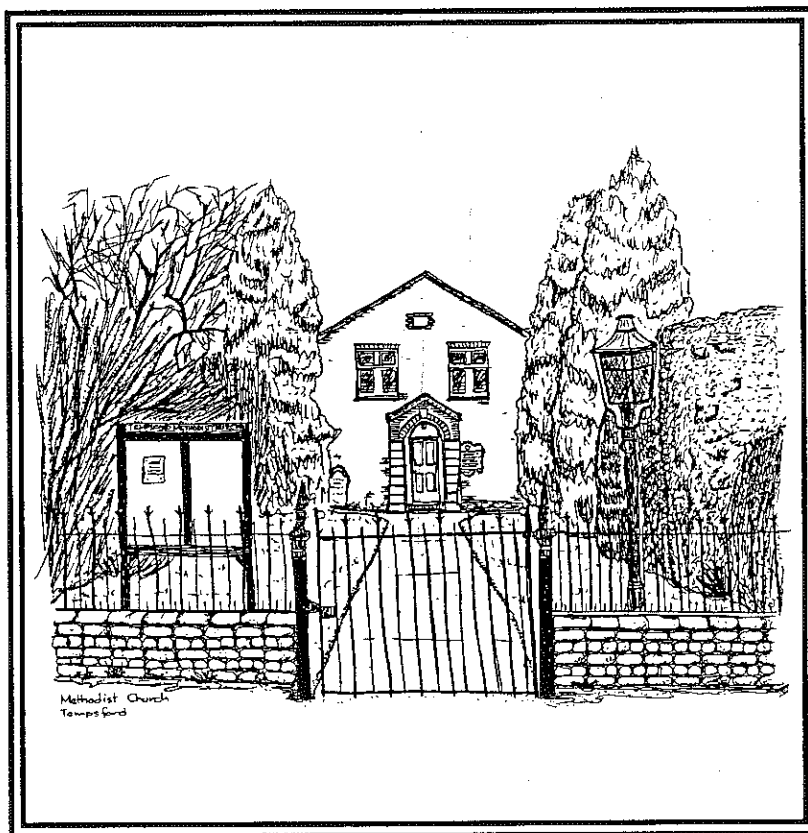


TEMPSFORD

Langford End

CONSERVATION



AREA

MARCH 1994

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1.0 INTRODUCTION

1.1 The Purpose of this Document

This document describes the Tempsford (Langford End) Conservation Area as designated under the Planning (Listed Buildings and Conservation Area) Act 1990. It:

- explains what a Conservation Areas is
- defines the boundaries of the Conservation Area
- outlines its historic and architectural interest
- describes its character and appearance
- gives guidelines and suggestions for the preservation and enhancement of the Conservation Area and on new development
- sets out the planning controls which operate within it
- gives policies and advice
- provides information on grants and local action
- tells you who to contact for further assistance

This information will be of most interest to people living locally, people seeking planning permission or other consents, and anyone concerned with conserving the historic character of Bedfordshire's settlements.

An annotated map of the Conservation Area is included at the back of the document.

1.2 What is a Conservation Area?

Local Planning Authorities are required by legislation to identify places of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. These 'Conservation Areas' may be urban or rural. Their special character being the sum of many elements: listed and other important buildings, open spaces, views and vistas, trees, an historic street pattern, a village green historical associations or interesting archaeological sites. Smaller details such as walls, fences, gates, steps, railings, lampposts, shop fronts, path, streams and hedges can also contribute.

One of the best ways of protecting and improving the 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 property owners and residents.

2.0 TEMPSFORD (LANGFORD END) CONSERVATION AREA

Tempsford has a current population of around 470 and is made up of two main groups of buildings. Church End includes both the Church of St Peter and the Rectory and lies to the west of the A1 trunk road which bisects the village. It was designated a Conservation Area in 1971.

Langford End lies a little to the north, on the eastern side of the A1, and comprises an effectively 'no-through' road leading to the former railway station. The Conservation Area covers much of Station Road, from the A1 to Lambcourt End Farm, and an adjacent strip of the park land which surrounds Tempsford Hall. It contains 7 buildings listed for their special architectural or historic interest, and a number of other important historic buildings.

The Conservation Area boundary has been drawn from just to the east of the A1 to include the extent of the settlement to the north and the park land which adjoins Station Road to the south. The eastern boundary of the Conservation Area is marked by Lambcourt End Farm, beyond which the special interest of the End is less, though there are groups of important historic buildings further on.

