Preliminary Heritage Appraisal

Land at Cemetery Road, Kempston

June 2020

BARTON WILLMORE

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CONTENTS

APPENDICES

1.0 INTRODUCTION

1.1 This Preliminary Heritage Appraisal has been prepared to identify the likely constraints and opportunities to development of the site north of Cemetery Road with reference to the historic environment.

1.2 The site is currently open space bordered to the north by the River Great Ouse and to the south by Cemetery Road (Fig. 1). Within the site itself is a scheduled monument, with several listed buildings in close proximity. These are designated heritage assets protected in statute and by the provisions of national and local planning policy. There is a strong policy presumption in favour of the conservation of heritage assets and their setting in a manner appropriate to their significance.

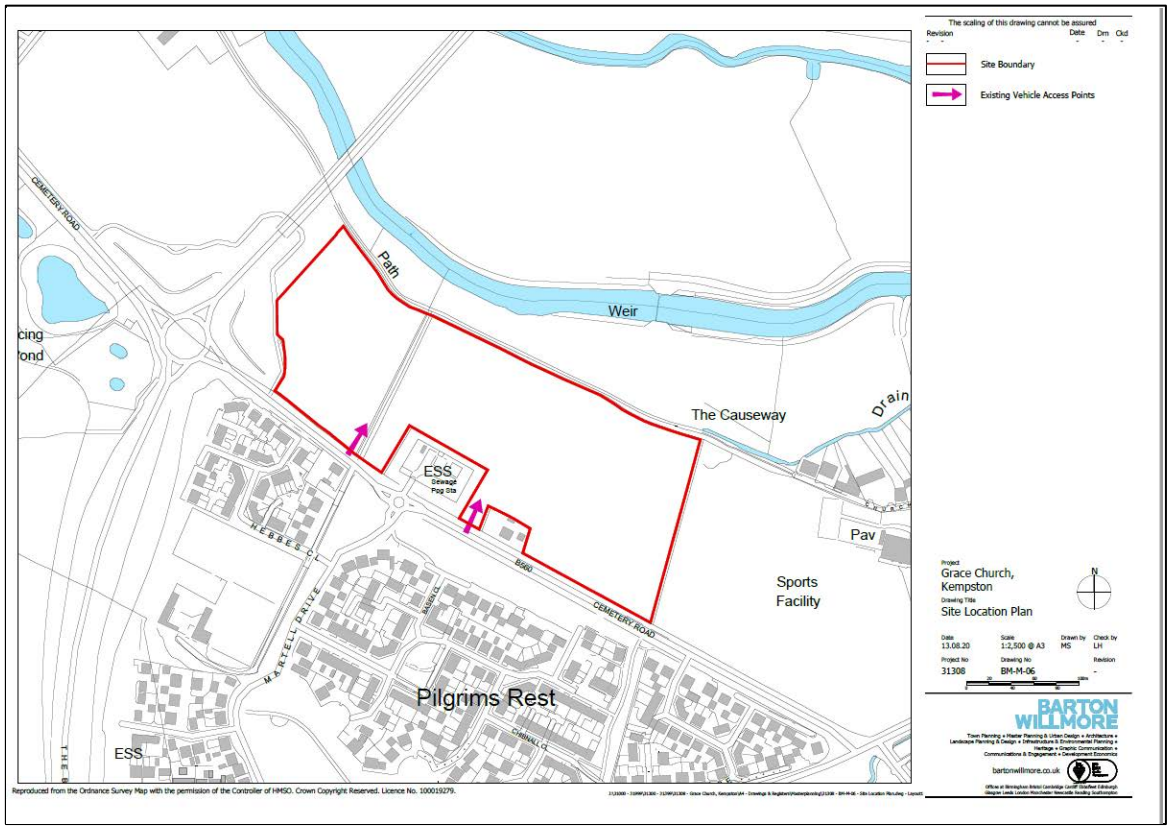


Figure 1 Site Location Plan

1.3 The purpose of this initial appraisal is to identify the key heritage constraints to permit an informed approach to the emerging design and thereby ensure that the proposals maximise opportunities to deliver enhancement and minimise harm. It is to be a living document that will be revised and updated as the project progresses towards the formal submission of a planning application.

