
Heritage Appraisal Ramsey Green at Gibraltar Corner

September 2021

Project Number: 21.64 Gibraltar Corner
Version: V4
Date Issued: September 2021
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1.0 Introduction

- 1.1. This Heritage Appraisal has been prepared in response to Bedford Borough Council's (the Council) initial Site Assessment Pro Forma (June 2021) that forms part of the 'Local Plan 2040' consultation with reference to Site ID 1333 Land to the east and west of Home Road, to the north of Wood End Lane and Ibbett Close, Gibraltar Corner. The site is being promoted for housing.
- 1.2. The site forms two land parcels situated to the east and west of Home Road (Fig. 1). The western of the two parcels is divided into two with a field boundary spanning the field in a broadly east-west orientation. The southern parcel is in use as arable land, with the northern parcel in use as grazing, The field to the east of Home Road is currently in arable use.

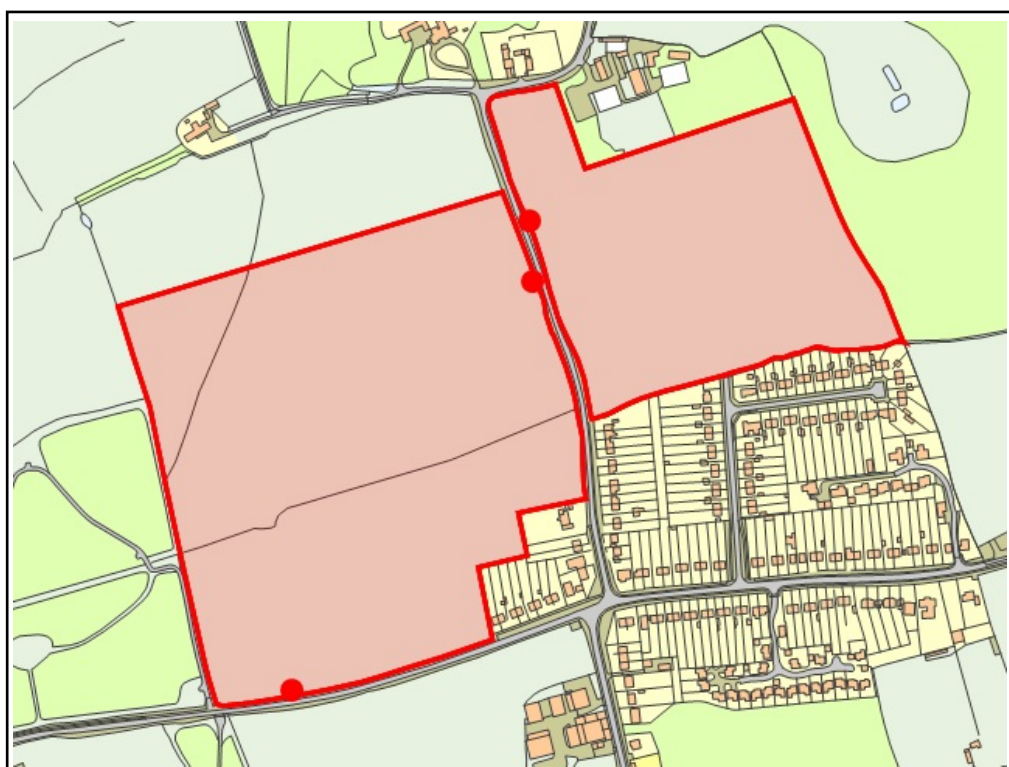


Fig. 1. Site location, extract from Bedford Borough Council Proforma Assessment

- 1.3. The Council's initial assessment has identified a potential impact to three Grade II listed buildings located to the north of the site. It notes that this harm may range from low to high, and that there may be options to avoid, reduce, or mitigate this harm. It goes on to guide that further assessment will be undertaken to explore in more detail the impacts on significance and options for harm reduction and mitigation.
- 1.4. The purpose of this appraisal is to provide such further heritage assessment of the site with reference to the built heritage constraints, and to consider if and how any harm can avoided, reduced or mitigated. It has been prepared by JB Heritage Consulting Ltd founding director Joanna Burton. The author is a specialist heritage planning consultant with over ten years' professional experience in the heritage sector. She has been a full member of the Institute of Historic Building Conservation (IHBC) since 2014 and sits on the regional branch committee, as well as being a chartered member of the Royal Town Planning Institute.

2.0 Methodology

- 2.1. The National Planning Policy Guidance (NPPF) (2021) guides that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This strategy should take into account: the desirability of sustaining and enhancing the significance of heritage assets; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (paragraph 190).
- 2.2. To guide the process of allocating sites for development, Historic England has published a methodology as set out in Advice Note 3 'The Historic Environment and Site Allocations in Local Plans' (2015). The site selection methodology sets out a five-step process as follows:
- STEP 1 Identify which heritage assets are affected by the potential site allocation
 - STEP 2 Understand what contribution the site (in its current form) makes to the significance of the heritage asset(s)
 - STEP 3 Identify what impact the allocation might have on that significance
 - STEP 4 Consider maximising enhancements and avoiding harm
 - STEP 5 Determine whether the proposed site allocation is appropriate in light of the NPPF's tests of soundness
- 2.3. This appraisal will set out an assessment using this five-step process to test and ultimately demonstrate the appropriateness of the site for allocation.
- 2.4. The assessment of significance and the contribution made by the setting of heritage assets required under Step 2 is undertaken with reference to the guidance provided in Historic England's guidance 'Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets' (Second Edition) (2017). It has been informed by desk-top research including a review of the historic map evidence, together with fieldwork undertaken in good conditions on 4 August 2021.

