



Design in Central Bedfordshire

A Guide for Development

Design Supplement 5

The Historic Environment

**Central
Bedfordshire**

THE MAIN GUIDE AND DESIGN SUPPLEMENTS



THE MAIN GUIDE



1 NEW RESIDENTIAL DEVELOPMENT



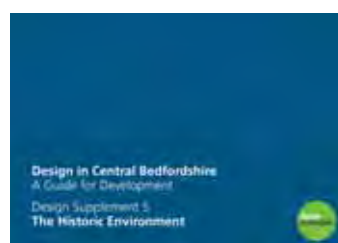
2 LARGER FOOTPRINT BUILDINGS



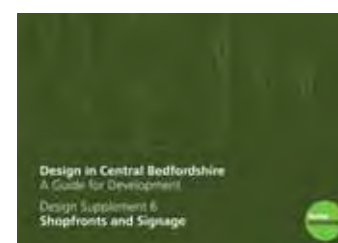
3 TOWN CENTRE
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AND PLACES

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The Historic Environment

THIS SUPPLEMENT IS ONE OF SEVEN, EACH FOCUSING ON A TYPE OF DEVELOPMENT TYPICALLY ENCOUNTERED IN CENTRAL BEDFORDSHIRE.

The Supplement should be read in conjunction with Design in Central Bedfordshire: A Guide for Development. The Guide sets out overall design principles for all forms of development, based on placemaking, local distinctiveness, the achievement of sustainable development, approaches to the appraisal of sites and their settings and finally, the information required for submitting planning applications.

The Design Supplements and the Design Guide were endorsed by the Council as Supplementary Planning Documents in January 2010. They will be a material consideration in the determination of planning applications.

In certain cases it may be relevant to also consult *DS3: Town Centre and Infill Development* and *DS4: Residential Alterations and Extensions*.

At the time of adoption of the Design Guide the draft PPS15, *Planning and the Historic Environment*, was being redrafted following public consultation. Thus the former PPG15 and PPG16 remained in force until PPS15 superseded them. References in this document assume that draft PPS15 is adopted. Readers are advised to consult current legislation and guidance.

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Fig 01 Leighton Buzzard Conservation Area; a high quality historic environment, sensitive to unsympathetic and poorly considered change.

1.00 Introduction

1.01

The historic environment creates opportunities for social interaction, education and life-long learning, helping to deepen our understanding of the world around us. It provides jobs and generates income and brings new life to areas. Most of all, the familiar and cherished qualities of the historic environment add a unique dimension of beauty, meaning and character to daily life. (see fig 01).

1.02

With eighty four ***Scheduled Monuments*** (see fig 02), over nineteen hundred ***Listed Buildings*** (see fig 03), sixty one ***Conservation Areas*** (see fig 04), and twenty three ***Registered Historic Parks & Gardens*** (see fig 05), and several thousand non-designated archaeological sites and historic landscape features, Central Bedfordshire has a rich and varied historic environment.

This environment is central to Central Bedfordshire's cultural heritage and values and sense of identity and hence a resource that must be sustained for the benefit of present and future generations.

1.03

Sustainable management of a place begins with understanding and defining how, why and to what extent it has cultural and heritage values; in sum, its significance. Through understanding the significance of a place it is possible to assess how the qualities that people value are vulnerable to harm or loss. Every conservation decision must be based on an understanding of its likely impact on the significance of a place.

1.04

This Design Supplement should be read in conjunction with national guidance as set out in ***Planning Policy Statement 15: Planning and the Historic Environment*** (PPS15) and locally; the Design Guide which outlines the process for proposing change in the historic environments of Central Bedfordshire.

This Design Supplement is divided into Introduction, definitions, issues, policy, aims and guidance on design interventions in the historic environment.



Fig 02 Scheduled Monument; the De Grey Mausoleum; east end of Flitton church



Fig 03 Statutory Grade II listed Estate Cottage (Old Warden)



Fig 04 Potton Conservation Area – A high quality townscape



Fig 05 Wrest Park – Grade I listed Historic Park & Garden

1.00 Introduction continued

HERITAGE PROTECTION REVIEW

The Heritage Protection Review based on the White Paper **Heritage Protection for the 21st Century** (March 2007) proposes a single national **Register of historic buildings and sites of special architectural, historic or archaeological interest**, which will include all those places currently on the statutory list of buildings of special architectural or historic interest and the schedule of monuments, the non-statutory registers of historic parks and gardens and of battlefields, and World Heritage Sites. 'Historic asset' is the proposed shorthand for registered places. The Heritage Protection Bill has been deferred and had been largely replaced by PPS15.

ARCHAEOLOGY

SCHEDULED MONUMENTS

Some archaeological sites and monuments that are considered to be of national importance are afforded legal protection by being placed on a list or 'schedule'. Where sites are scheduled, there is a formal process of scheduled monument Consent for any works which would affect the scheduled monument. The carrying out of unauthorised works to a scheduled monument is a criminal offence.

The term 'monument' covers a wide range of archaeological sites from the prehistoric to modern periods and includes both below and above ground features. scheduled monuments in Central Bedfordshire range from prehistoric burial mounds and settlements, through to castles, abandoned farmsteads, ruinous houses and churches (see fig 06).

NON DESIGNATED SITES

Not all important archaeological remains will be scheduled. Central Bedfordshire contains many archaeological sites and historic landscapes of local, regional and national importance.

All known archaeological sites and monuments (including Listed Buildings see below) are recorded in the Historic Environment Record (HER) Contact the Conservation

Team for further information on the HER.'

HISTORIC BUILDINGS AND AREAS

LISTED BUILDINGS

A listed building is one which is considered to be of special architectural or historic interest and is included within the *List of Buildings of Special Architectural or Historic Interest* (the Statutory List).



Fig 06 Church of St. Mary The Virgin (north side)

The listing of a building is not intended to fossilise the building and prevent any further changes. The exercise of listed building control is 'to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The listing of a building means that the special interest of the building can be safeguarded in any future proposals for a change of use and/or alterations to the building or its setting. Buildings (built prior to 1947) within the curtilage of a listed building may also be protected by listed building legislation.

There are three grades of listing which reflect their relative importance:

Grade I buildings are those of exceptional interest (2.5% of the total number)

Grade II* (known as Grade two star) are outstanding special interest (5.5% of the total number)

Grade II are of special interest, warranting every effort to preserve them

If you are considering work to a listed building you are advised to contact the Council's Conservation Team to seek advice. Alterations to Grade II* and Grade I listed buildings are referred to English Heritage by the Council for comment. If you own or are working on Grade II* or I listed buildings you are strongly advised to discuss your proposals with English Heritage (Eastern region) as early in the process as possible.

STATUTORY CONSULTEES

Some types of application on all grades of building are referred to what are known as the **statutory consultees**. These are as follows: The Ancient Monuments Society, the Council for British Archaeology, the Society for the Protection of Ancient Buildings, the Victorian Society, the Georgian Group, and the Twentieth Century Society. All these bodies have useful information on their websites which will provide further background to proposing change in the historic environment.



Fig 07 Dunstable town centre is largely covered by conservation area designation

CONSERVATION AREAS

Conservation areas are defined as:

An area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance (see glossary).

The Council has a duty to assess those areas which are considered to fall within the above definition and to designate them as conservation areas. Conservation Areas in Central Bedfordshire range from large towns (Dunstable) (see fig 07) to small villages and hamlets



Fig 08 Milton Bryan Conservation Area

1.00 Introduction continued

Within conservation areas some buildings may be highlighted as buildings of local interest. These are buildings which make a positive contribution towards the character or appearance of a conservation area. You are advised to check the conservation area appraisal which identifies these buildings.

REGISTERED PARKS AND GARDENS

The Register of Parks and Gardens is a national record of sites considered to be of special historic interest in England and contains nearly 1500 sites nationally. The register is compiled and maintained by English Heritage for each county.

Parks are registered with the same grades as that of listed buildings: Grade I, II* and II. Inclusion of an historic park or garden on the 'Register' brings no additional statutory controls however local authorities are required by government to consider the Register entry as a material planning consideration.

The Council are required to consult English Heritage where the application affects a grade

I or II* registered site, and the Garden History Society on all applications affecting registered sites, regardless of the grade of the site. Whether or not a site merits national recognition through registration will depend primarily upon the age, survival of original layout, its rarity as an example of historic landscape design and the quality of the landscaping.

It will often be the case that registered parks and gardens will include listed buildings, usually in the case of a park; the main house and possibly a park farm and lodge buildings and boundary walls (see fig 09). In some cases a Registered park or garden will also include part or all of a conservation area (for example Old Warden) and may also have scheduled monuments within their boundaries (for example Wrest Park).