3.0 HISTORIC AND ARCHITECTURAL INTEREST OF TEMPSFORD (LANGFORD END)

3.1 A Brief History

Waterways, roads and the railway all feature strongly in the history and development of Tempsford. The Rivers Great Ouse and Ivel help form the parish boundaries with Blunham and Roxton, and until 1961 the A1 passed through Church End following the route of the Great North or York Road. This originally crossed the Great Ouse by a ford, and the derivation of Tempsford may be 'ford on the road to the Thames', meaning on the road to London.

Langford End runs at right angles to the A1 and it has been suggested that it linked across the Great North Road with Ford Lane and Roxton. The straight line followed by the End and the regular spacing of the plots indicate that it may have been planned. In 1428, at least part of this was a hamlet called Lampythende, referred to as Lampittend in 1548 and Lambertt End in 1726. The settlement is given its present name on Bryant's Bedfordshire Map of 1826.

Langford End runs due east for about a mile, past Mossbury Manor, before the road turns to the north east. Until the early 19th Century it forked at this point with a second route to Woodbury. The railway opened in 1850 by the Great Northern Railway Company sliced across the road just past the turn. Tempsford had to wait another 12 years though for its own station.

Tempsford Manor was the principal manor of the parish. It was conveyed to Sir Gillies Payne in 1769 for £16,500, and he built a new "mansion house". This was recased around 1876 but was gutted by fire in 1898 and the present Elizabethan style house then built.

The Park at Tempsford Hall probably dates from the construction of Sir Gillies Payne's house, though landscaping seems to have been largely limited to tree planting.

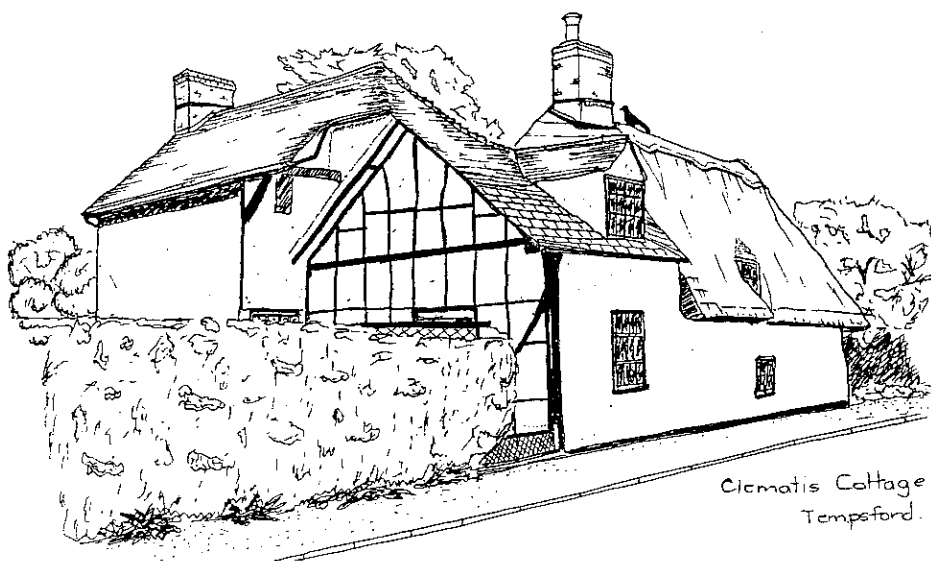
Developments at Tempsford Hall have had a substantial impact on Langford End. Sections of boundary wall run for some distance on the south side of Station Road where there is an entrance to the park. (The main approach was from the Great North Road). Estate houses were also built throughout the End.

The Parish Survey of Tempsford (see section 8.1) suggests that a number of sixteenth and seventeenth century houses and cottages were pulled down in the 1920s and 1930s and may have been replaced by some of the older council built houses. Development in the last thirty years has been largely of houses which are single, detached or in small rows. The plots have not been large and the buildings are set close to Station Road.

3.2 The Buildings of the Conservation Area

Houses

The earliest buildings remaining in the Conservation Area date from the sixteenth century. No. 88 Station Road is a fine timber framed house, with vertical studs separated by narrow plastered panels. No. 81 was extended in later centuries, but the brick skin contains a timber framed structure with an upper floor which jettied out towards the road. Nos. 63 and 95 Station Road (The Old Bakery and Lambcourt Farmhouse) are seventeenth century houses with timber framing covered by render. A similar type of construction is found at nos. 62 and 65 (Clematis Cottage) which were built a little later.



