been recognised as possessing inherent local interest, and will therefore be considered for the proposed Local List. They are also shown in Map 2 in the Appraisal:

- Boundary wall associated with the New Manor House;
- South Close, Barford Road;
- North Lodge and South Lodge, Barford Road;
- Barn range fronting Barford Road, Lower Farm;
- 1-8 The Cottages, Barford Road;
- 18th century kitchen garden wall, Dower House.

The assessment of the Local List buildings and structures is found in Appendix 2.

9.4 Article 4 directions

A conservation area designation provides additional controls over development.

Under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, certain rights to development which can normally be carried out without the need for planning permission, known as ‘permitted development rights’, can be removed to preserve or enhance elements which contribute to the character of the area. This is achieved through what is known as an ‘Article 4 Direction’.

Article 4 Directions can afford protection from incremental change to the historic environment, for instance, the alteration or replacement of windows and doors; extensions or other material changes which would affect the external façade of the property and in turn affect its character or the character of the streetscape. Many of these rights are unaffected by a conservation area designation.

Based on the findings of the Appraisal and the objectives of the Management Plan, the Council will explore the removal of permitted development rights under Article 4 of the General Permitted Development Order 2015, and within the Little Barford Conservation Area, for the following:

- Windows;
- Doors and porches;
- Walls and fences.

Currently, windows, doors and porches make a positive contribution to the special interest of the Conservation Area and the incremental loss of such features or their replacement would harm the unity and quality of the built environment. Similarly, walls and fences contribute positively and their removal or replacement with inappropriate treatments such as close-boarded fences would impact on the historic, rural character of the Conservation Area.



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Appendices

Appendix 1: Listed Buildings in Little Barford

Listed Buildings	Grade
Parish Church of St Denys'	II*
1-4 The Bungalows	II
Lower Farmhouse	II
Timber-Framed Barn at Lower Farm	II
Little Barford War Memorial	II
Cross Socket Base in the Churchyard of St Denys, Little Barford	II
The Manor House and outbuildings, game larder and ha-ha, Little Barford	II
The Coach House and Stables at Little Barford	II
The Motor House at Little Barford	II
Little Barford School	II

Appendix 2: Local List Assessment Table

Based on the evidence to hand limited to an external inspection only, the following assessment has been made:

Building/ structure	Selection Criteria*								Comments
	Age and Integrity	Rarity	Architectural Interest	Archaeological Interest	Artistic Interest	Historic Interest	Landmark Value	Group Value	
Boundary wall at New Manor House	✓							✓	Early 20th century wall with an ‘estate’ character retaining most of its original features. Possesses a strong group value with the New Manor House and wider Alington estate.
North Lodge	✓							✓	Mid- to late 19th century building retaining most of its original features, possessing a strong group value with New Manor House, estate wall, the Stables and South Lodge.
South Lodge	✓							✓	Mid- to late 19th century building retaining most of its original features, possessing a strong group value with the estate wall, New Manor House and North Lodge.
South Close (former Vicarage)	✓							✓	19th century structure retaining most of its original external features with a group value with other assets deriving from similar architectural detailing and materials used.

Building/ structure	Selection Criteria*								Comments
	Age and Integrity	Rarity	Architectural Interest	Archaeological Interest	Artistic Interest	Historic Interest	Landmark Value	Group Value	
1-8 The Cottages	✓							✓	Mid- to late-19th century buildings retaining most of their original external features. Possess a strong group value as planned pairs which subtly differ in terms of architectural detailing. Also group value with the school room and Lower Farm.
Garden Wall at Dower House	✓			✓				✓	Mid-18th century former kitchen garden wall providing above-ground evidence of the former 18th century manor. Possesses a group value with the Church, which together offer evidence of the manorial-church relationship.
Barns fronting Barford Road at Lower Farm	✓							✓	18th, 19th and 20th century buildings retaining most of their original features (may possess elements of earlier brickwork). Strong group value with the listed barn and Lower Farmhouse (both grade II).

Appendix 3: Glossary

Reference has been made to the NPPF Annex 2 Glossary in compiling this appendix.

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types.

Artistic interest: is an interest in other human creative skill, like sculpture.

Article 4 direction: A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Conservation area: an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden,

Registered Battlefield or Conservation Area designated under the relevant legislation.

Harm: Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their

collective experience of a place and can symbolise wider values such as faith and cultural identity.

Listed building: a building which has been designated because of its special architectural or historic interest and (unless the list entry indicates otherwise) includes not only the building itself but also: any object or structure fixed to the building; any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948.

Listed building consent: Any works to demolish any part of a listed building or to alter or extend it in a way that affects its character as a building of special architectural or historic interest require listed building consent, irrespective of whether planning permission is also required. For all grades of listed building, unless the list entry indicates otherwise, the listing status covers the entire building, internal and external, and may cover objects fixed to it, and also curtilage buildings or other structures. Undertaking works, or causing works to be undertaken, to a listed building which would affect its character as a building of special historic or architectural interest, without first obtaining listed building consent is a criminal offence under section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority include the district council, London borough council, county council, Broads Authority, National Park Authority, the Mayor of London and a development corporation, to the extent appropriate to their responsibilities.

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Local List: A list of non-designated heritage assets managed by the Local Planning Authority. Will generally include a selection criteria, thereby encouraging a consistent and accountable way of identifying local heritage assets. Heritage assets identified in local lists will be added to the Historic Environment Record (HER).

Non-designated heritage assets: buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Permitted development: Certain types of work that do not need planning permission. These are called 'permitted development rights'. They derive from a general planning permission granted not by the local authority but by Government. Permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings. Similarly, commercial properties have different permitted development rights to dwellings. There are also different requirements if the property is a listed building.

Public benefit: The National Planning Policy Framework requires any harm to designated heritage assets to be weighed against the public benefits of the proposal. Public benefits could be anything that delivers economic,

social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Examples of heritage benefits may include: sustaining or enhancing the significance of a heritage asset and the contribution of its setting, reducing or removing risks to a heritage asset, securing the optimum viable use of a heritage asset in support of its long term conservation.

Setting of a heritage asset: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Tree Preservation Order: An order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity.

Finding out more

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