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It will often be the case that registered parks and gardens will include listed buildings, usually in the case of a park; the main house and possibly a park farm and lodge buildings and boundary walls (see fig 09).

In some cases a Registered park or garden will also include part or all of a conservation area (Old Warden) and may also have scheduled monuments within their boundaries (Wrest Park).

The level of protection will relate to particular elements roughly in the order described above; scheduled monuments, listed buildings, conservation areas then the park registration.



Fig 09 The Statutory Listed Gardeners Lodge and boundary wall to Woburn Park. These structures will also form part of the Registered Park and Garden

2.00 Issues

2.01

INFORMED CONSERVATION

The following issues need to be addressed and resolved in any proposed development within the historic environment. Conservation is considered as the positive action of protection against undesirable changes and keeping a building or place from being harmed or the subject of decay or loss by sensible maintenance, repair, prudent and imaginative use, management and stewardship. Damage to an historic site usually takes the form of one or a combination of the following:

- Unsympathetic repair or alterations to the fabric of an historic building
- Lack of maintenance or repair leading to failure and eventual loss of historic fabric or context through lack of or mismanagement
- The cumulative loss of historic fabric through small but collectively significant alterations eroding the historic form and values of a building
- Development which has a negative impact on the building or the setting of an historic building, site or area



Fig 10 Converted outbuildings at the Swan, Salford

2.02

POSITIVE STEWARDSHIP

There is a need for active involvement, doing something to bring about the retention of the familiarity, quality, beauty, special interest and character of a building, structure, site or area. This involves positive stewardship. This could include a combination of ongoing repair, adaptation or new use for a building originally conceived for something different. Viable new uses will often be the key to the conservation of an historic

building. It may also involve, through careful scholarly research the reintroduction of lost features, such as roofing tiles, traditional thatch, windows, doors (internal and external), cornices, or internally fireplaces, architraves, floorboards or plan form.

Archaeological sites also require positive and sympathetic management to ensure that they retain their special interest and character.



Fig 11 Onion Shed, Manor Farm, Lower Caldecote (Grade II listed)

2.00 Issues continued

2.03

THE SUSTAINABLE AGENDA

The historic environment is a shared and fragile resource. There is always a balance to be struck between the old (heritage assets be they archaeological remains, buildings, groups of buildings or parks or gardens) and managing change which improves the quality of life and our physical environment. To achieve a sustainable approach the historic environment must be fully understood and considered holistically.

The nature of historic assets is such that they are finite and non-renewable, already diminished naturally over time by the processes of decay and use. Adapting and working pro-actively with these assets can be a positive process. To destroy the historic environment needlessly and without thought or imagination is to waste resources in which significant amounts of embodied energy and materials have already been invested.

Historic buildings, structures and archaeological sites can have economically viable new uses; tourism and visitors to Central Bedfordshire's historic places generate income and support local business and trade (see fig 10). In all decision taking we must decide systematically what is significant and what is not. Future management and stewardship must ensure that we do not cause irreversible damage.

The decision process must have a mechanism for attributing significance and value to the historic environment. These heritage assets can be valued according to a range of criteria (see section 5). For example, buildings from the nineteenth century period in rural Central Bedfordshire often have distinct characteristics such as the onion houses found in the east (see fig 11 on previous page) or the planned model farms of the district.

2.04

ENERGY CONSERVATION

Traditional buildings as environmental systems behave very differently to modern buildings. It is vital that historic buildings are fully understood by those proposing changes to them. This is particularly the case for those intending to improve their thermal efficiency. For example, it is not sustainable or cost-effective to replace an historic window (one that is over 80-100 years old) with double glazing given the embodied energy of the historic window compared with the installation of double glazing.

Often the addition of a curtain or shutters will vastly improve the thermal efficiency of an opening. Dry lining is another common alteration undertaken in historic buildings. This will significantly reduce the ability of the building fabric to breathe.

This can be particularly problematic where buildings have timber frames (found in numbers in areas such as Potton, Ampthill and other villages) where the change in the physical environment of a wall can have

a detrimental impact on the long term survival of historic fabric.

The opportunities for upgrading traditional homes must be balanced against the principal aims of conservation, that is to ensure that old buildings are not irrevocably damaged by unsuitable alteration and inappropriate repair. The application of Building Regulations in these cases is often flexible where possible alterations would have a detrimental affect on the special character of a building.

Summary of issues:

- The Historic environment is a shared resource
- Understanding and responding positively to the significance of a place is essential
- Manage change to sustain the value of a place
- Energy conservation must be balanced with building conservation
- Decisions about change must be informed, transparent and consistent

3.00 Policy & Guidance

The following policies and guidance will be relevant:

- National Guidance: Planning (*Listed Buildings and Conservation Areas*) Act 1990,
- Draft Heritage Protection Bill,
- Planning Policy Statement 15: Planning and the Historic Environment
- English Heritage website for HELM (*Historic Environment Local Management*) www.HELm.org.uk
- Manual for Streets, (*Communities and Local Govt, Dept for Transport* (2007)
- English Heritage Guidance on Conservation Area Appraisals and Management Plans (February 2006),
- Conservation Principles Policy and Guidance, English Heritage (2008).
- General subject guidance notes from English Heritage
- Regional: English Heritage Streets for All – East of England volume (2005)
- Local – Local Development Framework; Core Strategy and Development Management Policies, policies on high quality development, heritage and sustainable construction.
- Individual conservation area appraisals



Fig 11a Sympathetic contemporary addition creating a foyer to a Victorian church. Linslade

4.00 Aims

Proposals involving works to heritage assets should have regard to and promote the following:

4.01

STEWARDSHIP OF THE HISTORIC ENVIRONMENT

The historic environment is a central part of the cultural heritage and sense of identity and therefore a resource which should be sustained for the benefit of present and future generations. (*Conservation Principles, Policies and Guidance, EH 2008*)

The Council wish to promote through the application of its design guide a clear and transparent philosophy for the care, repair and future management of historic assets (buildings and areas) within Central Bedfordshire. By placing its philosophy at the heart of decision making it hopes to provide a robust and defensible base for resisting development which does not accord with the basic principles of change through informed decisions.

PHASE A: The possible extent of an original 3 bay hall is shown dotted. The building is timber framed (TF) with cross wings at both ends (the drawing could also show where the evidence for this can be found in the building). Early on (and possibly at the date of construction) the cross passage was blocked by the chimney stack – always show where stacks are and were (shown conjecturally on the diagram as a dotted outline of a stack with a question mark) as they are important elements of a buildings development.

PHASE B: The eighteenth century sees the destruction of the western cross-wing (occasionally cross-wings are abandoned or more often part destroyed by a fire?). By showing the rough location of this building phase the possibility of presence of archaeology can be demonstrated. There is also the addition of a brick(B) extension to the eastern cross wing.

PHASE C: The late nineteenth century (which can often be supported by photographs and early building control plans) sees the addition of a long stable range to the south side (roughly along the line of the former cross wing). A further brick extension to the north side obscures the original rear cross passage door and in the case shown the orientation of the building changes with the arrow showing the new 'front' entrance. Identifying changes in orientation of a building can be an important part of explaining and showing understanding of a buildings development.

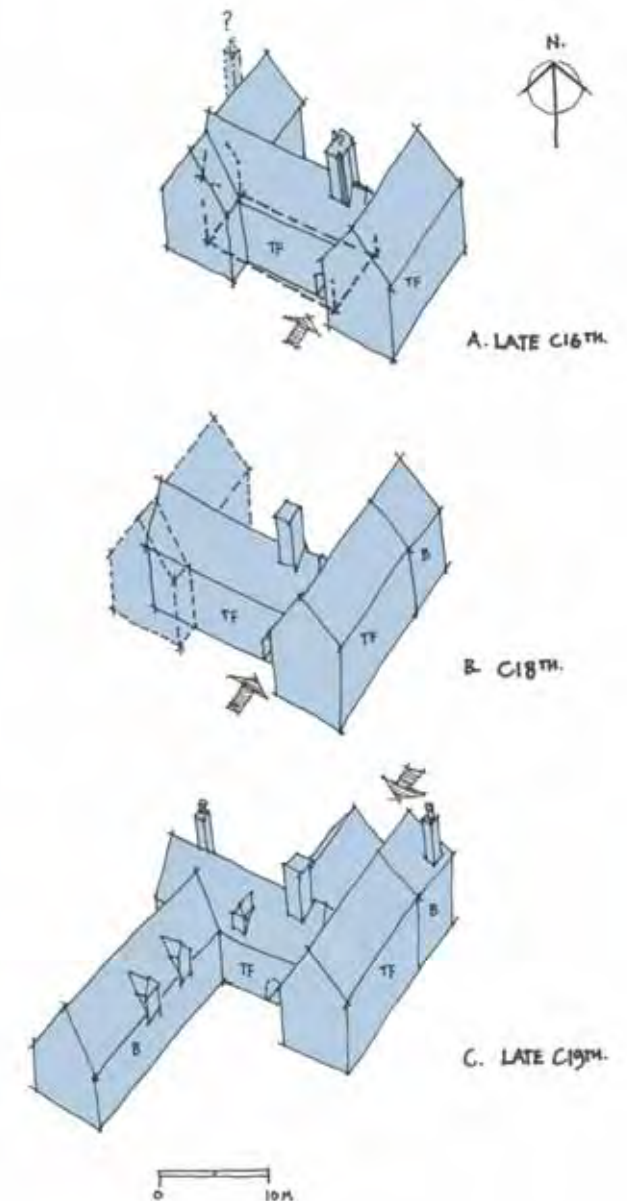


Fig 12 The story of a building – Complex buildings with multiple building phases can often be best illustrated as a series of simple sketches highlighting the key phases of the building. The sketch is based on a late medieval hall in Central Bedfordshire with subsequent additions.