3.0 Step 1: Heritage Constraints

3.1. Heritage assets are defined in Annex 2 of the NPPF as:

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

3.2. Heritage assets subject to this assessment include:

- Scheduled monuments
- Grade I, II* and II listed buildings
- World heritage sites
- Conservation areas
- Registered parks and gardens
- Battlefields
- Wreck sites
- Non-designated heritage assets

Designated heritage assets

3.3. Designated heritage assets as defined in Annex 2 of the NPPF include world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas. Designated heritage assets within the study area have been identified using the online map function on the National Heritage List for England (NHLE) website and Bedford Borough Council's Interactive Planning Map.



Fig. 2. NHLE entries within 500m of the site

3.4. There are 10 listed buildings within 500m of the site (Fig. 2) as follows:

- Kempston House, NHLE 1114285, Grade II
- Ramsay Cottage, NHLE 1321547, Grade II
- The Cottage, Kempston House, NHLE 1114284, Grade II
- 56, Green End Road, NHLE 1321546, Grade II
- 42, Green End Road, NHLE 1114283, Grade II
- 32, Green End Road, NHLE 1321545, Grade II
- Tithe Farmhouse, NHLE 1114286, Grade II
- Wood End Farmhouse, NHLE 1114290, Grade II
- 157, Bedford Road, NHLE 1039547, Grade II
- Garden Walls, Piers, Gates and Railings at Kempston Bury, NHLE 1321575, Grade II

3.5. And one Certificate of Immunity:

- The Bury, Kempston, NHLE 1450363

3.6. There are no scheduled monuments within the site or the 500m study area.

Non-designated heritage assets

3.7. Non-designated heritage assets are defined in paragraph 39 of the historic environment chapter of the Planning Practice Guidance (PPG, 2019) as:

buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions...Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

3.8. There is no local list of non-designated heritage assets available on the Bedford Borough Council website.

3.9. The Bedfordshire Historic Environment Record has been consulted online. Recently updated guidance by Historic England has confirmed that historic environment record (HER) entries are not, by default, non-designated heritage assets (Local Heritage Listing: Identifying and Conserving Local Heritage: Historic England Advice Note 7 (Second Edition) 2021). Notwithstanding this, there are two entries for buildings in close proximity of the site: an onion loft (HER ref. MBD18642) located within the plant nursery site and granary (HER ref. MBD8746) located to the north east of The Cottage. The HER also notes the phases of cottages to the north at Green End Kempston (HER ref. MBD11558) and the former parkland to The Bury (HER ref. MBD7030). Notwithstanding that these have not been formally identified as non-designated heritage assets, they do not present additional constraints to the allocation of this site.

Scope

3.10. The Council's Heritage Assessment appraises the potential impacts of the eastern and western parcels respectively as sites 342 and 343. Of the land east of Home Road, it identifies a potential moderate impact to The Cottage and a lesser impact to Kempston House. Of the land to the west of Home Road, it identifies the potential of the site to form part of the wider setting of listed buildings to the north leading to a likely

low level of impact. It does not make reference to any non-designated heritage assets.

3.11. On this basis, and on the basis of the constraints mapping undertaken above, the scope of this assessment comprises the following designated heritage assets:

- Kempston House, NHLE 1114285, Grade II
- Ramsay Cottage, NHLE 1321547, Grade II
- The Cottage, Kempston House, NHLE 1114284, Grade II

4.0 Step 2: Heritage Significance

Introduction

- 4.1. Determining significance is a professional judgement taking into account the designation status, desk-top research and fieldwork. The assessment should seek to understand the nature, extent and level of significance, and should be proportionate to the relative importance of the asset.¹ The significance of a heritage asset is the sum of its archaeological, architectural, artistic and historic interest as defined in Annex 2 of the NPPF. The Planning Policy Guidance (PPG) provides an interpretation for the heritage interests as follows (Historic Environment Chapter, paragraph 6):

archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

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

historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 4.2. Significance derives not only from the heritage interests of the asset itself, but also from the contribution made by its setting. The setting of a heritage asset is defined in Annex 2 of the NPPF as:

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

- 4.3. The setting assessment has been informed by the assessment steps provided in Historic England's 'Good Practice Advice Note 3: The Setting of Heritage Assets' (Second Edition) (2017) (GPA3). This recommends a staged approach to taking decisions on setting as follows:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Background: A Brief History of the Site

- 4.4. Kempston House to the north of the site dates back to the late 16th or early 17th century. It has an 18th century rear wing and underwent significant remodelling in the 19th century, including the addition of a north-east wing. The house originated as a timber framed farmhouse, before undergoing enlargement by Sir William Long, a local brewer.

- 4.5. The Enclosure Map of 1804 (Fig. 3) shows the western parcel of the site to have been divided into a series

¹ Historic England, 'Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2' (2015) p. 2.