1.4 Paragraph 189 of the National Planning Policy Framework, 2019 (NPPF) requires applicants to describe the significance of those assets potentially affected by a proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. This report will ultimately form part of this assessment.

1.5 The document will set out a brief history of the site and its surroundings (section 2) together with a statement of significance of those heritage assets potentially affected by the proposals (section 4). It will go on to consider the potential for development within the site and design measures recommended to maximise opportunities for enhancement and to minimise the potential for any harm to heritage assets.

2.0 SITE CONTEXT

2.1 The site is located to the north of Cemetery Road, Kempston, Bedfordshire, and is broadly rectangular in shape. To the west is the A428 and to the east lies sports pitches beyond which is the historic core of Kempston. The northern boundary extends as far as the public footpath and the southern extent of the site is formed by Cemetery Road. Two areas of land are excluded from the site, both accessed from Cemetery Road, comprising a pumping station and Walnut Tree Cottage.

2.2 The site is predominantly open space. The main portion is divided into two unequal parcels, separated by a well treed boundary following the line of the public right of way (PROW). The eastern boundary is also well treed. A further well treed boundary runs east-west along the northern part of the site, creating a third distinct parcel of land to the north between the PROW and the River Great Ouse.

2.3 On the southern side of Cemetery Road to the south of the site is a relatively recent area of new housing known as 'Pilgrims Rest' which forms part of the strategic urban extension of Kempston.

Heritage Designations

2.4 A desk-top exercise has been undertaken to identify the presence of designated and non-designated heritage assets within a 250m study area. This included a search of the National Heritage List for England (NHLE), the Bedfordshire Historic Environment Record (HER) and Bedford Borough Council (BBC) planning policy documents, including the local plan policies map.

2.5 Within the site itself is a scheduled monument comprising sections of a paved ford. The scheduling is an 'Old County Number' and so there is minimal information on the asset on the schedule entry. The site also has an entry in the Bedfordshire HER (ref. MBD814) which is reproduced below.

2.6 The scope of this report does not consider the archaeological sensitivity of the site. It is noted however that there is an entry in the HER recording a find of Roman coins to the rear of Walnut Tree Cottage within the site boundary, and entries on the adjacent sports field indicating Bronze Age activity. Further records suggest the presence of archaeology in the immediate surrounding area. Further archaeological assessment at an early stage may therefore be prudent to understand the potential below-ground sensitivities of the site.

2.7 Located on the northern side of Cemetery Road, in close proximity of the site boundary but outside of the site itself, is Walnut Tree Cottage. This is a Grade II listed building, first listed in 1984.

2.8 Opposite the site to the south of Cemetery Road is the Grade II listed Lodge, also listed in 1984.

2.9 Kempston Bury lies to the south of the Lodge, now separated by modern residential development. The Bury itself is not listed and has been granted a Certificate of Immunity from listing, valid until September 2022. The surrounding 18th century garden walls, piers, gates and railings were listed at Grade II in 1962. Given the change to their immediate setting with the development of Hebbes Close and Martell Drive, together with development under construction within the walled enclosure itself, development of the scale proposed is unlikely to have any impact on the significance of the assets.

2.10 31 Church Walk is located to the east of the site on the edge of the study area and is Grade II listed. It has a village setting and is separated from the site by intervening development and an existing landscape buffer such that the proposed scale of development is unlikely to have any impact on its significance.

2.11 Kempston Conservation Area is located to the east of the site and is similarly considered to be sufficiently distant not to warrant assessment at this stage.