Stonebridge farmhouse is a building with some architectural pretensions dating from the eighteenth century, with later re-workings. The south elevation is the main facade, and it has a balanced classical appearance. Both this and the west elevation are stuccoed, with the remainder of the external walls in brick.



Many of the nineteenth century buildings along the End are constructed of the same materials. The estate houses of buff (gault) and red bricks are examples, dating mainly from the 1870's.

Out Buildings

A number of houses in the End have out buildings which are often timber framed structures with weather boarding.

Farm buildings

The farm buildings date mainly from the eighteenth and nineteenth centuries. Both Lambcourt End and Stonebridge farms have buildings grouped around yards constructed in a variety of materials including timber framing, weatherboarding, thatch, tiles, slates, and corrugated sheeting.

Other building types

The Methodist Chapel was built in 1804 and renovated in 1872. It is a simple brick building and, typically for a chapel, is set back from the road.



The White Hart was licensed in 1830 and was one of a number of public houses in Tempsford serving travellers.

4.0 THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

4.1 A Walk Through the Conservation Area

- (i) Approaching the End from the A1, views are directed along Station Road towards the east. On the north side of the road behind a metal fence is a row of trees, irregularly spaced, which continues up to Stonebridge Farm. (Open countryside can be seen through the trees). On the south side of the road is a buff and red brick wall which marks the edge of the park surrounding Tempsford Hall. Behind this is a mixture of mature 'park' trees and more recent growth. The regular height and continuous line of the wall leads the eye eastwards, to the turn which marks the end of this section of road.

On the opposite side of the road, to the front of the garden on the west side of Stonebridge Farmhouse, is a wall similar to that of the park. In front of the farmhouse itself is a low wall which used to support railings. An access to the east separates the house from its farm buildings which are grouped around a yard. At the south east corner a two storey building (mostly weatherboarded, with a corrugated metal roof) is prominent because of its height and position next to the turn.

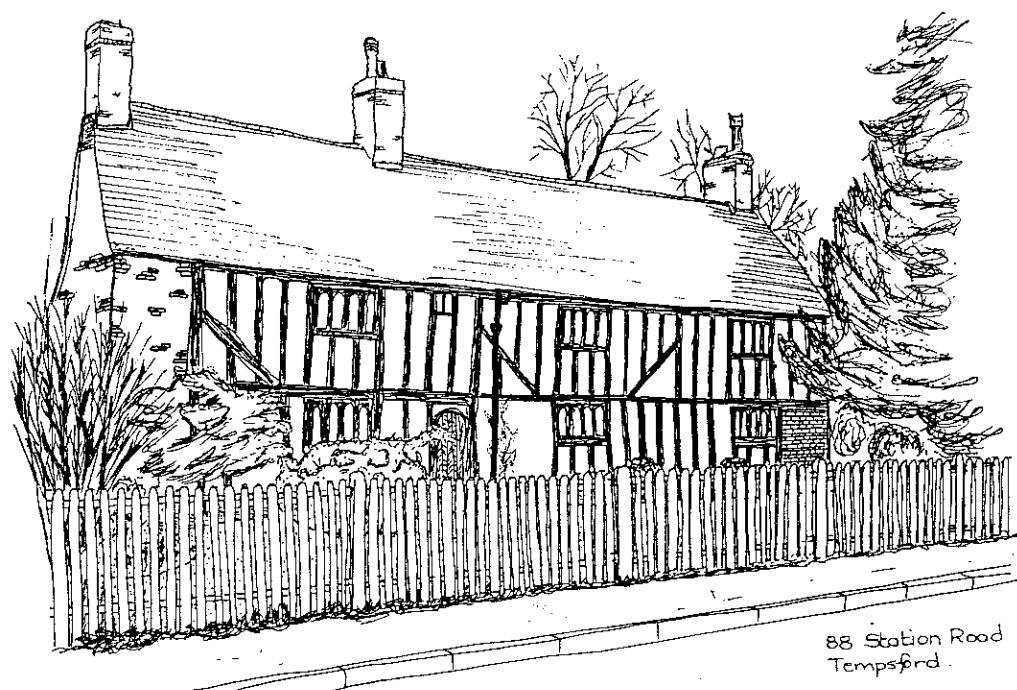
- (ii) Past this slight turn in the road the character and appearance of the Conservation Area changes. On the north side of the road is a mix of houses of different types and quality. There are a few estate houses,