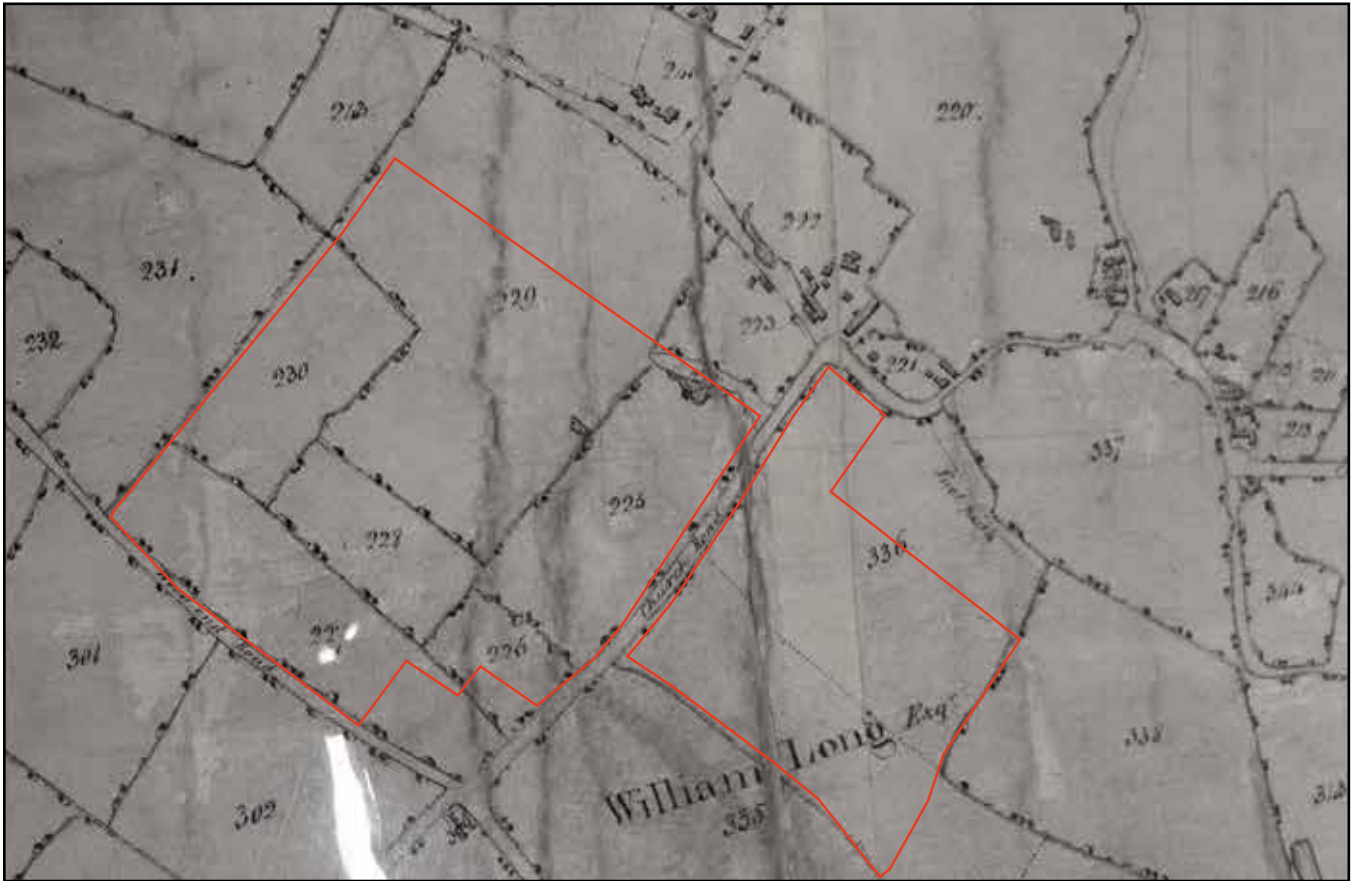


Fig. 3. 1804 Enclosure Map. Bedfordshire Archives and Records Service Ref. MA18/1. Red line approximated.



Fig. 4. 1883 1:2,500 Ordnance Survey Plan



Fig. 5. 1901 1:2,500 Ordnance Survey Plan



Fig. 6. 1926 1:2,500 Ordnance Survey Plan

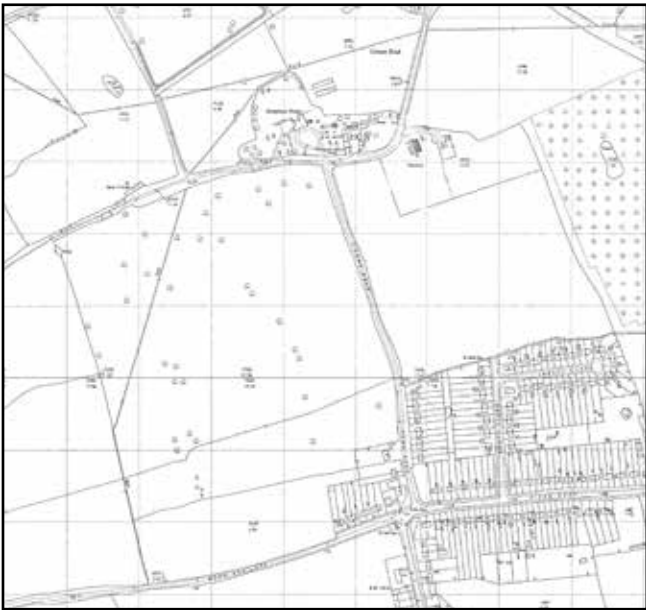


Fig. 7. 1968-69 1:2,500 Ordnance Survey Plan



Fig. 8. 1968-69 1:2,500 Ordnance Survey Plan. Red line approximated.

of smaller fields and one larger field parcel. These were owned by William Long of Kempston House. The land to the east of Home Road was one larger field parcel bisected by a drain. Plots 335 and 336 were within Long's freehold, but the entry in the accompanying award makes reference to Thomas Gurney's 2nd and 3rd allotment for tithes and glebe in exchange, suggesting it was not used in association with Kempston House.