4.02

PROMOTE INFORMED CONSERVATION

All proposed interventions in the historic environment should be based on the principle of informed conservation and adopt the Conservation Based Research and Analysis (CoBRA) approach

Informed conservation is about taking evidence-based decisions. The framework for these decisions may be tailored to the level of intervention from a short statement identifying the significance of part of a building or area as a component of the whole right the way up to the drafting of a conservation management plan.

The process of collecting information, interpreting it and presenting it in a sensible and coherent story makes the prospective applicant think about the historic environment in an holistic way. (see fig 12).

The Council as determining authority for the majority of applications relating to heritage assets within the district will not be able to determine an application without all the

necessary information to enable them to make an informed decision.

4.03

DEFINING SIGNIFICANCE

Sustainable management of a place begins with understanding and defining how, why, and to what extent it has heritage values: This is generally called its significance.

Applicants will need to demonstrate a full understanding of the significance of a building or place (to all users) before intervention is undertaken.

This involves considerable effort on the part of the owner, agent, architect, developer to consult as widely as possible on any proposals.

4.04

POSITIVE MANAGEMENT OF CHANGE

Most of the traditional buildings and areas in Central Bedfordshire have evolved through generations with some being representative of many hundreds of years of adaptation (see fig 13). These changes should be borne in mind when assessing the significance of the building or an area as a whole.

In determining planning and listed building consent applications within Central Bedfordshire, the Council will require evidence to support these applications. Where change is proposed it should reflect and respect the spirit of the building (particularly its use or former use) or area and should not have a detrimental impact on the previous layers of heritage value.

4.05

EDUCATION AND TRAINING

Education should form a key part of the process of dialogue with owners of listed buildings and buildings in conservation areas. The challenge is to communicate significance to everyone concerned with a place.

The Council is committed to achieving dissemination of best practice in the design guide as well as providing day to day advice to owners, agents, architects and developers on how to best achieve the sustainable management of their historic assets.



Fig 13 Gannocks, 15 Church Street (Church End), Tempsford; This Grade II listed sixteenth century house with later remodelling is thought to have been an Inn

5.00 Heritage Values

5.01

The process of understanding an historic asset is about attributing value to aspects of that historic asset in order to make some conclusions as to the degree to which change can be accommodated.

5.02

Figure 15 should be used to identify the values of a site where change is proposed. They should form the basis for discussion regarding what is important about a building or site putting that building or site within its wider historic context.

5.03

Heritage values should be defined and form part of statement of significance which should form part of any proposals for change in the historic environment.

STATEMENT OF SIGNIFICANCE

A 'statement of significance' of a place is a summary bringing an assessment of heritage values together to produce a picture of the character and special interest of a place. The relative importance of each of the heritage values of the place, how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements – this can be particularly relevant to the district as regard to historic buildings earlier timber frames can often be hidden behind later fabric). Potential conflicts between types of values should be identified.

Extensive and reasonable consultation should provide all those who have an interest in the place the opportunity to influence the decisions taken affecting the place. The results should be seen to guide all decisions about material change to a significant place. The statement of significance should form part of the design and access statement when preparing planning applications for listed building consent or scheduled monument consent or for planning applications affecting a listed building, scheduled monument or a registered historic park or garden.



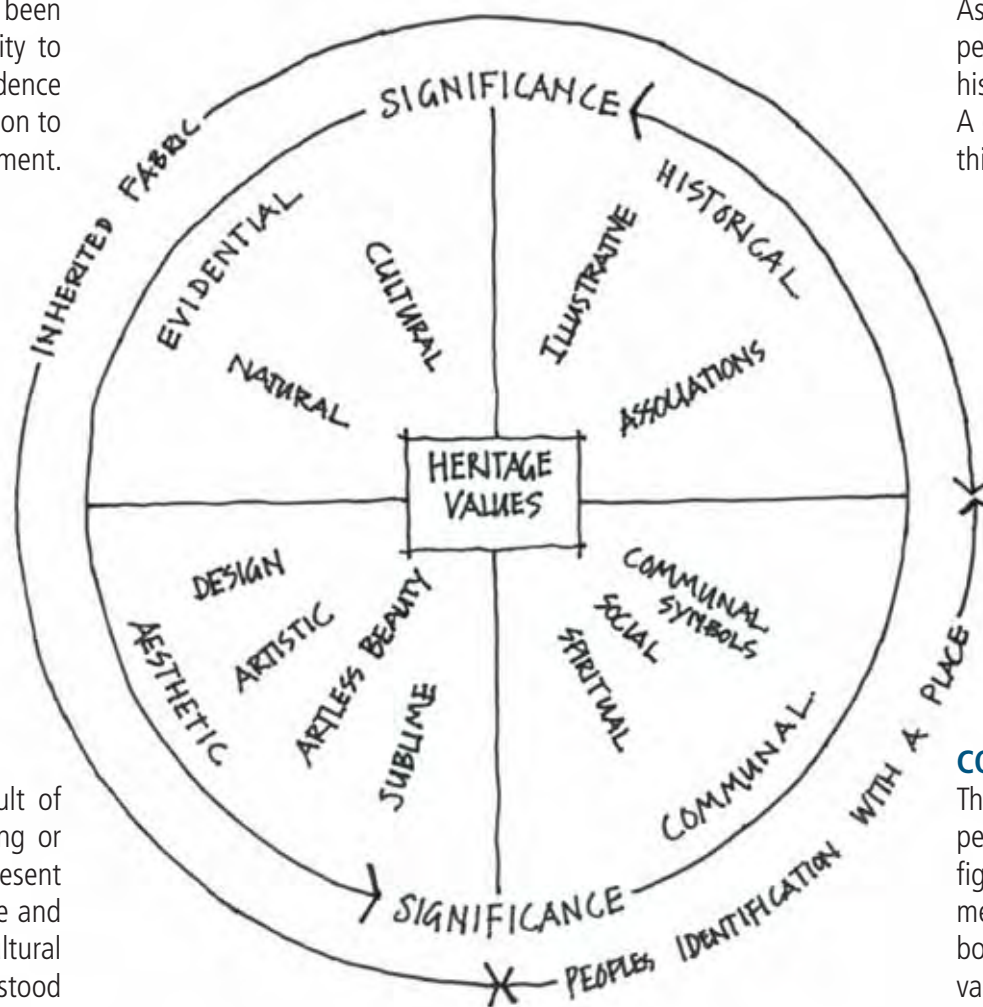
Fig 14 Chinese Bridge, Wrest Park, Silsoe (Grade II listed), part of a group of buildings within the Park displaying the aesthetic interests of their late Georgian patrons

EVIDENTIAL VALUE

The physical remains that have been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.

AESTHETIC VALUE

Aesthetic values can be the result of the conscious design of a building or place (see fig 14). They can represent such elements as its patina of age and often be specific to a time and cultural context. These need to be understood to place the building or place in a time when the value of their design may have been different.



HISTORICAL VALUE

Association with a notable family, person, event, or movement can give historical value to a building or place. A degree of intactness must survive for this to be fully appreciated.

COMMUNAL VALUE

The meaning(s) of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical and aesthetic values. This links closely to those values applied to conservation areas and the recording of the familiar and cherished local scene.

Fig 15 A building or place will often have a combination of values identified from the 'wheel of heritage values' above

6.00 Guidance on design principles affecting archaeology and historic buildings

6.01

REQUIREMENTS UNDER THE PRESENT PLANNING SYSTEM

ARCHAEOLOGY

SCHEDULED MONUMENTS

Scheduled monument consent is required for any works including repair to a scheduled monument. The need for scheduled monument consent is dealt with directly by the Secretary of State who is advised by English Heritage. If you are proposing any works to a scheduled monument you are advised to contact English Heritage directly.