and modern dwellings designed with little regard to their location. To the south, the park wall continues for a distance, with trees behind it then the scene opens up with a variety of form and siting of buildings. The entrance to Tempsford Hall (used as offices by Kier Construction) has been widened, and is flanked by free-standing brickwork piers. This treatment is not traditional and detracts from the sense of enclosure produced by the walls and buildings along Station Road. Views through the entrance take in the large car park which serves the Hall.

Beyond this point quality and interest increases. On the north side of the road are a couple of attractive nineteenth century houses, adjoined by the Methodist Chapel. On the south side there is an attractive brick wall of probably nineteenth century date. This is breached by the entrance to Tempsford Hall Cottages. Whilst thought has gone into the siting and landscaping of these buildings, the development weakens the division and contrast between the settlement along the road and the park land behind the wall.

Just past the Methodist Chapel the road turns a little, first to the south and then to the north and narrows also. The gault brick walls along its north side and the closeness of the houses to the road on the south increase the feeling of enclosure. Looking towards this point, no. 54 is prominent, and looking away, there are long views of the End in both directions.

- (iii) To the east, a few of the buildings which abut the pavement line on the north side stand out. These include no. 81 and the nineteenth century houses in between. A little further on, an outbuilding (finished with thatch and weather boarding) running at right angles to the road is prominent. On the south side, and also set at right angles to the road, is no. 62 which helps to screen the less attractive modern houses to the east.
- (iv) These houses front onto the next almost straight section of Station Road. Their designs have little in common however with the older buildings of the End. Neither do those of the semi-detached houses which face them. A little further along on the north side of the road are estate houses. The buildings of Lambcourt End Farm (of gault brick and pantiles), set close to the road follow. The farmhouse itself is set a little back from the road. Also set back from the road, and marking the eastern end of the Conservation Area, is no. 88, arguably the most attractive and interesting historic building of the Langford End.



4.2 What Gives the Conservation Area Its Distinctive Character and Appearance?

'Character' and 'appearance' result from a number of different factors, some more obvious than others. 'Appearance' clearly refers to 'how a place looks', but 'character' is derived from elements such as the kinds of activity carried out in a place and the balance between residential, business, farming and other uses. Aspects of Langford End's character and appearance have been referred to in section 3 above and some of the factors which contribute are further discussed below:

Historic and Traditional Buildings

Most of the historic houses in the End are modest in size, from 1½ to 2 stories high, based on rectangular plans, and of simple forms. Detailing comes from the type of construction and materials used, and is unfussy. The estate houses have decorative features picked out in brickwork.

Stonebridge and Lambcourt End farms have distinctive groups of farm yard buildings. These ranges of working buildings have few openings and make an interesting contrast to the adjoining houses.

The variety of materials found in the older buildings has been described in 3.2 above and reflects the different periods of building and alteration. Rendering usually coloured white or cream, is used more on the houses, with weather boarding frequently found on farm and out buildings.

Siting and spacing of buildings

The buildings of the End are situated at fairly regular intervals with few open spaces (excluding the park land) between. The houses are generally set close to the road, but are often positioned a little back from the pavement. They either sit parallel to the road or at right angles to it. Out buildings are also set parallel or at right angles. The two farms each have one range of the buildings running parallel to the road.

Enclosure

In addition to the positioning of many of the buildings, the strong sense of enclosure along Station Road is reinforced by the walls, hedges and trees which run alongside, or just to the back of, the pavement.

Focal Points

Langford End follows a generally straight line from west to east along Station Road. However, subtle changes in direction, for example opposite Little Tempsford, limit views. There are few buildings which are dominant focal points, but some which are set close to the road and next to the slight turns are prominent.

Farming

The two working farms in this mainly residential area make a major contribution to the character of the End.

The features which contribute to the character and appearance of the Langford End Conservation Area include: the buildings, walls and fences, hedges and trees, open spaces and views, as well as streets and pedestrian routes. The most important of these are identified are on the Conservation Area Map at the end of this document.