- 4.6. On the first edition 1:2,500 Ordnance Survey Plan (OS) published in 1883 (Fig. 4), Kempston House is shown in some detail. The house faced south, with a circular driveway to the front. The main entrance was on axis with the north-south route of Home Road which bisects the site and appears to have been tree-lined. The land to the front of the house appears also to have been well treed such that views to the front elevation must have been heavily filtered.
- 4.7. To the southeast is shown 'The Cottage'. This is a former coachman's cottage dating from the 18th century and range of outbuildings used in association with Kempston House. A glasshouse stood to the north.

- 4.8. To the west is shown Ramsay Cottage, set on the track leading from Kempston House and surrounded by open land. It is recorded as a linear structure divided in to two with outbuildings to the rear, suggesting that it was in use as two separate cottages at this time.
- 4.9. By this time, the land to the west of Home Road is shown as three parcels, the northernmost two of which are recorded as having been populated with trees. Earlier in the century, this land had been divided into a series of smaller parcels and the surviving mature trees shown on this plan may be a vestige of earlier field boundaries.
- 4.10. The 1901 OS plan shows much the same arrangement (Fig. 5), as does the 1926 OS plan (Fig. 6).
- 4.11. In 1927, Kempston House was valued under the Rating Valuation Act 1925. The valuer recorded that the house stood in 3.853 acres, with the house having no electric lighting and water coming from a pump, It was described as 'Another Quite Useless very old house. No Light. No Baths. Bad Drainage. Quite Unlettable!!' (Bedfordshire Archives and Records Service ref. DV1/C35/62).²
- 4.12. In 1928, the estate was put up for sale. The Sales Particulars (Bedfordshire Archives and Records Service ref. AD1147/10)³ described the house as follows:

The Very Charming Freehold Country Residence

KNOWN AS

KEMPSTON HOUSE, BEDS

within three miles of Bedford

In the centre of the Oakley Hunt and within easy reach of good Golf Links, standing in approximately 4 acres of very delightful Old-world Gardens

The Residence which is built of Brick with ornamental Timber Trees in front is approached by a Circular Carriage Drive from the Main Entrance, and contains

ON THE GROUND FLOOR:

Lounge Hall, heated with a large open Stove and opening out of which are the following Reception Rooms: -

*Study, 20 feet by 16 feet with French Casements to the Lawns and side door to the Gardens.
Drawing Room, 15 feet by 20 feet with a large bay 12 feet 6 inches wide and 7 feet deep, which leads to a Conservatory 24 feet by 13 feet with span roof and well fitted with staging and heated with hot water system.*

Dining Room, 20 feet 6 inches by 17 feet 6 inches with French windows opening on to the Lawn.

THE DOMESTIC OFFICES comprise: -

Servants' Hall well fitted with Cupboards

Larder

Kitchen with Range, Dresser, Hot Plates and Cupboards

Scullery

Lamp Room

Butler's Pantry and Butler's Bedroom

There is also extensive and excellent Cellarage

ON THE FIRST FLOOR:

Approached by two Staircases there are: -

² As quoted in 'Kempston House', Bedfordshire Archives and Records Service: < <https://bedsarchives.bedford.gov.uk/CommunityHistories/KempstonRural/KempstonHouse.aspx>>.

³ Ibid.

5 Principal Bedrooms, Dressing Room, 3 Secondary Bedrooms and a W. C. and Housemaid's Cupboard.

Most of the Bedrooms are fitted with excellent Cupboards

ON THE SECOND FLOOR:

3 Bedrooms

Outside and adjoining the Domestic Offices is a Boot Room, a Laundry with a Room over and a Range of Brick and Tiled Buildings comprising Coal Barn, Wood Barn and Tool Shed.

There is also an outside Earth Closet and sundry other Buildings

Standing well away from the House and well screened by Trees there is excellent Stabling Accommodation, together with the Coachman's Cottage and these are arranged round a commodious Stable Yard, and comprise a

RANGE OF BUILDINGS built of Brick and Thatch

Containing 7 Loose Boxes, a Harness Room and a Corn store

Another RANGE OF BRICK & TILED BUILDINGS

With 2 Loose Boxes, a Harness Room, a Workshop, and good Open Shed, 2 very large Coach Houses or Garages and a Brick and Iron Store Room

At the rear of these Buildings is a 2-Bay Open Shed and a Timber and Tiled Granary

The COACHMAN'S COTTAGE which is built of Brick and Thatch contains 2 Living Rooms and 2 Bedrooms

THE GARDENS

Are of a delightful old-world character and comprise a large Lawn in front of the house leading off from which are Pleasure Grounds tastefully laid out with Border Gardens, Shrubs, and extremely well wooded with ornamental timber

In addition to the Conservatory adjoining the Drawing Room there is a large Green-house with Tool Shed and a second Green-house near to the Stables

The Vegetable Gardens are extensive and in a highly productive state, being planted with practically every kind of Vegetable.

There is also a SMALL PADDOCK adjoining the Stable Buildings

*The Area of the whole is approximately 3 acres, 3 roods, 16 poles
Land tax £5 12 s. 0d.*

- 4.13. The estate at that time comprised Kempston House, together with stabling, coach houses, garage, coachman's cottage and two gardener's cottages, as well as Wood End Farm described as a 'valuable dairy farm'. This comprised 157 acres together with a farmhouse and three service cottages. It was sold as three lots as shown on the plan at Fig. 8. This shows that the site was at that time grazing land managed and worked from Wood End Farm. Ramsay Cottage to the north was one of the 'workmen's cottages' included within this lot. Lot 1 comprising Kempston House was tightly drawn around its immediate gardens.