NON DESIGNATED SITES (including Historic Parks and Gardens)

PPG16 ensures adequate protection and/or recording of sites of national, regional or local archaeological importance. In Central Bedfordshire this will include the many Historic Parks and Gardens which may be included on the English Heritage national register and will also have in some cases listed buildings, scheduled monuments and conservation

area designations. This type of site will often also have archaeology and historic landscapes of national and local importance.

HISTORIC BUILDINGS

LISTED BUILDINGS

Listed Building Consent is required for works which affect the special interest of a listed building. It should be noted that repairs to a listed building do not require listed building consent, but those repairs should be undertaken on a like-for-like basis and the extent of the repairs should be agreed with the Conservation Team of the Council in writing.

By way of example; the careful replacement of part of a rafter foot or other section of a timber frame which has rotted away with a matching section of timber pieced in to replace the rotted section (see fig 16). would be considered a repair not requiring consent. However, the complete replacement of a roof with a new roof regardless of the proposed material is likely

to be unnecessary and would also be considered an alteration requiring listed building consent.

The interior of a listed building is often of special interest as well as the exterior. Internal works to a listed building which affect its special interest will require listed building consent. It is very rare for there to be no features of historic interest internally.

The plan form of a building particularly what is called a compartmentalized plan from the eighteenth and nineteenth

centuries is also of special interest and in most cases should be retained (see fig 17).

Listed buildings should, wherever possible be retained in their original use. Where a change of use is acceptable (applying the principles set out in PPG15 paras 3.8 to 3.11) very careful and reasoned thought will be required in proposals to alter or extend to adapt to the needs of occupiers and to meet current standards of living whilst retaining the special character of the listed building.



Fig 16 Example of good practice timber repair – sections of timber being spliced in retaining as much of the historic fabric as possible

BUILDINGS OF LOCAL INTEREST

In conservation areas Buildings of Local Interest have been identified and make a positive contribution towards the character and appearance of the conservation area. There is a presumption against the demolition of these buildings (see PPS15). Where alterations or extension are proposed for these buildings the planning system may require building recording to be undertaken as part of the process of development (see also section 7.00 Conservation Areas).

UNAUTHORISED WORKS

When a building is listed, it is a criminal offence to carry out works which affect its architectural or historic interest without the necessary consents. You could be liable to prosecution and/or be made to rectify what you have done. The maximum penalty could include imprisonment and unlimited fines.

A. Original entrances and porches should be retained. Alterations which render original entrances redundant should be avoided.

B. The windows of an historic building are one of the most important features. Alterations to the size and type of windows is unlikely to be acceptable (unless it is informed reinstatement of original windows and proportions).

C. The chimney breast and fireplace are important dating features of a building and provide important evidence of how a house was used historically. There are historic and constructional reasons for not removing chimney breasts in an historic building.

D. Alterations to the plan form should retain original partitions and internal walls. Some alteration may be acceptable (the widening of a door) but the original plan form should be easily readable. In some cases, unusual construction techniques may require all existing fabric to be retained – always consult the conservation officer before considering changes to internal partitions in a listed building.

E. The staircase where original is an important dating feature of a building and its retention is essential. This will often be an issue where plans for loft conversions in two storey houses need to take account of current building regulations with regard to fire resistance of staircases, staircase enclosure and means of escape.

F. Openings in rear walls may be altered to provide means of access to gardens. This will depend on the nature of the existing windows and their contribution to the special interest of the building. Where alteration is acceptable the width of the opening should not change.

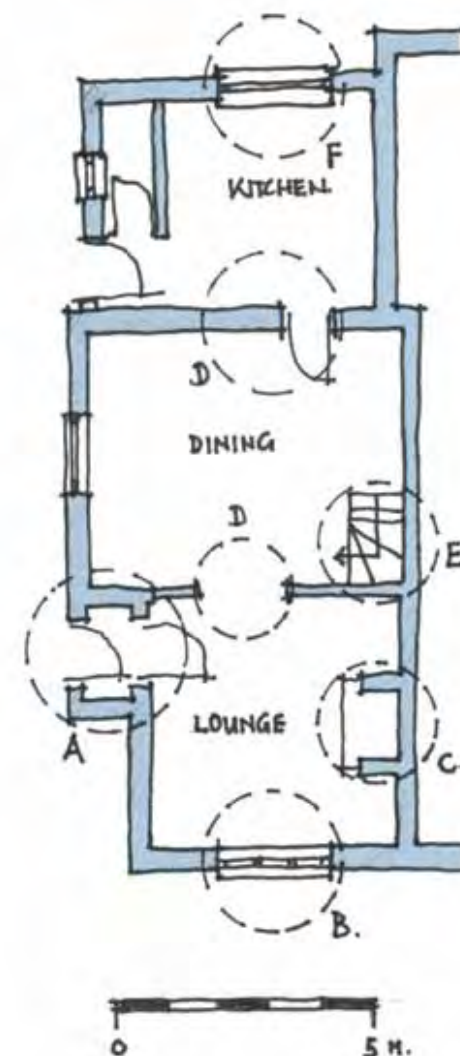


Fig 17 The plan form of an historic building is an important part of its special interest. Even the simplest and most humble of dwellings can have a plan form which is worthy of retention. The example shows a typical plan form of a modest estate cottage, examples of which are found across Central Bedfordshire.

6.00 Guidance on design principles affecting archaeology and historic buildings continued

6.02

GENERAL GUIDANCE

ALTERATIONS AND EXTENSION

It is rarely the case that a building will be so important that no alteration or extension is acceptable (*para 138 Conservation Principles, Policies and Guidance, English Heritage, April 2008*)

There is however a balance, which must always be carefully struck and will involve discussion and possibly compromise to ensure that new extensions, alterations or conversions do not detract from the intrinsic special interest and character of a building, or impact unacceptably on underlying archaeological deposits.

It is important that the process of understanding has been carefully followed in order that a sensible and informed discussion can take place at the time of application for consent (listed building, scheduled monument or planning permission).

CONVERSIONS AND CHANGE OF USE

Conversions of buildings from their original use, particularly

farm buildings; barns, stables, cart sheds, onion houses and engine houses to other uses, primarily houses and offices have demonstrated that retaining the historic values of a building undergoing such change can prove extremely difficult to balance with the hopes and aspirations of new occupiers.

Barn conversions are a particular challenge in Central Bedfordshire. Generally, the presumption is in favour of retaining the single space qualities of this building type with limited or no subdivision and the use of existing openings preferably with no additional openings in the structure.

Where subdivision is acceptable it should respect the existing historic fabric and where possible enhance the sense of openness (see fig 18). In practice this is very hard to achieve but this must be the starting point for all conversions. The Council will expect innovation and creativity in assessing the re-use of these sensitive building types. Architects have a key role to play in terms of advising clients of a building's limitations at the outset.

SUMMARY

– What requires consent?

- Most works to a scheduled monument will require scheduled monument consent
- Demolition of all or part of a listed building (including buildings and structures within the curtilage);
- Alterations (including internal works) which affect the character of the building;
- Extensions; repairs which involve replacing important parts of the building's fabric, or using different materials (such as replacing a slate roof with tiles)

DEMOLITION OF LISTED BUILDINGS OR BUILDINGS OF LOCAL INTEREST IN A CONSERVATION AREA

A development proposal which involves the demolition of all or part of a listed building of special architectural or historic interest or a building of local interest within a conservation area will not be approved other than in the most exceptional circumstances and not unless the Council is satisfied that the building cannot be repaired or retained in its present form.



Fig 18 Careful and thoughtful intervention to historic buildings enables as much historic fabric to be retained preserving the character and special interest of the building

It is very rarely necessary for a listed building (including curtilage listed buildings) or a building of local interest (one which makes a positive contribution to the character or appearance of a conservation area) to be demolished and more often than not it is the owners expectations which are the underlying problem rather than any inherent structural or other problem.

It is important to employ historic building specialists particularly when dealing with structural issues in relation to traditional

buildings. Their expertise is often based on experience with historic structures rather than slavish application of 'rules of thumb' and structural calculations which can often condemn perfectly serviceable buildings.

SETTING OF LISTED BUILDINGS AND SCHEDULED MONUMENTS

The Council in their decision making must have regard to the setting of a listed building, scheduled monument or a building within the curtilage of a listed building. They are

required, when considering applications for planning permission for works which affect a listed building or scheduled monument, to have special regard to the desirability of preserving the setting of the building or monument. The setting of a building or monument will include ancillary land, but may also

include land some distance from it say for example in the case of a listed folly (see fig 19) within a planned landscape or a church spire or clock tower within a town centre setting see fig 20).

In all cases it must be demonstrated, by a thorough analysis of the setting of the building or monument, that the development proposal would not be detrimental to the building or monument's architectural or historic character. This will often include preparation of a statement of significance for the potentially affected building(s) or monument.