2.12 There are no other designated heritage assets within the study area.

2.13 BBC does not maintain a register of locally designated assets.

Summary

2.14 For the purposes of this appraisal, the heritage assets warranting consideration are:

- Paved ford – Scheduled monument
- Walnut Tree Cottage – Grade II listed building
- Lodge to Kempston Bury – Grade II listed building

Brief History of the Site and Surrounding Area

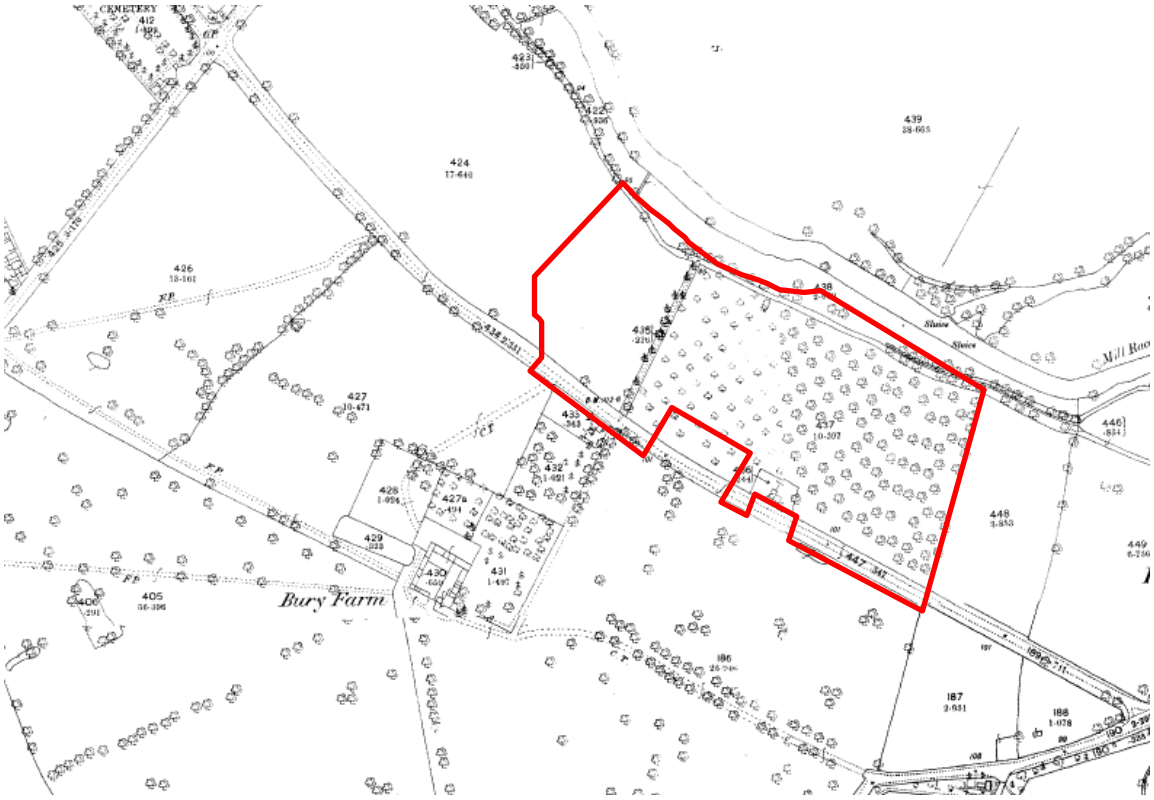


Figure 2 1883-84 Ordnance Survey

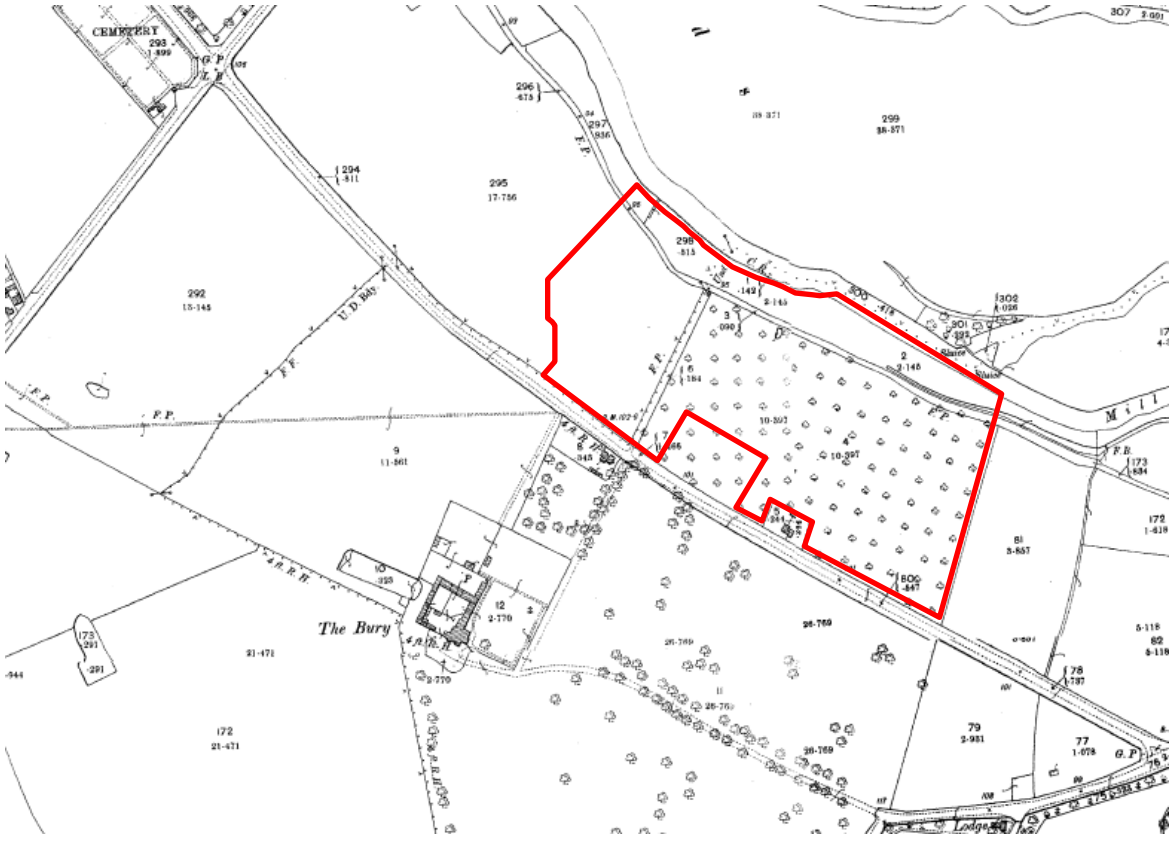


Figure 3 1901 Ordnance Survey

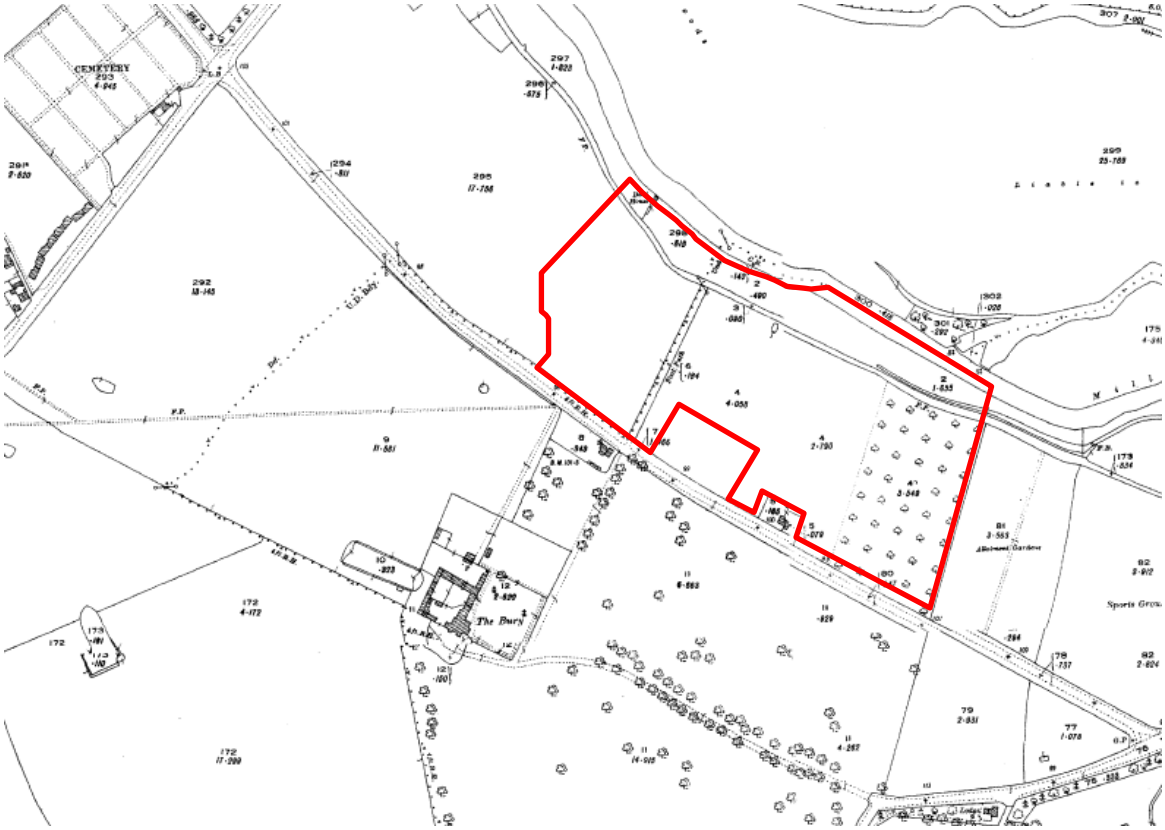


Figure 4 1926 Ordnance Survey

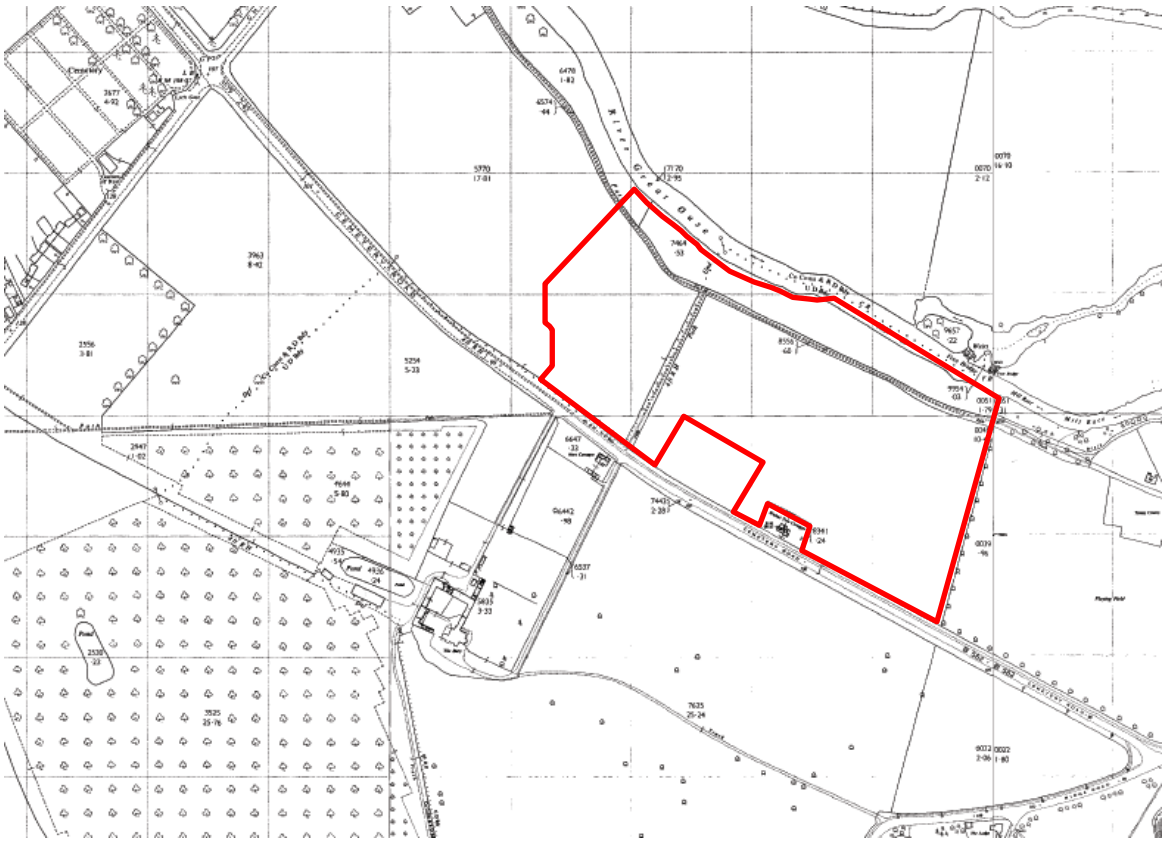


Figure 5 1960 Ordnance Survey

2.15 Historically, this area was characterised by The Bury Estate. The former house at The Bury dated to 1530 and was replaced by the current house in 1851. The estate dates to the medieval period; an HER record for a medieval rabbit warren states that this is recorded in documents of the 15th century (ref. 11747). It has clearly been a feature of the local landscape for some time.

2.16