Fig. 9. Kempston House, 1928, Bedfordshire Archives and Records Service ref. AD1147/10

- 4.14. By the publication of the 1968-69 OS plan, Ramsay Cottage had been converted to a single dwellinghouse (Fig. 7). Development had also encroached into the land parcels to either side of Home Road, with the construction of semi-detached housing along the newly constructed Ibbet Close and extending along Ridge Road and Wood End Lane to create the community known as Gibraltar Corner. A plant nursery had also been established to the east of Kempston House.
- 4.15. Today the site and its immediate surroundings remains much as shown on the earlier 1960s OS plan. The wider context has changed with the urban extension at Kempston which has introduced a significant quantum of development and new infrastructure to the east of the site.

Kempston House

- 4.16. Kempston House was Grade II listed in August 1987. It is generally a heritage asset of high significance. The list entry reads as follows:

Remains of late C16 or early C17 timber-framed house with rear C18 wing. The building was further extended and extensively remodelled in the mid-C19. The original wing is of close-studded timber-framing with red brick nogging. Hipped old clay tile roof. Two storeys and attics. Large ridge chimney stack. Three box dormers. Three first floor sashes. Ground floor has two rectangular hipped roof bays with French doors flanked by single light casements with glazing bars. S.W. elevation ground floor has been underpinned in brick. This and north-west return were originally jettied. N.W. elevation has double pitched colourwashed brick extension and C19 one storey lean-to. Extensively remodelled and north-east wing added C19. Red brick rectangular wing with hipped slated roof. The N.E. elevation is stuccoed. Two storeys. N.E. elevation has three first floor sashes with glazing bars and three ground floor French doors, the right hand opening now blocked.

- 4.17. Its significance is primarily derived from its architectural and historic interest as a post-medieval farmhouse with a timber frame core in the regional vernacular that has been aggrandised in the 19th century when it was taken over by the Long family. This has given it a 'polite' formal front (south) elevation commensurate with its 19th century status as the country residence of a wealthy local businessman.



Fig. 10. Kempston House as seen from the south (access track to Ramsay Cottage)



Fig.11. View north to Kempston House along Home Road



Fig. 12. Kempston House entrance gates as seen from Home Road



Fig. 13. View south across western site parcel from opposite Kempston House

- 4.18. Its immediate setting is characterised by its private garden which surrounds the house on all sides. The house is set back from the road behind a private drive and front garden screened behind a boundary treatment. This creates a private garden character to the setting that reinforces a sense of its status. This is reinforced further by its relationship with The Cottage and courtyard of historic outbuildings to the east.
- 4.19. The approach from the south is via Home Road which bisects the two site parcels on a north-south axis. Home Road has the green character of a rural lane, lined to either side with a mature hedgerow and trees. The Enclosure Map of 1804 shows the roads in the wider area to have been tree lined such that this appears to be a characteristic common to the area rather than a formally designed approach. The house is minimally visible on the approach from the south by virtue of the extensive mature trees that heavily filter views. Vice versa, the land within the field parcels is screened in views outwards from the boundary of Kempston House by virtue of the same mature hedgerows.
- 4.20. Home Road bends eastwards where it becomes Green End Road which forms the approach from the east. Due to The Cottage and boundary treatments, as well as the further bends on the road, Kempston House has minimal presence from this direction.
- 4.21. The site has historically been in the same ownership as Kempston House, however this ceased with its sale in 1928. Prior to that, the site formed part of the wider estate but was used as grazing land as part of Wood End Farm rather than in association with the house. It does not therefore have a historic functional relationship with Kempston House, nor was it clearly a designed landscape intended to form part of the wider experience of the house.
- 4.22. The contribution that the site makes is therefore predominantly limited to the contribution that it makes



Fig.12. The Cottage



Fig.13. The Cottage as seen from Green End Road looking west



Fig.14. The Cottage as seen from Green End Road looking east



Fig.15. View to Kempston House and The Cottage from Wood End Lane across the western site parcel

to the wider rural setting of the house and an understanding of the listed building both as a former farmhouse but also in its re-purposed use as a country residence for a member of the local elite.

The Cottage

4.23. The Cottage was Grade II listed in August 1987. It is generally a heritage asset of high significance. The list entry reads as follows:

C18 house with evidence of some earlier timber-framed work. Red brick. Thatched roof. Two storeys. First floor has 3-light lattice casement and single light casement with glazing bars. Ground floor has two casements and one horizontal sash all with glazing bars. Thatched door canopy. Left hand one storey thatched lean-to. Right hand one storey red brick and thatched extension with projecting red brick wing with double-pitched old clay tile roof.

4.24. Its heritage significance is chiefly derived from its architectural and historic interest as a predominantly 18th century modest vernacular cottage with possibly earlier origins that has been later used as a coachman's cottage in association with Kempston House. It illustrates rural vernacular building styles that are locally distinctive to the Bedfordshire region, and gives evidence for how relatively high status houses such as Kempston House were supported by such ancillary buildings. Its earlier use as a vernacular cottage forms part of the agricultural traditions of such rural areas.