Analysis of the setting of a listed building or monument should consider the following factors:

- physical characteristics of the listed building/monument and its surroundings (it is suggested that this include a survey of materials; condition of the fabric; relationship with other buildings; and qualities and characteristics of the surrounding landscape
- How dominant should the listed building or monument remain after development?



Fig 19 The Banqueting House, Wrest Park. The setting of this building is a vital part of its historic significance



Fig 20 The prominent clock tower, No.2 Bedford Street, Ampthill. The town centre forms part of the setting for this listed building which includes the tower

6.00 Guidance on design principles affecting archaeology and historic buildings continued

For example, development to the front of a listed building which breaks its relationship to the street will in almost all circumstances not be acceptable.

- Will the principal elevations of the listed building or monument remain visible in their entirety from all principal viewpoints (these should be identified and agreed with the local authority?). New development should not restrict or obstruct these agreed views.
- Will the proposed development rise above and behind the building or monument so that its silhouette can no longer be seen against the sky from the more familiar (agreed) viewpoints?
- Does the building or structure have relationships (these could be distant views) with other buildings or structures which will be obscured or impacted upon by the proposed development?
- The siting, design, scale, form, density and materials of any new development should be sympathetic to the listed building or monument or group of buildings and its ancillary buildings.

- Is planting and structural landscaping which forms part of the original landscape concept being retained and enhanced in order to maintain the integrity of the landscape and to protect the amenity of the listed building(s)?
- In the case of a scheduled monument which is largely or completely below ground or an earthwork, is the setting important to its character, for example should the setting of the scheduled monument remain open and uncompromised by any development?

It is for the local authority to decide whether the setting of a listed building or scheduled monument is being affected and this can sometimes determine whether English Heritage is consulted. For this reason it is always advisable to start a dialogue with the local authority at the earliest opportunity to ascertain what work is required on the assessment of the setting of listed building or scheduled monument. Applicants are also advised to consult the publication *Seeing the history in the view:*

assessing heritage significance within views (English Heritage – consultation document at present July 2008) which provides a detailed methodology for assessing heritage assets which are the subject of formal and informal views.

6.03

MAKING CHANGES – WHAT IS REQUIRED?

In general terms the information needed for a planning application (see section 7.00 Design Guide) applies to making any applications for consent relating to historic buildings or sites including those within or adjacent to an Historic Park or Garden.

In the case of a listed building, internal alterations need to be clearly shown on suitably scaled plans and there will in most cases need to be some form of specialist assessment relating to the production of a 'statement of significance' (see section 5) which will form part of your Design and Access Statement.

The specialist assessment which will form part of the statement of significance might include some or all of the following

(depending on the complexity of the building and the proposed alterations).

- Historical research (map regression, key phasing)
- Fabric analysis
- Architectural investigation
- An examination of any surviving fixtures and fittings
- Exploratory work (note that this may require consent)
- Detailed analysis of decorative schemes
- Tree ring dating (dendrochronology)
- An archaeological evaluation this may also include below ground archaeology and sites

(ref. *Understanding Historic Buildings: Policy and Guidance for Local Planning Authorities*, English Heritage June 2008 p5)

In addition to this information, PPS15 advises that you must be able to justify the proposals in relation to the potential loss (concluded from the information gathered from the above process) of historic values in undertaking the proposed changes.

Justification is not the same as a desire or aspiration for changes to a building or place and it is important that whilst the present owners of an historic building have a right to enjoy the building as their own property that this is measured with an understanding of their stewardship role for future generations.

This is often a difficult and emotive part of the process of managing privately owned historic assets and will often require a balance to be struck.

Where a proposed development affects known archaeological sites or areas of archaeological potential a planning application may need to be accompanied by an assessment of the archaeology of the site including the results of an archaeological field evaluation.

6.04 REPAIR AND MAINTENANCE

Past alterations and repairs point to the historic change and development of buildings. Since the later part of the nineteenth century and during the twentieth and twenty-first century many materials, designs and techniques

have come into general use that are far from sympathetic to the intrinsic character of often vulnerable historic buildings.

Change has been far more rapid and destructive in the post-war period than in the more distant past (see fig 21). The re-use of sound materials derived from the place being repaired or altered



Fig 21 Modern materials for roofs, windows, doors, and modern utilities (gas, electricity) do not always sit well with the historic environment.

is traditional practice and contributes to the sustainable use of energy and material resources. Alternative sources of traditional materials (such as secondhand tiles or slates) should not devalue the building from which they have been sourced. Maintaining demand for new traditional and local materials will stimulate their continued or renewed production, and help to ensure a sustainable supply of the material and the craft skills to use them. (see fig 22).

Over restoration is one of the most damaging interventions to the historic environment. Though often well intentioned it can result in the loss of the very essence of what it was about the historic building or place which made it special. Expert advice should always be sought.

6.05 THERMAL EFFICIENCY

In considering improvements for energy conservation it is important to remember that many traditional (historic) buildings perform very differently to modern buildings. Careful consideration must be given to:

- Your building's construction, to avoid causing damage.
- The importance of moisture movement in historic buildings
- Minimising disturbance to the existing fabric.
- Reversing any changes without causing further damage.
- Whether your home is of such quality that it should not be altered.
- The wider effect of retro-fitting renewable energy sources to historic buildings or structures.



Fig 22 Ironstone repointed using lime mortar and a sharp gritty sand providing a traditional finish which will preserve the integrity of the historic stonework.

6.00 Guidance on design principles affecting archaeology and historic buildings continued

As a general rule it is not considered sympathetic to a building's appearance to have a solar panel or collector or other equipment such as a wind turbine fixed to any of its main elevations, ie. the face or faces seen from principle view points, towards which it is mainly viewed. Where possible, solutions should be sought which minimise the impact of these elements on the wider historic environment (see fig 23).

Buildings with main elevations aligned in the direction of optimal solar radiation/prevaling wind direction may present special installation problems with regards visual impact (see fig 23).

Solar panels or collectors can still be effective on the east and west faces but the annual yield would be lower and north faces should be avoided.

Where a collector cannot be mounted on a building in an optimal direction for solar irradiation, it may be possible to mount it away from the building. In such cases it is advisable to speak to the Conservation Team at Central Bedfordshire Council. (ref. *Small scale solar electric (photovoltaics) energy and traditional buildings and Small-scale solar thermal energy and traditional buildings English Heritage March 2008*).



Fig 23 Photovoltaic panels located on outbuildings rather than the larger main buildings in order to reduce their impact. Kensworth, Church End.

APPLYING PART L OF THE BUILDING REGULATIONS TO EXISTING LISTED AND TRADITIONALLY BUILT BUILDINGS

For existing buildings, there is no Requirement in Part L to upgrade elements which do not need replacing.

The purpose of Part L is not to force unnecessary intervention, but to make sure that when replacements and major alterations are undertaken, the elements are upgraded to an extent that is reasonable; and where practicable to the required standards for a new building.

When deciding whether to repair or replace, it is essential to consider the implications of destroying existing fabric against the potential benefits.

For example, it would be neither sustainable nor cost-effective to replace a two hundred year-old window that is capable of repair and upgrading with a double-glazed alternative, and even less so if the new window were to have an anticipated life of only twenty to thirty years, as some do. However – depending on circumstances – a good case might be made for well-designed and carefully-installed draught proofing or secondary glazing.

The Conservation Team for Central Bedfordshire can advise you of how this might be achieved in your building.

Where proposed alterations or replacements could trigger the Part L Requirement to upgrade the existing fabric, care must be exercised in deciding whether or not such work will affect the building's character. Please note that if the building is listed, listed building consent may be required. In some instances, a historic building may be in an almost totally original state, and like-for-like replacement will be the only appropriate solution.

In many cases, however, some thermal upgrading will be acceptable. For example, though wall insulation will often be inappropriate, it may be feasible to add insulation in roofs and under suspended floors.

In all cases it is advisable to contact the Conservation Team who can provide impartial advice and suggest a number of ways of improving thermal efficiency which do not involve replacing historic fabric with something less desirable.

In almost all cases retro-fitting of additional devices relating to renewable energy will require listed building consent and this also applies to installing additional insulation, dry-lining, and most secondary-glazing units.

Where there is a requirement for a Building Notice or full Building Regulation Approval from Building Control these works will almost certainly also require listed building consent.

6.06 REVERSIBILITY

The concept of reversibility should form the basis for all proposed work to historic buildings. The building should be capable of being returned to its former condition with no permanent effect on the fabric of the building. In practice this can be difficult to achieve. It should always be borne in mind that the heritage values of a place can be many and varied and that it is always a balance particularly when trying to build reversibility into a scheme.

