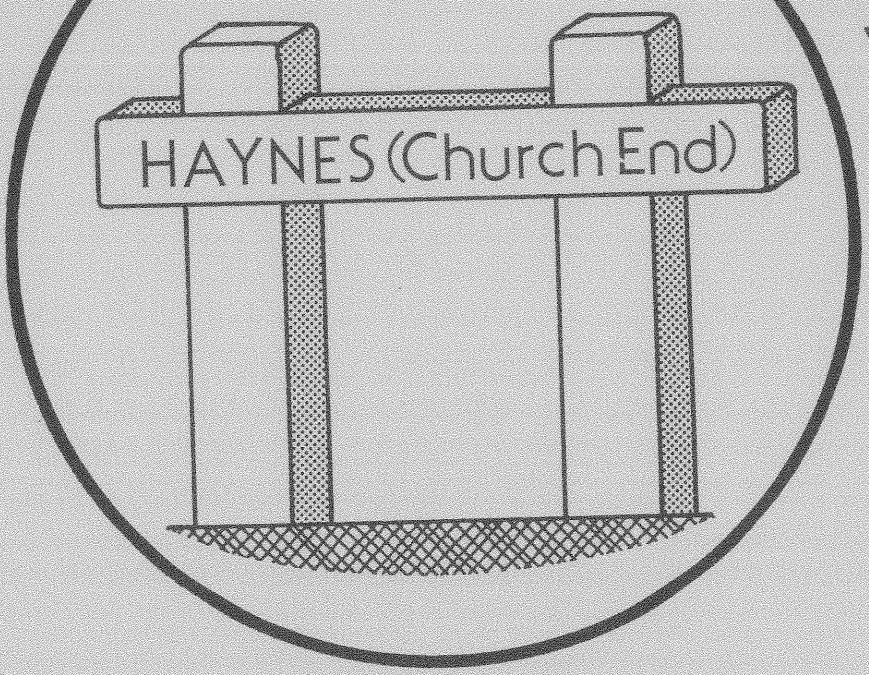
MID BEDFORDSHIRE DISTRICT COUNCIL

CONSERVATION AREA



JULY 1989

HAYNES CHURCH END CONSERVATION AREA

This document describes a Conservation Area designated under the Town and Country Planning Act 1971. It

- outlines the boundaries of the Conservation Area and shows the important features within them
- gives information on statutory planning policies which govern the control of development within the Area
- offers advice on other matters which can help conserve and improve.

This information is intended for people living locally, people seeking planning permission or other consents, and anyone interested in conserving the historic character of Bedfordshire places.

INTRODUCTION

The Purpose of Conservation Areas

Local Planning Authorities are required to identify places of special architectural or historic interest whose character needs care and protection. These 'Conservation Areas' may be rural or urban. Their special character is the sum of many elements, listed and other important buildings, open spaces views and vistas, trees, a historic street pattern, a village green, association with a famous person, or interesting archaeological sites. Smaller details such as individual walls, gates, steps, railings, lampposts, shop-fronts, paths, streams and hedges can also contribute.

One of the best ways of protecting and improving the overall character and appearance of a place is by taking care of these detailed elements. This can be done through planning controls over routine development, and by means of everyday care on the part of residents.

Draft proposals for a Conservation Area are prepared by the Local Planning Authority. Formal designation or review, which follows consultations with local people and other interests, may introduce some extra planning controls.

Planning Controls

Planning applications for development which the District Council considers likely to affect the character and appearance of a Conservation Area must be advertised and made available for public inspection. Comments received will be taken into account by the Planning Committee when a decision is made. (The District Council can also take powers to bring minor alterations within planning control, but only after further public consultation and with the approval of the Secretary of State for the Environment).

THE CONSERVATION AREA

Haynes Church End is one of the four ends which comprise the parish of Haynes, the others being West End, Silver End and Northwood End. It lies astride an unclassified road which links the A6 and A600. Church End itself is a very small isolated collected of buildings, situated in a pleasant and unspoilt stretch of Bedfordshire countryside.

The character of Church End is based on an attractive street, but with a feeling of enclosure occasioned by the gentle curves in the road, the buildings and rising ground to the south, the groups of mature trees to the north, and the trees and hedgerows to the east and west.