5.0 PRESERVATION, ENHANCEMENT AND NEW DEVELOPMENT

5.1 Preservation

Preservation starts with maintaining and taking care of the features referred to above and encouraging the types of activity which give Langford End its distinctive character and appearance.

5.2 Enhancement

New development should aim where possible not only to preserve, but also to enhance. Three areas where improvements could be made are:

(i) **Stonebridge Farmhouse**

The reinstatement of railings along the Station Road frontage.

(ii) **Tempsford Hall Park**

The thinning, replacement and maintenance of the parkland trees to the south of Station Road.

(iii) **Tempsford Hall Entrance**

The reinstatement of a traditional form of entrance off Station Road, and the screening of the car park to the south.

5.3 New Development

(i) The Challenge of Good Design

Much of the distinctive character and appearance of the Conservation Area is produced by its vernacular buildings. These were constructed of materials which were close to hand, and the qualities and limitations of these materials helped produce traditions of building and craftsmanship. For example, the length of timbers available and the use of thatch (usually long wheat straw), lead to the narrow plans and steeply pitched roofs. Details, such as window cills and roof eaves, came from and expressed the materials and types of construction being used.

Improvements in transport, and mass production methods, mean that there is now a huge variety of building products available. But if an area such as Langford End is to retain and reinforce its distinct identity, then new developments (including alterations and extensions) must be strongly influenced by the historic buildings found there.

This does not mean that all buildings should look the same: set within a unifying framework a limited amount of variation adds interest. New development should continue the amount of variation found in the historic buildings.

Modern designs can be acceptable, if they are sensitive and respond to the architectural qualities of the area. In most cases, however, it is likely that a traditional design will be more appropriate.

The siting of buildings and their relationship to other buildings and the historic settlement pattern is particularly important, as is the treatment of sites around and between buildings.

Throughout a high standard of design, which respects its context, is required.

This document describes at some length the special architectural and historic interest of the Conservation Area "the character of which it is desirable to preserve or enhance". Those responsible for new developments should be able to show that their proposals respond to the architectural, historic and villagescape qualities of the area. They should also take account of the types of uses and activities found there.

The following **Checklist** identifies many of the aspects which contribute to the character and appearance of the Conservation Area, and provide the context for new development:

Historic and Traditional Buildings

- Size and scale
- Form and proportions
- Shape, size, spacing and arrangement of window and door openings
- Materials
- Detailing and craftsmanship
- Finishes
- Colour and texture
- Amount of variety
- Degrees of simplicity and decoration
- Historic interest
- Local associations

Siting of buildings, the historic settlement pattern, and other villagescape qualities

- Siting of buildings
- Group and relationship between buildings
- Building Lines
- Settings of buildings, and hard and soft landscaping
- Walls, fences and other boundary features
- Trees and other planting
- Form and structure of the historic settlement pattern, including: the layout of streets and other routes; the layout of plots; the density and spacing of buildings; and the types and variety of spaces
- Important Spaces
- Significant Views
- Focal points including prominent buildings
- Enclosure
- Edges and limits of the settlement
- Different types of areas within the Conservation Area
- The setting of the Conservation Area

Uses and activities

Types of uses and activities found in the area, and the relative importance of these.

The particular qualities and constraints of individual sites where development is proposed should also be considered carefully.

Formulating Proposals, and the Level of Information Required with Planning Applications

Before formulating development proposals applicants should consult with the District Council. The Council may provide a brief for a site setting out its design expectations.

Planning applications should include appropriate drawings (and other types of illustration where useful or necessary), showing the proposals in context. The District Council may also ask for a short written statement setting out the design principles behind the proposals.

(ii) Sites for New Development

Potential sites for new buildings within the Conservation Area are very limited. The regular spacing of the existing buildings, with some space between, has left no infill sites as such which could be developed sympathetically. The existing open spaces offer variety and rare views out of the End, and should be retained. In-depth development off Station Road detracts from the form and structure (and historic settlement pattern) of the End. The parkland should also be kept free of new buildings.

6.0 PLANNING CONTROLS

6.1 Conservation Area Consent

Conservation Area Consent is generally required from the District Council for:

- The demolition of any buildings with a volume of over 115 cubic metres.
- The demolition of all walls, fences and gates 2 metres high or over, or 1 metre high or over when adjoining a highway or public right of way.

Six weeks prior must notice also be given to the District Council of any intended lopping or felling of trees.

The necessary basic repair of **unoccupied buildings** can further be secured under powers available to the District and County Councils.