Two aspects of the twenty first century have the potential to make a significant impact on the historic environment:

- A** Energy efficiency and sustainable energy sources. It is generally considered that given the fast moving characteristics of the science behind the search for sources of renewable energy that any proposals relating directly to and having an impact on the historic environment should be reversible.
- B** Improving access for all potential users of the historic environment. The principle of 'reversibility' should not be used as an excuse for a low standard of work that detracts from the quality and setting of the historic building. Rather, there is often an appropriate solution which needs thought and some compromise by both parties to achieve a reasonable level of access to all (see fig 24).

6.07 BUILDING RECORDING

The formation of a building record requires a significant commitment of time. It is crucial therefore that no recording is undertaken without establishing whether the relevant information already exists and assessing its merits. An appropriate form and level of recording will build upon existing knowledge, and will be shaped both by the nature and perceived significance of the building and by the circumstances prevailing at the time. This will include the intended purpose of the record and the needs of its likely users.

A clear understanding of these issues will help to determine the format in which the resulting information is presented, and will also enable an estimate to be made at the outset of the resources needed to carry out the work.

The value of recording undertaken in association with changes to the fabric of a building may be very significantly enhanced if it is undertaken at the right time. Recording that precedes change to a building's fabric often documents features that no longer exist once work has been completed.

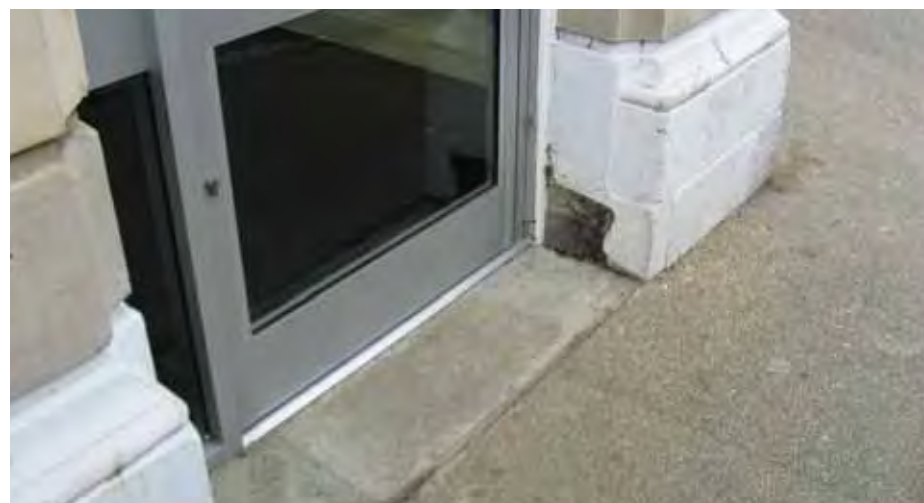


Fig 24 The silhouette of a former step on the jamb of this stone doorway in Ampthill reveals how this building has been adapted to allow level access. Alterations like this will not always be acceptable but where possible this should be considered.'

6.00 Guidance on design principles affecting archaeology and historic buildings continued

It can also help to guide the process of change by drawing attention to the significance of the building as a whole or of those parts of the building liable to damage or loss.

By identifying the likelihood of survival of hidden features it can help to steer proposals away from potentially damaging interventions, or highlight the need for further recording as building work progresses.

The planning process can provide an invaluable early record even though it may subsequently require amplification.

Where this level of building recording has not taken place as part of the evolution of an application for listed building consent and/or planning permission, works to a listed building will often ask for building recording to be undertaken as part of an approval. This will take the form of a condition attached to the consent.

You are strongly advised to discuss any conditions for recording with the local Conservation Team.

6.08

PARTNERSHIP AGREEMENTS

Though not widely used at present, Heritage Partnership Agreements (HPAs) are a form a voluntary agreement which can be useful for complex sites (listed buildings or scheduled monuments) with a number of consistent issues which arise on a regular basis. They are particularly useful on large landed estates with similar building types and issues (there is potential for such agreements to be applied to some of the Estates in Central Bedfordshire). HPAs should be used to bring clarity to a series of management decisions, so that all parties understand how a site will be managed over the period of the agreement.

HPAs should be used in conjunction with Conservation Management Plans which inform the management of a place through defining its historic significance.

6.09

ENABLING DEVELOPMENT

(Please also refer to paras 157-159 Conservation Principles Policies and Guidance, English Heritage April 2008).

Enabling development is a term used to describe a form of development which would usually be contrary to Central Bedfordshire Local Development Framework policies but is necessary and desirable in order to enable the repair, restoration and (in most cases) reuse of an historic asset.

The following is a summary of the criteria for assessing the merits and appropriateness of the enabling development:

- It must not materially harm the heritage values of the place or its setting that it is supposed to be enabling
- It must avoid detrimental fragmentation of management of the place
- It must secure the long term future of the place and, where applicable, its continued use for a sympathetic purpose
- It should not reflect the purchase price paid for the site and it must be demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form

minimises harm to other public interests there is no potential alternative sources of funding open to the applicants which could offset the cost of repairs thus reducing (or removing completely) the level of enabling development required

- The public benefit of securing the future of the place through such enabling development must be demonstrated to decisively outweigh the disbenefits of breaching other public policies.

6.10

BUILDINGS AT RISK

The Council monitors the condition of all listed buildings and produces a 5 yearly review; *Register of AT RISK buildings*. Where the condition of a building gives cause for concern, appropriate steps will be taken to secure the future of the building, including the use of statutory powers (Urgent Works or Repairs Notices) where necessary. The Council will also monitor the condition of unlisted buildings and take appropriate action where resources permit.

7.00 Guidance on design principles for development affecting conservation areas

7.01

DEFINING CHARACTER IN CENTRAL BEDFORDSHIRE

Central Bedfordshire currently has 61 designated conservation areas and new areas are considered periodically. They vary from the centre of towns such as Linslade (see fig 25) to small settlements such as Blunham, Husbourne Crawley and Tingrith (see fig 26).

Each designated conservation area has its own unique character and sense of place, often encompassing a variety of traditional buildings, open spaces, trees and boundaries (hedges and walls) which give an area its special character.

Many of the conservation areas in the area have Conservation Area Appraisals (rolling priorities programme of review keeps appraisals up to date and they are undertaken in accordance with *English Heritage's Guidance on Conservation Area Appraisals February 2006*), which provide an introduction to the special character of a designated area and will help in guiding how

change can respond positively to that character.

Policies which seek the protection and enhancement of conservation areas are included within the Central Bedfordshire Local Development Framework. These policies follow Central Government's advice in PPS15 and seek to ensure that new development accords with the special character of the area concerned.

The character of a conservation area stems from: the landscape setting of the area; the grouping of historic buildings (see fig 27) and the resultant spaces and sense of enclosure; the scale, design, type and materials of the buildings; boundaries and the public realm; landmarks, views and vistas, and the interaction with natural features and the present and former pattern of activities and land uses.

Understanding and appreciating an area's character, including its social and economic background and the way



Fig 25 Linslade Conservation Area



Fig 26 Tingrith Conservation Area

7.00 Guidance on design principles for development affecting conservation areas continued

in which such factors have shaped the settlement form, should be the starting point for making decisions about both its management and its future. Any proposed change within a conservation area should have regard to the special character of that conservation area and should present within the Design and Access Statement (see section 7.00 of the Design Guide) a clear understanding of the character of the immediate surroundings of the potential site.

In the absence of a conservation area appraisal it is incumbent

on the applicant to assess the character and appearance of the immediate setting of the site in relation to the conservation area and in some cases to provide a wider understanding of context particularly where development would potential be seen from some distance.

7.02 UNDERSTANDING THE SPECIAL CHARACTER OF CONSERVATION AREAS

Traditional buildings both individually or as part of an historic street pattern or group;

market place, square or farm complex and the spaces between those buildings (including the historic floorscapes – traditional pavements for example) together can create a unique sense of place, harmony and identity and an historic continuity which most people find familiar, reassuring and highly pleasing and attractive.

Continuity, memory and the spirit of the place (its genius loci) are difficult concepts to convey but most people will have a sympathy with ancient buildings and places or even with more recent buildings such as the red (K6)

telephone kiosks (see fig 28) that have become part of the local scene and are assimilated into the character of a village or town.

Many of Central Bedfordshire's traditional buildings were constructed by craftsmen before an age of mass production.

Typical walling materials in the area include brickwork; reds, plum, gaults and whites; painted render and plaster and timber framing (usually light framing of vertical studs with few braces). Totternhoe stone was used to a limited extent; weatherboarding is more widely seen on ancillary buildings. Roof materials include red and orange plain tiles, with some pantiles in places. Thatch, traditionally straw, and slates (from the mid 19th century onwards) replaced earlier fabric (see Design Guide section 3.60).