4.25. In the 1928 Sales Particulars (Bedfordshire Archives and Records Service ref. AD1147/10), the coachman's cottage and range of attendant buildings were described as follows:

Standing well away from the House and well screened by Trees there is excellent Stabling Accommodation, together with the Coachman's Cottage and these are arranged round a commodious Stable Yard, and comprise a

*RANGE OF BUILDINGS built of Brick and Thatch
Containing 7 Loose Boxes, a Harness Room and a Corn store*

*Another RANGE OF BRICK & TILED BUILDINGS
With 2 Loose Boxes, a Harness Room, a Workshop, and good Open Shed, 2 very large Coach Houses
or Garages and a Brick and Iron Store Room*

At the rear of these Buildings is a 2-Bay Open Shed and a Timber and Tiled Granary

*The COACHMAN'S COTTAGE which is built of Brick and Thatch contains 2 Living Rooms and 2
Bedrooms⁴*

- 4.26. The southern thatched element of the cottage was badly damaged in an arson attack and is currently in poor state of repair protected with a temporary roof.
- 4.27. The cottage forms part of a courtyard of ancillary buildings that supported the function of Kempston House. It shares a close historic and functional relationship with both the immediate range of neighbouring outbuildings as well as the main house which is located in close proximity to the north west. The courtyard is enclosed from the road by a boundary wall which creates a private, enclosed character to the immediate setting.
- 4.28. Its wider setting is characterised by the road on which it is located, sitting tight to the verge, which gives way to a rural outlook over open land and green boundary treatments which include the site. These views are closed down to the southeast with the construction of the nursery and garden centre in close proximity. This rural character makes some contribution by virtue aiding an understanding of the wider complex of Kempston House of which it forms part and its earlier history as a modest vernacular rural dwelling.

Ramsay Cottage

- 4.29. Ramsay Cottage was Grade II listed in March 1986. It is generally a heritage asset of high significance. The list entry reads as follows:
- Late C17 or early C18 house. Timber-framed with colourwashed brick nogging. Thatched roof. Each end has been extended in colourwashed brick and the ends of the roof hipped. One storey. Windows are irregularly spaced and mainly 3- light casements with glazing bars. C20 thatched porch.*
- 4.30. Its heritage significance is chiefly derived from its architectural and historic interest as a modest example of a rural agricultural workers' cottage dating from the late 17th or early 18th centuries, illustrating regional vernacular building techniques and materials of the period and the importance of the rural agricultural tradition.
- 4.31. The setting of the cottage is rural, tucked away along a private drive with an arable field to the north and west, grazing land to the south (comprising the site) and the gardens of Kempston House to the east. This rural, agricultural setting contributes to an understanding and appreciation of the significance of the asset as a rural vernacular dwelling.
- 4.32. In the 1920s, the cottage formed part of the wider Kempston House estate but was in use as part of Wood End Farm. It was later sold in 1928 along with Wood End Farm such that it has not been in the same ownership as Kempston House for nearly a century.

⁴ As quoted in 'Kempston House', Bedfordshire Archives and Records Service: < <https://bedsarchives.bedford.gov.uk/CommunityHistories/KempstonRural/KempstonHouse.aspx>>.



Fig.16. Ramsay Cottage, south elevation



Fig.17. Ramsay Cottage as viewed from the western parcel of the site



Fig.18. Eastern approach to Ramsay Cottage



Fig.19. View to Ramsay Cottage from Wood End Lane across the western site parcel

- 4.33. Wood End Farmhouse is also listed and located to the southwest. The cottage was used as a workers' cottage in association with the grazing farm. The cottage and farmhouse are some distance away from each other (over 600m) such that this relationship is not readily apparent as part of an experience of the asset.
- 4.34. Ramsay Cottage has minimal presence within the wider landscape setting by virtue of its modest scale and the screening effects of the mature trees and hedgerows. The ridge and chimney can be glimpsed in some northerly views from across the western parcel of the site, but the extent of the building visible is limited to the ridge and chimney such that it is difficult to appreciate its form. Views outwards from the asset to the application site are limited as a result of the mature boundary treatments along the trackway.

5.0 Step 3: Impact Assessment

- 5.1. This section sets out an assessment of the potential heritage impacts that would result from the development of the site for housing. It is based upon an initial concept plan that has been prepared to demonstrate how development on the site could come forward (Fig. 20).
- 5.2. The assessment below has been undertaken in response to the Council's own Heritage Assessment which sets out the following appraisal of the eastern and western parcels:

Table 1: Extract from Site Assessment Pro Formas: Historic Environment Assessments, Bedford Borough Council

Address	Conservation comments	Likely to impact on designated or nondesignated heritage assets or their settings?
<i>Land at Home Road / Gibraltar Corner, Kempston. (East site)</i>	<i>Site opposite Grade II The Cottage, Kempston House - The Cottage in particular draws on the site in terms of significance as part of its rural, verdant setting. Development on this scale will change character and unlikely to be mitigated - could result in moderate harm to significance. Harm likely lower to Kempston House due to set back location.</i>	<i>x - The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.</i>
<i>Land at Home Road / Gibraltar Corner, Kempston (West)</i>	<i>Potential to form part of wider setting of listed buildings to the north - impact likely to be low.</i>	<i>x - The proposal has the potential to cause harm to heritage assets. This harm may range from low to high. There may be options to avoid, reduce or mitigate this harm and where sites have not been ruled out altogether for other reasons, further assessment will be undertaken to more fully explore impacts on significance and options for harm reduction and mitigation. This further assessment may ultimately lead to the conclusion that the site should not be allocated.</i>

Kempston House (Grade II listed)

- 5.3. The immediate setting of Kempston House is comprised of its private gardens screened behind mature boundary treatments such that, at close quarters, it has limited prominence and visual interaction with the land beyond including the site. This makes it less sensitive to development within its wider setting outside of its curtilage. This is recognised in the Council's assessment reproduced above which notes that any impact is likely to be lower (than that to The Cottage) by virtue of its setback location.
- 5.4. As noted by the Council, the site does form part of the wider setting of Kempston House. For this reason, a coherent area of green open space will be retained along the northern edge between the site and the boundary to Kempston House through the exclusion of the northerly part of the field parcel to the west of Home Road from the site and the retention of the area immediately west of the nursery and east of Home Road as landscaped open space. This offset, in combination with the setback of the house itself, will sustain an area of open space sufficient to maintain an understanding and appreciation of the listed building as a former rural estate of some social standing.
- 5.5. Part of the experience of Kempston House is also formed via the approach along Home Road which has retained a rural character. The initial concept plan seeks to maintain a rural character to Home Road with the retention of the mature hedgerow and trees along its boundary. Development can be offset from the road edge behind landscaping. As demonstrated by the concept plan, there is scope for these measures to be integrated into the detailed design thereby reducing the impact of introducing built form and



Fig. 20. Initial Concept Plan, Ramsey Green Vision Document, September 2020

sustaining a sense of the green character to Home Road.