2.17 The complex is shown on the first Ordnance Survey (OS) dated 1883-84 (Fig. 2). This shows The Bury as 'Bury Farm', with the main house forming part of a courtyard complex of farm buildings. The listed wall is shown providing enclosure to the farmstead. There is no river crossing indicated on this plan suggesting by the late 19th century that the bridge/ford was no longer in use.

2.18 A footpath is shown connecting Cemetery Road to the river as it does today, dividing the land into the eastern and western parcels. The eastern portion of the site is shown as an orchard surrounding Walnut Tree Cottage – perhaps giving rise to its name. The estate cottage at that time was divided into two dwellings surrounded by its own curtilage. Given the association of Walnut Tree Cottage with The Bury, it can reasonably be assumed that this land to the north of Cemetery Road formed part of the wider estate.

2.19 The Lodge is shown at the northern end of the driveway to The Bury where it meets Cemetery Road. A second driveway to The Bury is shown to the east extending through an area of parkland. The historic core of Kempston is shown some distance to the east.

2.20 Much the same arrangement is shown on the 1903 OS (Fig. 3).

2.21 By 1926 (Fig.4), the orchard had been reduced in scale, restricted to the eastern portion of the site. By the 1960s (Fig.5) it would appear that the orchard had been entirely cleared. The Lodge is shown on this plan as two units.

2.22 The character of Kempston has changed substantially in the 21st century with the development of the Kempston Strategic Urban Extension. This has introduced a significant quantum of development and supporting infrastructure on land to the south of the site, including around The Bury. The development extends as far north as the southern edge of Cemetery Road.

2.23 This urban extension has introduced development in close proximity of the designated and non-designated heritage assets associated with The Bury, resulting in a significant change to their setting and the nature of their relationship to each other. In February 2018, outline planning permission was granted for the conversion of The Bury and for the

erection of new dwellings within its curtilage (ref. 17/02141/MAO). The Committee Report acknowledged the impact of the previous development at paragraph 2.2.10: 'The setting beyond the walls has changed substantially in recent years such that the site is now surrounded by residential development. This has harmed the asset's significance'.

2.24 In considering this application, the proposals were not considered to have any impact on the Lodge or Walnut Tree Cottage by virtue of their distance from the site and the presence of intervening development (Committee Report, para. 2.2.5). It can be concluded from this that the relationship between The Bury, its lodge and estate cottage to the north has been significantly eroded.

3.0 DECISION-MAKING FRAMEWORK

3.1 This section sets out the decision-making framework with reference to heritage matters.

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

3.2 Listed buildings and conservation areas are afforded statutory protection through the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.3 Sections 16 and 66 requires that local planning authorities have special regard to the desirability of preserving the heritage significance of listed buildings and their setting when determining listed building consent and planning permission applications respectively.

3.4 Section 72 places a duty on local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas in exercising their planning functions on land subject to conservation area designation.