All of these materials, when softened by the patina of age and seen in varied groups, contribute to the rich heritage assets of Central Bedfordshire by defining local distinctiveness and providing a valuable link with the past. These qualities cannot easily be matched in new buildings,



Fig 27 Woburn – the conservation area has some fine groups of historic buildings



Fig 28 Traditional red telephone box (K6)
Tempsford Conservation Area

and neither should they. The legacy of our time should become the cherished buildings of the future and for this we need to ensure high quality design and materials particularly within and in the setting of the conservation areas of the district.

The use of salvaged materials is only likely to be permitted where the provenance of the materials is clearly defined and justified. The re-use of materials should not encourage or entail the demolition of a building solely for the re-use of its materials. The loss of traditional buildings would have a significant detrimental impact on the local distinctiveness of an area.

7.03 VILLAGE DESIGN STATEMENTS AND PARISH PLANS

Some settlements, villages and towns in Central Bedfordshire have produced Village Design Statements and/or Parish Plans.

These should be read in conjunction with conservation area appraisals published by the local authority and will provide essential information

on the social make-up of the conservation area as well as the characteristics that make these areas special for local communities. These documents are particularly important when addressing the issue of heritage values and local significance where aspects of a settlement/village/town could not be gathered from field survey alone.

7.04 PLANNING CONTROLS WITHIN A CONSERVATION AREA

In exercising its planning powers within a conservation area, the Council has a duty to ensure that all new development preserves or enhances the character or appearance of that conservation area (PPS15). There are a number of additional planning controls which the Council oversee as local planning authority. These are as follows:

A DEMOLITION

Applications for consent (known as conservation area consent) to totally or substantially demolish any building within a conservation area must be made to Central Bedfordshire Council. There is a

presumption in favour of retaining buildings which make a positive contribution to the character or appearance of the conservation area (PPS15).

Buildings identified within conservation area appraisals produced by the local authority as being of local interest would be considered to make a positive contribution towards the character and appearance of the conservation area. This is not an exhaustive list and the Council may consider other buildings make a positive contribution on a case by case basis.



Fig 29 Todington Conservation Area

Where there is no conservation area appraisal, the view of the conservation officer should be sought as soon as possible when considering demolishing a building in a conservation area. Central Bedfordshire Council will not generally accept schemes based on façade retention.

"Building" includes boundary walls. Total demolition of a boundary wall requires conservation area consent. Boundary walls form one of the most significant and under valued building types in conservation areas and all development should seek to retain as much of these features as possible. They often reflect the local vernacular (in terms of building materials) in some cases being the only surviving examples of the use of a particular material (see fig 29). In Central Bedfordshire the red brick wall is an important boundary material complemented by the less common stone boundaries, often found around the churches of the district (see fig 30).

7.00 Guidance on design principles for development affecting conservation areas continued

B MINOR DEVELOPMENT

Relatively minor alterations and changes to buildings and structures, such as the removal of a redundant chimney can both individually and collectively be extremely disruptive to the character or appearance of traditional buildings in a conservation area. Other examples would include the loss of boundary walls and the replacement of traditional windows with modern uPVC equivalents and unsympathetic alterations and extensions (see fig 31).



Fig 30 Stone churchyard walls (roughly coursed stone with stone on end capping)

Owners of private dwelling houses in a conservation area will need to apply for planning permission to make some changes which would normally be permitted elsewhere, to ensure that any alterations do not detract from the area's special character or appearance. These changes include certain types of cladding, inserting dormer windows, and in some instances putting up satellite dishes. It should also be noted that solar panels that project above the roofslope are likely to require planning permission.



Fig 31 Poorly considered additions to traditional buildings – uPVC windows and unsympathetically designed enclosed porch. The random use of salvaged bricks of various colours is intrusive.

It is always best practice to contact the Council's planning department to check whether planning permission is required in your particular circumstances. If you live in a conservation area or work on buildings within conservation areas, you are advised to speak to the conservation officer before considering even minor additions or alterations to your house.

Under special legislation introduced in 1995, local authorities can make further restrictions (known as *Article 4 Directions*) on the kind of alterations allowed, depending on how these might affect key elements of buildings in the conservation area.

Examples might be putting up porches, painting a house a different colour, or changing historic/traditional doors, windows or other architectural details.

C TREES

Trees contribute greatly to the character and appearance of most conservation areas and certainly the conservation areas of Central Bedfordshire where they often provide an important part of the structure and enclosure of a place. (See fig 32).

Conservation area designation provides a general protection for all trees over a certain size within the area. Some trees may already be protected by a specific Tree Preservation Order (TPO), but for all others you

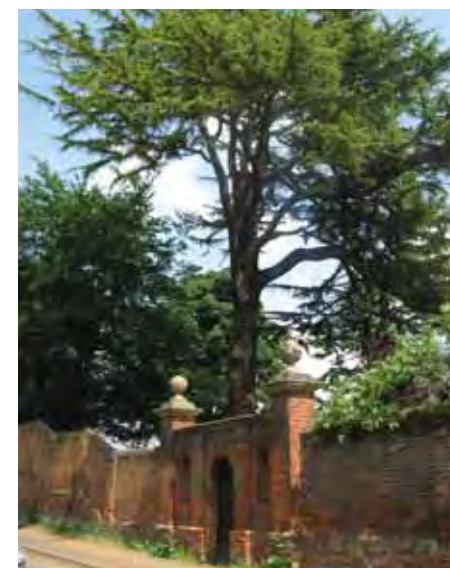


Fig 32 Trees often form an important part of the townscape (Aspley Guise)

must give the Council six weeks written notice before lopping or felling them. There are forms which can be used for both a Tree Preservation Order application and/or a Conservation Area Notice, for permission to carry out works to trees.

Trees have legal protection equivalent to a TPO for that period and the Council may make an Order if it is considered appropriate. Fruit trees cultivated for fruit production are exempt, as are trees with trunks less than 75mm in diameter at 1500mm above the ground. Once a tree is protected by a TPO, the consent of the Council must be obtained for any work to that tree, whatever its size.

D WORKS UNDERTAKEN IN CONSERVATION AREAS BY OTHER BODIES

The County highways authority and other statutory undertakers (for example public utilities such as gas and water companies and data connection companies) should have regard to the desirability to preserve or enhance the character or

appearance of a conservation area in all work undertaken.

There are informal and formal protocols to inform and guide the work of these bodies and the local authority will be keen to be involved in any works undertaken within or adjacent to conservation areas within the Central Bedfordshire area.

E NEW BUILDINGS IN CONSERVATION AREAS

The historic environment contributes significantly to people's sense of enjoyment of a place or space. The character of the Central Bedfordshire landscapes and townscapes is almost entirely the product of historic stewardship and development, and this is reflected in the diversity and distinctiveness of estate enclosed land, historic field patterns and methods of farming and settlement lay-outs; plot sizes and distribution, as well as in building styles, materials and traditions.

This historic character is not only attractive in its own right, but it can act as a catalyst for creative new designs. There is a very

important role for designers in the twenty first century to look to the buildings of the past and provide the equivalent quality of built form for the future.

Intervention in historic areas is never an easy task and should be embraced with the opportunities it provides to mend the mistakes of the past in places (rebuilding a boundary wall or reinstating a straw thatch roof with a flush wrapover ridge) to a daring but well considered and high quality modern intervention which pays the greatest of respect to its historic neighbours but is unashamedly of the twenty first century (see fig 33).

This kind of intervention must only be allowed where it is considered that the highest quality of materials are to be used and the design reflects the quality of the surrounding area.

The Council is keen to embrace new buildings in historic places but this must not be seen as an excuse to introduce mediocre design promoted as being acceptable because it contrasts with its surroundings. Only thoroughly researched and

justified interventions will be allowed which show a complete understanding of their context (including respect for views and vistas) and a clear design rationale for their form, scale, massing, materials, location within the site, density (where appropriate) and sustainable credentials.



Fig 33 Modern interventions in sensitive settings call for the highest quality of materials and finish – extensions to a listed building, Evershot, Church End.