Most of the buildings are on the south side of the road, and all of these were built prior to or during the 19th century. Their form varies from detached houses to a long terrace. Some have attractive garden frontage, while others are close to the roadside. These two features combining to provide variety to the overall scene.

Church End was first designated as a Conservation Area in 1971 and the boundary encompassed all the buildings and most of the curtilage associated with these buildings. The boundary is now extended to include more natural land boundaries associated with the buildings, and in particular to protect the western approach to the Conservation Area. Even with this slight expansion, it is believed that Church End remains the smallest Conservation Area in the country.

There are presently eleven buildings within Church End, and five of these are "listed". They are identified in a table at the end of this document. All of the buildings, however, contribute to the Conservation Area's character.

The Conservation Area also contains a significant number of specimen trees. The District Council is keen to increase the wooded aspect of the area.

There are important views out of the Conservation Area. The most significant is undoubtedly that to the north, across the shallow valley of Haynes Park and up towards Clarendon School, a Grade I listed building. Parts of this building date from the 16th century, but the major construction as undertaken by the Earl of Granville in the early 18th century.

The views to the north east and north west are across undulating countryside which rises to the edge of the greensand ridge, an Area of Great Landscape Value.

Church End may be approached from three directions. On the southerly approach from Clophill, as one tops the rise in the road, the whole southern boundary of the Conservation Area is viewed across the open field.

Approaching from West End and the A6, one sees the Church and Vicarage on the left and the Old School House on the right. The tree lined road then dips down and curves into the Conservation Area itself.

6 The scope for new development is extremely limited. If any is permitted, the street scene will be safeguarded by controlling the location, siting, grouping,scale, design and materials in development proposals. New buildings and boundary walls should be designed to a high standard, and so as to respect, preserve and enhance the quality of their context.

7 Exceptions to adopted policies may be considered where a change of use or other development is proposed which would directly lead to the retention and renovation of a listed or important building in the Conservation Area, provided that the effects of conversion do not have an adverse effect upon its character and appearance.

8 A specific exception may be appropriate in the copse situated on the north side of the road and leading to the east of the lane leading to the church. The copse, which is in private ownership, is a feature in its own right, and could be maintained and enhanced by the removal of dead trees and undergrowth. However, such an exercise would obviously require the goodwill and cooperation of the owner. The Council believes that a practical way of ensuring that this feature is maintained would be to permit the erection of a single dwelling of appropriate character at the north end of the copse, subject to agreement about the preservation and future maintenance of selected trees within and on the boundaries of the site.