Local Plan

Bedford Borough Local Plan 2030, January 2020

3.5 The Bedford Borough Local Plan 2030 sets out the growth and development of the county. It was adopted on 15th January 2020. Policy 42S sets out the approach to the Historic Environment:

> **Policy 41S - Historic environment and heritage assets**
>
> **i. "Where a proposal would affect a heritage asset the applicant will be required to describe:**
>
> **a. The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and**
> **b. The justification for the proposal, how it seeks to preserve or enhance the asset/setting or where this is not possible, how it seeks to minimise the harm.**
>
> **ii. This description must be in the form of one or a combination of: a desk-based assessment; heritage statement; heritage impact assessment; and/or**

archaeological field evaluation. Further information will be requested where applicants have failed to provide assessment proportionate to the significance of the assets affected and sufficient to inform the decision-making process.

iii. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset or non-designated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, consent will be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- **a. the nature of the heritage asset prevents all reasonable uses of the site; and**
- **b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**
- **c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and**
- **d. the harm or loss is outweighed by the benefit of bringing the site back into use.**

iv. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

v. In considering proposals affecting designated heritage assets or a non-designated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, involving their alteration, extension, demolition, change of use and/or development in their setting, the Council will include in their consideration as appropriate:

- **a. The asset's archaeological, architectural, artistic and historic interest and any contribution to its significance from setting (including the wider historic landscape)**
- **b. scale, form, layout, density, design, quality and type of materials, and architectural detailing**
- **c. boundary treatments and means of enclosure**
- **d. implications of associated car parking, services and other environmental factors**
- **e. effect on streetscape, roofscape and skyline including important views within, into or out of heritage assets**

f. impact on open space which contributes positively to the character and/or appearance of heritage assets

g. the positive benefits of the proposal in addressing heritage at risk.

vi. Where heritage assets are included on a Local List and are affected by development proposals the Council will afford weight proportionate to their heritage significance in the decision-making process to protect and conserve the significance which underpins their inclusion. Partial or total loss adversely impacting this significance will require clear and convincing justification.

vii. The effect of proposals on the significance of non-designated heritage assets will be taken into account in determining applications for development. Applications which result in harm or loss of significance to non-designated heritage assets will only be supported if clear and convincing justification has been demonstrated. In making a decision, the Council will weigh the significance of the heritage asset affected against the scale of any harm or loss to it.

viii. Where applications are permitted which will result in (total or partial) loss to a heritage asset's significance (including where preservation in situ of buried archaeological remains is not necessary or feasible), applicants will be required to arrange for further assessment of and recording of this significance in advance of, and where required, during development/works. This assessment and recording must be undertaken by a suitably qualified specialist in accordance with a design brief set by the Council's Historic Environment Team. The work might include:

- **archaeological and/or historic building fieldwork,**
- **post-excavation/recording assessment, analysis, interpretation,**
- **archiving with the local depository, and**
- **presentation to the public of the results and finds in a form to be agreed with the Council. As a minimum, presentation of the results should be submitted to the Bedford Borough Historic Environment Record and where appropriate, will be required at the asset itself through on-site interpretation."**

National Planning Policy

National Planning Policy Framework, 2019

3.6 The NPPF sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.

3.7 Paragraph 189 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Paragraph 190 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.

3.8 Paragraph 192 states that local planning authorities, in determining planning applications, should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

3.9 Paragraph 193 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.

3.10 Paragraphs 195 and 196 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 196 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

3.11 Paragraph 200 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Guidance

3.12 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG), 2014 with updates.

3.13 Paragraph ID: 18a-003-20190723 guides that conservation is an active process of maintenance and managing change. With reference to listed buildings, it guides that generally the risks of neglect and decay are best addressed through ensuring they remain in active use consistent with their conservation. This is likely to require sympathetic changes to be made from time to time.

3.14 Paragraph ID: 18a-015-20190723 recognises that the majority of heritage assets are in private hands, therefore sustaining heritage assets in the long term often requires an incentive for their active conservation. Giving assets a viable use is likely to lead to investment in their maintenance that supports their long-term conservation.

3.15 Paragraph ID: 18a-018-20190723 guides that proposed development may have no impact on the significance of an asset. Where potential harm to designated assets is identified, it needs to be categorised as either less than substantial harm or substantial harm.

3.16 Paragraph ID: 18a-020-20190723 provides examples of heritage benefits, including:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; and
- securing the optimum viable use of a heritage asset in support of its long-term conservation.