- 5.6. The retention of open space against the northern boundary of the eastern parcel will sustain the green character to Green End Road and thereby the approach from the east.
- 5.7. With regards to more intangible attributes of setting, the site was historically within the ownership of Kempston House, although this link has ceased from 1928. Prior to that the site was used in association with Wood End Farm. The site does not therefore have an important functional or designed relationship with Kempston House that would be affected by the development of the site.
- 5.8. It is concluded that the retained open space to the south of Kempston House is sufficient to sustain an experience and understanding of the asset as a country residence. Whilst there will be a change to the character of the wider setting, taking into account the proposed offset, the private nature of its immediate setting and the mitigation measures along the site boundaries, the impact on its setting can be significantly reduced with potential for this to be avoided altogether through the detailed design stages. At worst, any harm would be at the low end of the scale of less than substantial harm.

The Cottage

- 5.9. The Council's assessment has identified that the land to the west of Home Road is likely to have a low impact, but that the land to the east could have a moderate impact by virtue of the change in character. The appraisal identifies that The Cottage draws significance from its rural, verdant setting.
- 5.10. It is recognised that The Cottage currently has a rural setting that contributes to an understanding of the wider Kempston House complex with which it is associated as a relatively high status country residence. The parcel of land immediately south of The Cottage and to the west of the plant nursery is thus proposed to be retained as open space so as to maintain a green character to Green End Road in the location of The Cottage. This is reinforced further by the exclusion of the northern section of the land west of Home Road from the site. The retention of a green, open space spanning across both the eastern and western sides of Home Road will combine to create a coherent landscape buffer that will mitigate the impacts of the introduction of built form on land to the south.
- 5.11. The verdant qualities of the setting can be sustained and enhanced through retained and strengthened landscaping along the northern and western boundaries of the eastern parcel as indicated on the concept plan. As well as reinforcing the green character of Green End Road and the northern portion of Home Road, this landscaping buffer and boundary treatment will filter views to the development edge to the south, further reducing the visual impacts of development in this location.
- 5.12. An important attribute of the setting of The Cottage is its historic functional and associative relationship with the courtyard of ancillary buildings and Kempston House on the northern side of Green End Road. Development on the land to the south would have no impact on the nature of these relationships such that this attribute will be entirely sustained.
- 5.13. Whilst it is acknowledged that there will be a change to the wider setting of The Cottage, with appropriate mitigation including the proposed offset and landscaping, any impacts on its special interest are capable of being minimised such that material harm to the special interest of the asset can be avoided altogether or, at worst, reduced to a low level of less than substantial harm. As explored at Step 4, there are further opportunities to mitigate any impact through the detailed design stage.

Ramsay Cottage

- 5.14. The attributes of setting that contribute to an understanding and appreciation of the significance of Ramsay Cottage as a vernacular agricultural labourer's dwelling are predominantly the rural character of the surrounding land. The site boundary on the western parcel has been drawn to leave a significant offset between the northern edge of the site and the trackway. This will maintain an open landscape buffer that will sustain an experience of the asset within a rural setting.
- 5.15. Although views outwards from the asset towards the development are limited, as shown on the concept plan the northern boundary can be landscaped to further filter views to the built form thereby minimising

the visual impacts. No key views across the site towards the asset have been highlighted.

- 5.16. Development on the eastern parcel is sufficiently distant and discrete such that it is unlikely to have any adverse impact.
- 5.17. The site and Ramsay Cottage have been in use as part of the same wider farm run from Wood End Farm to the southwest. The retention of the landscape buffer between the northern boundary of the site and Ramsay Cottage is considered sufficient to sustain an understanding of Ramsay Cottage as a former labourer's cottage that worked the surrounding land.
- 5.18. The relationship of both the site and Ramsay Cottage to Wood End Farmhouse is difficult to understand 'on the ground' but survives in the documentary evidence which will remain unaffected.
- 5.19. In principle, therefore, it is concluded that development can be accommodated on this site with minimal impacts on its landscape setting and the asset's relationship with its surrounding land such that its significance overall can be sustained. Should any harm be considered to result, this would only be minor and at the low end of the scale of less than substantial harm with further opportunities to mitigate the impact through the detailed design stage.

Other

- 5.20. Whilst the site has a historic functional association with Wood End Farmhouse (listed at Grade II), the farmyard in which the farmhouse is situated is located at some distance from the site separated by a well treed parcel of land and Wood End Road such that this relationship is not readily apparent on the ground. The site is sufficiently separate with an area of agricultural land retained around the farmstead such that the listed farmhouse does not present an in principle constraint to the allocation of this site. This accords with the Council's assessment which does not highlight this heritage asset as a potential constraint.