6.2 Planning Permission

Development within a Conservation Area is more likely to require planning permission. For example, there are tighter controls on satellite antennae and the extension and alteration of dwellings. Permission is required for the cladding of houses, and for the erection or alteration of most buildings within the grounds of dwellings.

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 when a decision is made. Decisions must take into consideration the desirability of preserving or enhancing the character and appearance of the Conservation Area.

The District Council can also take powers to bring minor alterations within planning control, but only after further public consultations and with the approval of the Secretary of State for the Environment.

6.3 Listed Buildings

A number of the buildings within the Conservation Area are listed due to their special architectural or historic interest. Listed buildings are exempt from Conservation Area Consent, but require Listed Building Consent for any works (alteration, extension or demolition) which will affect the character or appearance of the building internally or externally, or any structure within its grounds erected before 1948, including boundary walls. There are also tight planning controls covering small works and new development within the grounds of listed buildings, and special care has to be taken to preserve their settings.

The Listed Buildings within the Tempsford (Langford End) Conservation Area are as follows:

<u>Address</u>	<u>Grade</u>
Stonebridge Farmhouse	II
No. 63 Station Road	II
No. 65 Station Road	II
No. 81 Station Road	II
No. 95 Station Road	II
No. 62 Station Road	II
No. 88 Station Road	II

6.4 The Local Planning Authority

The sections above give an introduction to the relevant planning, conservation area and listed building controls in operation. This is not a comprehensive account however and further advice on what requires permission or consent should be sought from the District Council.

7.0 POLICIES AND ADVICE FOR LANGFORD END CONSERVATION AREA

7.1 Introduction

Changes in a Conservation Area may enhance or detract from its character or appearance. Proposals for development are assessed on their individual merits, but also against a framework of policies which aim to protect and add to the qualities and identity of a particular place. Within the Tempsford (Langford End) Conservation Area the policies set out below will apply in cases where planning controls exist. Advice is also offered for situations outside their scope.

The following policies elaborate on those contained in the Structure and Local Plans relating to Conservation Areas and other relevant matters, such as the protection of the rural landscape and infill development.

The descriptive material and other information in this document is intended to explain, support and enlarge on the policies and advice given here.

7.2 Policies

1. The District Council will resist the demolition of important buildings, walls, fences, and gates, and actively encourage their proper maintenance. It will not be accepted that a building is wholly beyond economic repair without evidence that reasonable efforts have been made to find an appropriate alternative, including offering it for sale.
2. Where demolition is acceptable and redevelopment appropriate, consent for demolition will only be given where there is an approved scheme for the redevelopment of the site. The consent for demolition will be tied by conditions or a legal agreement to the implementation of the approved scheme.
3. The Council will continue to monitor the condition of historic buildings in Conservation Areas, and will use all available powers to secure the repair and maintenance of those which are poorly maintained and unoccupied.
4. Important trees, hedges and other planting should be retained wherever possible. Tree Preservation Orders will be served where appropriate.

5. In considering proposals for development it will be necessary to assess their impact on archaeological sites and historic landscape features. Development proposals may need to be accompanied by statements of their impact on such features.

Scheduled Ancient Monuments and archaeological or historic landscape features will be protected by rejecting proposals likely to have an unacceptably adverse effect upon them.

When development is permitted which is likely to damage archaeological sites or historic landscape features provision will have to be made for an appropriate level of investigation and recording in advance of the development.

6. Planning applications for developments which affect the Conservation Area or its setting should include sufficient information and illustrations in order to be able to judge the full impact of the proposals on the site and its context. Proposals must illustrate the treatment of the site as a whole, including hard and soft landscaping. Outline applications will not normally be acceptable.

7. New development which is inside the Conservation Area or affects its setting must show a high standard of design, and respect its context. Proposals must be sympathetic to the architectural, historic and villagescape character and appearance of the area, including:

The historic and traditional buildings and structures, and other buildings and structures of importance

The siting and grouping of buildings

The historic settlement pattern

Important spaces

Significant views within, into and out of, the Conservation Area

8. The existing external walls of buildings should nearly always be left exposed. Cladding in stonework or mock timber framing, for example, is almost always unacceptable.
9. Advertisements will be closely controlled. Where acceptable, they must be closely related to the design of the building where they are displayed, or, if freestanding, to that of adjacent buildings.
10. The proliferation of street signs, street furniture and overhead wiring will be controlled.