Advice

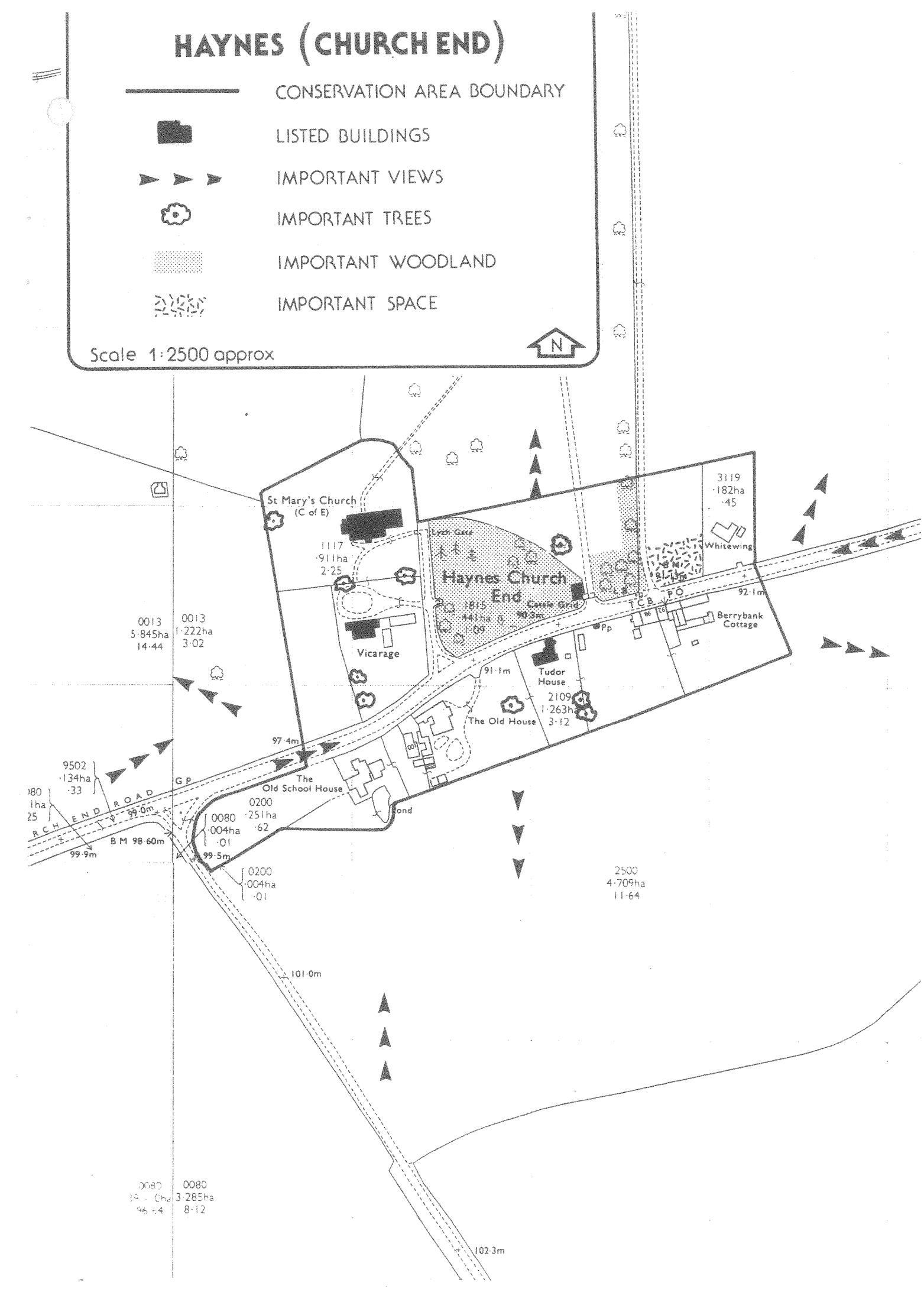
9 Important hedges and walls should be retained.

10 The details and important features of buildings should be maintained. Their repair or replacement should match the original as closely as possible, and opportunity taken to improve unsympathetic alterations.

11 The Council wishes to encourage the retention of existing traditional materials, such as natural slates and hand made old clay tiles. Roofing materials should be generally sympathetic to the character of the area, and modern synthetic substitutes should be avoided.

12 The shape, size, materials and glazing patterns of traditional windows should be retained. Many so-called 'period' building components marketed today are inappropriate for either new or period properties, and this applies especially to pseudo-Georgian front doors, "Regency" canopies bow windows and bottle glass. In period or traditionally-designed new buildings, windows should be of white-painted timber rather than stained timber, aluminium or UPVC.

13 Brickwork and stonework should normally be repointed rather than painted or rendered, with the correct mixes and pointing techniques being employed. Stone cladding is never suitable in a Conservation Area.


HAYNES (CHURCH END)
CONSERVATION AREA BOUNDARY
LISTED BUILDINGS
IMPORTANT VIEWS
IMPORTANT TREES
IMPORTANT WOODLAND
IMPORTANT SPACE
Scale 1:2500 approx
N
St Mary's Church (C of E)
1117 ·911ha 2·25
Lych Gate
Haynes Church End
1815 ·441ha 1·09
Cattle Grid
90·3m
Vicarage
3119 ·182ha ·45
Whitewing
92·1m
Berrybank Cottage
Pp
Tudor House
91·1m
2109 1·263ha 3·12
The Old House
0013 5·845ha 14·44
0013 1·222ha 3·02
97·4m
The Old School House
9502 ·134ha ·33
GP
RCH END ROAD
99·0m
B M 98·60m
99·9m
0080 ·004ha ·01
0200 ·251ha ·62
99·5m
0200 ·004ha ·01
2500 4·709ha 11·64
101·0m
0080 3·285ha 8·12
102·3m

Haynes Church End Conservation Society and Haynes Parish Council contributed significantly to the preparation of this booklet, and to other work, and the District Council is grateful and appreciative of their efforts.