6.0 Step 4: Maximising Enhancements and Minimising Harm

6.1. The concept plan is indicative and has been prepared to demonstrate one way in which the site could come forward for the purposes of assessing the merits of its proposed allocation. As appraised in Section 5.0 above, the concept plan has sought to propose a form of development that responds to the rural context of the site and its neighbouring heritage assets with integrated mitigation to minimise the degree of harm. Further opportunities will arise through the detailed design stage to ensure that development on the site maximises enhancements and minimises harm. These include:

- ensuring that the development to be delivered maintains the green offset included within the masterplan to the west of the garden nursery and south of The Cottage. There is scope to increase the offset on land south of The Cottage if deemed necessary in order to sustain the rural and verdant character of its setting;
- retaining and enhancing the existing field boundaries to maintain the green character to the roads and filter views to the built form;
- delivery of strong green infrastructure and landscaping throughout the site to deliver a green form of development that will soften the built form in longer views across the site to and from the heritage assets;
- introducing a greater set back to the development edge to the east and west of Home Road with enhanced landscaping to further strengthen the green character of the approach to and from Kempston House and The Cottage;
- retaining the mature trees throughout the site, including the field boundaries along Home Road and Green End Road, with extensive further planting to green and soften the built form;
- careful control of building heights and densities to avoid an overly suburban form of development, particularly along the site edges;
- enhancing the grazing land character to the northern landscape buffer outside of the site but within the landowners control; and
- reinforcing local distinctiveness through the detailed design stage through careful consideration of attributes and elements such as scale, form and massing, layout and density, landscaping, detailing of the built form and use of materials, and boundary treatments.

7.0 Step 5: Conclusions

- 7.1. The NPPF guides that plans should set out a positive strategy for the conservation and enjoyment of the historic environment. This strategy should take into account: the desirability of sustaining and enhancing the significance of heritage assets; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (paragraph 190).
- 7.2. In response to the concerns raised in the Council's Site Assessment Pro Forma, this assessment has demonstrated that development can be accommodated on this site without giving rise to an adverse heritage impact that would prevent the allocation of this site for housing.
- 7.3. The Council's own assessment identified only a potential low impact resulting from the development of the western parcel, and a potential moderate-low impact resulting from the development of the eastern parcel. The assessment set out in this report, in association with the concept plan, has demonstrated that the nature of the site and the significance of the heritage assets is such that there is scope to integrate appropriate mitigation measures to secure a form of development that could avoid harm, or, at worst, reduce and mitigate the impact to a level of less than substantial harm at the bottom end of the scale. Whilst acknowledging that the conservation of designated heritage assets must be given great weight in the planning balance, the proximity of the site to three Grade II listed buildings is not, on this basis, considered a constraint that would, in principle, prevent the delivery of housing on this site.

APPENDIX 1



KEMPSTON HOUSE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1114285

Date first listed:

27-Aug-1987

Statutory Address:

KEMPSTON HOUSE, GREEN END ROAD

Map



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Location

Statutory Address:

KEMPSTON HOUSE, GREEN END ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Bedford (Unitary Authority)

Parish:

Kempston Rural

National Grid Reference:
TL 00825 47354

Details

KEMPSTON RURAL GREEN END ROAD TL 04NW 11/212 Kempston House - - II

Remains of late C16 or early C17 timber-framed house with rear C18 wing. The building was further extended and extensively remodelled in the mid-C19. The original wing is of close-studded timber-framing with red brick nogging. Hipped old clay tile roof. Two storeys and attics. Large ridge chimney stack. Three box dormers. Three first floor sashes. Ground floor has two rectangular hipped roof bays with French doors flanked by single light casements with glazing bars. S.W. elevation ground floor has been underpinned in brick. This and north-west return were originally jettied. N.W. elevation has double pitched colourwashed brick extension and C19 one storey lean-to. Extensively remodelled and north-east wing added C19. Red brick rectangular wing with hipped slated roof. The N.E. elevation is stuccoed. Two storeys. N.E. elevation has three first floor sashes with glazing bars and three ground floor French doors, the right hand opening now blocked.

Listing NGR: TL0082547354

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
36983

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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THE COTTAGE, KEMPSTON HOUSE

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1114284

Date first listed:
27-Aug-1987

Statutory Address:
THE COTTAGE, KEMPSTON HOUSE, GREEN END ROAD

Map



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Location

Statutory Address:

THE COTTAGE, KEMPSTON HOUSE, GREEN END ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Bedford (Unitary Authority)

Parish:

Kempston Rural

National Grid Reference:
TL0088747317

Details

KEMPSTON RURAL GREEN END ROAD TL 04NW 11/211 The Cottage, Kempston House - - II

C18 house with evidence of some earlier timber-framed work. Red brick. Thatched roof. Two storeys. First floor has 3-light lattice casement and single light casement with glazing bars. Ground floor has two casements and one horizontal sash all with glazing bars. Thatched door canopy. Left hand one storey thatched lean-to. Right hand one storey red brick and thatched extension with projecting red brick wing with double-pitched old clay tile roof.

Listing NGR: TL0088747317

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:
36982

Legacy System:
LBS

Legal

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End of official listing

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RAMSAY COTTAGE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1321547

Date first listed:

13-Mar-1986

Statutory Address:

RAMSAY COTTAGE, GREEN END ROAD

Map



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Location

Statutory Address:

RAMSAY COTTAGE, GREEN END ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Bedford (Unitary Authority)

Parish:

Kempston Rural

National Grid Reference:
TL0059347261

Details

KEMPSTON RURAL GREEN END ROAD TL 04NW 11/213 Ramsay Cottage 13.3.86 - II

Late C17 or early C18 house. Timber-framed with colourwashed brick nogging. Thatched roof. Each end has been extended in colourwashed brick and the ends of the roof hipped. One storey. Windows are irregularly spaced and mainly 3- light casements with glazing bars. C20 thatched porch.

Listing NGR: TL0059347261

Legacy

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Legacy System number:

36984

Legacy System:

LBS

Legal

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End of official listing

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