7.00 Guidance on design principles for development affecting conservation areas continued

7.05

GUIDELINES FOR NEW DEVELOPMENT IN CONSERVATION AREAS;

- Has the proposal considered surrounding skylines, rooflines and landmarks (e.g. church towers etc), or will the development have an impact on cherished views of the landscape or “signature” skylines? (the conservation area appraisal and/or village design statement/parish plan will help you identify these elements).
- Do the plot sizes and shapes (uniform or varied for example) respond to the typical sizes and shapes of surrounding building plots?
- Does the development respond positively to the established pattern of how buildings relate to the back edge of the footpath or carriageway in the local vicinity?
- Does the development relate positively to the way buildings relate to each other in the townscape? (for example are the buildings in the street freestanding, or are they in small informal groups or more regular terraces?)
- Does the development respond to the way that buildings in the conservation area are linked? (with boundary walls for example?)
- Have the proposed buildings taken into account the orientation of adjacent rooflines? (for example are main ridgelines parallel to the street or at right angles?)
- Does the development reflect the general character and scale of the surrounding buildings? (for example are the surrounding buildings generally “grand” or modestly proportioned and styled?)
- Does the development pick up on the established character of the front boundary walls, fences or mature hedgerows and trees? (see fig 34).
- Does it maximize the retention of these features where they are an important part of the character of the conservation area?
- Does the development consider potential assets on-site, such as the lie of the land, areas of shelter and sunny aspect, existing structures such as buildings or walls, trees or hedgerows which might be incorporated into the scheme?
- What is the role of this development within the setting? Is this a gateway or other edge development on the approach or periphery of the site? Is it a focal point development terminating a view or providing a skyline? Or is the site at a pivotal point in the townscape, turning a corner from one type of development to another?
- Does the proposal pay sufficient regard to aspects of layout and provide an appropriate sense of identity and enclosure? (for example has a sequence of spaces and places been considered – from major to minor space, from formal/symmetrical or informal?)
- Does any part of the development include inappropriate elements of suburbanisation; deep or irregular house plan, fussy elevations, spacious set backs from the building line, dwarf wall boundaries and inappropriate spacing between buildings?
- Have the window proportions, subservience of elements such as garages, roof type (gable end or hipped), roof pitch, projection or recession and choice of materials, been chosen with regard to the character of surrounding buildings forming the setting?
- If the proposal is a contemporary solution, has it been demonstrated to respond sympathetically and positively with its context through comprehensive appraisal of the setting and site?
- The Council will consider the use of Design Briefs for key historically sensitive sites to encourage sympathetic redevelopment of sites and the appropriate incorporation of historic features.

8.00 Checklist of key design considerations

Checklist for The Historic Environment. This list relates to the whole of this Supplement and the relevant sections of the main Design Guide.

- **Have you** demonstrated complete understanding of the special interest or character of the heritage assets involved in planning interventions to the historic environment?
- **Are alterations** and repairs to buildings of architectural or historic merit being undertaken by qualified historic building specialists?
- **Have local** materials been specified for any works of repair carried out to an historic building?
- **Could the** proposed works be considered over-restoration of a building? (this can seriously diminish the historic or architectural interest and is strongly discouraged)
- **Is the** loss of any historic fabric (where this can be controlled) fully justified?
- **Do the** proposed works prioritise the repair of old work rather than the introduction of new materials?
- **Is like-for-like** replacement specified where a section of the original fabric is beyond repair?
- **Has any** modern intervention to the historic environment been fully justified and is it of the highest quality?
- **Has the** concept of reversibility formed part of the decision making process?
- **Has the** potential use of energy efficient and non-renewable energy opportunities compromised the special interest of a listed building or the character or appearance of a conservation area?
- **Has the** uninformed or mis-directed application of building regulations created the potential for damaging works which would impact upon the historic significance of a traditionally constructed building?
- **Have you** sought pre-application advice from the Council's conservation officer?



Fig 34 A boundary wall constructed with local materials, incorporating distinctive details and contributing to the streetscene can play a significant role in a conservation area (Kensworth Church End).

Glossary

CONSERVATION AREA

The first conservation areas were designated as a result of the *Civic Amenities Act 1967*. The Act identified the importance of the familiar and cherished local scene. *The Planning (Listed Building and Conservation Areas) Act 1990* developed the idea of the conservation area and provides the following definition:

An area of special architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.

CONSERVATION MANAGEMENT PLAN

A statement (usually in the form of a report) that defines the significance of a heritage asset and how that significance will be retained in any future use, alteration, management or repair. It can include information about the site, why it is important, what is happening to it and what policies are in place to manage and maintain it.

LISTED BUILDING

The word 'listing' refers to the process of adding a building to the Statutory List. The List is compiled by the Secretary of State for Culture, Media and Sport. The Secretary of State is advised by English Heritage as to whether a building should be added to the list and at what grade.

REGISTERED PARKS AND GARDENS

The Register of Parks and Gardens is a national record of sites considered to be of special historic interest in England and contains nearly 1500 sites nationally. The register is compiled and maintained by English Heritage for each county. Whether or not a site merits national recognition through registration will depend primarily upon the age, survival of original layout, its rarity as an example of historic landscape design and the quality of the landscaping.

SCHEDULED MONUMENTS

(SOMETIMES ALSO REFERRED TO AS SCHEDULED ANCIENT MONUMENTS – 'SAMS')

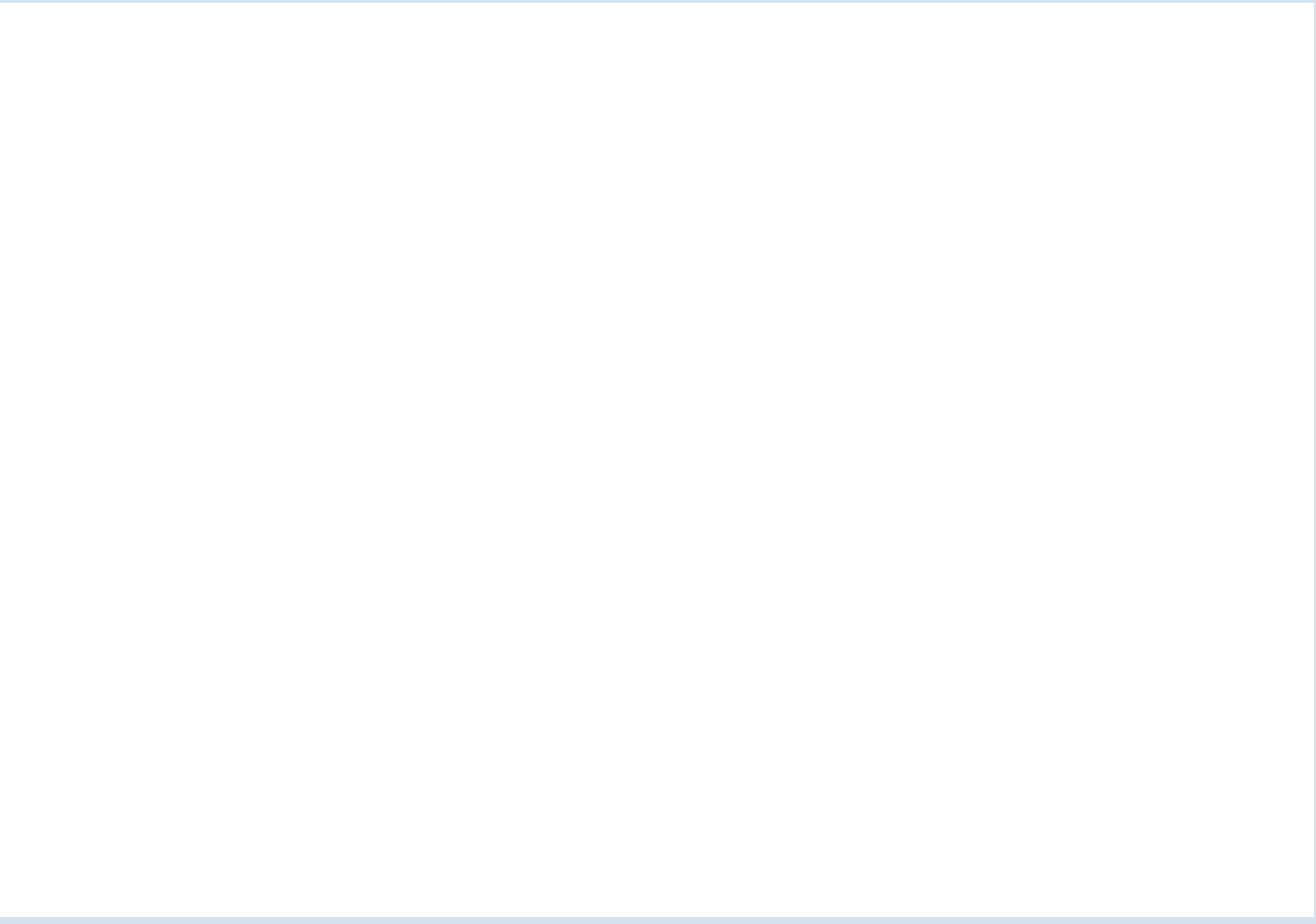
English Heritage has compiled the list and continues to identify sites in England which should be placed on the schedule by the Secretary of State for Culture, Media and Sport. *The Ancient Monuments and Archaeological Areas Act 1979*.

SCHEDULED MONUMENT CONSENT

Scheduled monument consent is required from the Secretary of State for the carrying out of almost any works to a scheduled monument.

Notes

Notes





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