11. New footways, pavements and driveways should follow the traditional forms and materials found in the area. Kerbing should normally be in granite setts.
12. Highway and car parking standards may be relaxed when these conflict with the Council's policies for the Conservation Area as long as this is compatible with highway safety and amenity standards.
13. Development will not be permitted if it would generate levels of traffic, parking, noise, or environmental problems which would be detrimental to the character or appearance of the area.
14. Subject to other material considerations, changes of use may be permitted where they are consistent with maintaining the character and appearance of the area; in exceptional circumstances a new use which is not wholly consistent with the character of the area may be acceptable if it is necessary to secure the future of an historic building within the area.
15. The continuation in agricultural use of the two farms within the Conservation Area will be encouraged.
16. Further development in the park land of Tempsford Hall will generally be resisted. (The Conservation Area includes a section of the park land adjoining the south side of Station Road.)
17. Opportunities to achieve improvements in the character and appearance of the Conservation Area will be actively sought.

7.3

Advice

1. The details and features of buildings should be maintained. Their repair or replacement should match the original as closely as possible, and opportunities taken to improve unsympathetic alterations.
2. The Council wishes to encourage the retention of existing traditional materials such as natural slates and handmade clay tiles. Roofing materials should be generally sympathetic to the character of the area, and modern synthetic substitutes should be avoided.
3. The shape, size, materials and glazing patterns of traditional windows and doors should be retained. Many so-called 'period' building components marketed today are inappropriate for either new or period properties. This applies especially to pseudo-Georgian front doors, 'Regency' canopies, and 'bulls-eye' glass. In period (or traditionally designed new) buildings, windows and doors should be painted timber, usually white, rather than stained or in Aluminium or UPVC.
4. Brickwork and stonework should almost never be painted, for visual and practical reasons, and existing pointing should be left unless showing marked signs of deterioration or damage. New pointing should match the traditional mix and finish.

8.0 GRANTS AND LOCAL ACTION

8.1 Grants

Both the District Council and the County Council can give discretionary grants or loans for repair work to historic buildings and other important features in the Conservation Area. Housing Renovation Grants may also be available from the District Council's Environmental Health section to help make a building habitable.

English Heritage can also offer grants for repairs to outstanding historic buildings, and to 'Buildings at Risk' within Conservation Areas.

8.2 Local Action

Everyone living or working within a Conservation Area should be aware of the need to preserve or improve its character, and the opportunities for doing so. Buildings, walls and other structures should be kept in good repair. Care of many of the important details is within the control of local residents and property owners, individually and/or collectively. The Parish Council can also raise money for use on maintaining parish facilities, including land with public access and open spaces.

9.0 FURTHER INFORMATION

9.1 References

Planning legislation and Government advice on Conservation Areas is given in the Planning (Listed Buildings and Conservation Areas) Act 1990, and D.O.E. Circular 8/87, the latter of which is soon to be superseded by a new Planning Policy Guidance Note.

Guidance on design is given in D.O.E. Planning Policy Guidance Note 1, Annex A.

Buildings of special architectural or historic interest for Tempsford (Mid Bedfordshire District) are identified in the sixty-first D.O.E. list as at 26th November 1986, with later amendments.

The approved Bedfordshire County Structure Plan (1992) and the adopted Mid Bedfordshire Local Plan (1993) together form the development plan relevant to Tempsford. These set out, the strategic and local planning policies, respectively.

This Conservation Area document draws heavily on the County Council Parish Survey of Tempsford (R.F. White, 1979), an historical and topographical study of the village.

9.2 Contacts and Guidance

The District Council deals with applications for planning permission and conservation area and listed building consent and is happy to give advice on what requires permission or consent and how to make an application.

Contact: The Planning Department at Mid Beds District Council, 23 London Road, Biggleswade, SG18 8ER, Tel: (0767) 313137.

Specialist advice on historic building conservation is also available from the Heritage Group of the County Planning Department. The County Council has produced a series of leaflets giving advice on historic conservation. These include:

Historic Buildings and the Law

Doors and Windows in Traditional Buildings

Traditional Farm Buildings Today

Contact: The Planning Department at Bedfordshire County Council, County Hall, Cauldwell Street, Bedford, MK44 9AP. Tel: 0234-363222.

The Tempsford (Langford End) Conservation Area Map follows