3.17 Best practice sector guidance published by Historic England includes 'Good Practice Advice in Planning 2: Managing Significance in Decision-Taking in the Historic Environment' (2015) and 'Good Practice in Planning 3: The Setting of Heritage Assets' (2017).

4.0 STATEMENT OF SIGNIFICANCE

4.1 The purpose of this section is to describe the significance of the heritage assets potentially affected by the proposed works. It has been informed by desk-top research together with a site visit undertaken in June 2020.

4.2 Heritage significance is defined in Annex 2 of the NPPF as:

> **"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."**

4.3 The PPG provides the following interpretation of archaeological, architectural, artistic or historic interest (Paragraph: 006 Reference ID: 18a-006-20190723):

> **"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."**

4.4 The setting of a heritage asset is described 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."**

4.5 The archaeological, architectural, artistic and historic interests of the assets are considered below.

Paved ford – Scheduled monument

4.6 The ford is described in the HER as follows:

> **A paved ford of oolite slabs, secured by peg-stones in some of the interstices and also apparently by wooden piles. It is visible in the water of the River Ouse for about a third of the way across from the south, and also in the slipway of a recent (now demolished) boathouse. On the line of a suggested Roman road.**
>
> **The river channel has been subjected to flooding and scouring, and it is thought unlikely that a Roman ford could have survived. 17th century charity deeds for Kempston record the presence of both a ford and a bridge, the bridge being a private one (see HER11527). The 1804 Enclosure Map shows the bridge on the site but it had gone by 1848, possibly due to floods. The visible remains may be either part of the bridge, or the ford.**

4.7 There appears to be some uncertainty as to the origins of the structure and expert investigation has potential to shed further light on the nature and age of the remains. It is this archaeological interest that makes the greatest contribution to its significance,

together with its historic interest in giving evidence for historic crossing points along the River Great Ouse.

Setting

4.8 Whether the remains of a bridge or a ford, it is the relationship that this structure shares with the river and adjoining banks that makes the greatest contribution to an appreciation of its significance.

4.9 The well treed boundary to the south of the river following the PROW creates a strong sense of enclosure. This slither of land between the river and PROW has a pastoral character with a riverine and rural quality (Fig. 6).

4.10 The land to the south of the PROW forming the greater part of the site is visually and physically separated such that this part of the site shares little, if any, sense of connection to the river and the remains of its historic crossing point.

Figure 6 River Great Ouse character

Walnut Tree Cottage – Grade II listed building

Figure 7 Walnut Tree Cottage

4.11 The list entry for Walnut Tree Cottage reads as follows:

> **II House, formerly estate cottage belonging to Kempston Bury. Mid-late C19. Cottage ornee style. Chequered brick with blue brick dressings. Clay tile roof with bands of fishscale tiles.**
>
> **T-plan, one storey and attics. Two ground floor windows and two gabled dormers to main block, and one window per floor of right hand gable. All windows are two-light casements under cambered heads. Most are cast iron lattice windows, but ground floor one of right hand gable and some to other elevations are C20 replacements. Tiled gabled porch to centre of main block. Gables have a variety of decorative pierced bargeboards. Tablet with blank shield**

set into right hand gable above attic window. Variety of multiple and single chimney stacks.

4.12 Its significance is chiefly derived from its architectural interest as a cottage built as part of The Bury estate. This link is made clear through the cottage ornee style, often used in the 19th century on estate cottages such as this. This same style is used on the Lodge, creating a clear architectural group that denotes these to be part of the same estate.

4.13 The cottage is a good example of the cottage ornee style, with decorative barge boards, fish scale tiles to the roof, chequered brick work and iron lattice windows.

4.14 The cottage also has some historic interest as part of the historic Kempston Bury estate. As identified above, the estate today and this relationship is however much denuded with the changes in land ownership and the strategic urban extension.

Setting

Figure 8 View south across the site to Walnut Tree Cottage

Figure 9 View west along Cemetery Road

4.15 Walnut Tree Cottage shares a close historic and architectural relationship with the Lodge and The Bury to the south. The relationship with the Lodge is particularly discernible given the shared estate architectural detailing. These associated assets therefore form a positive element of the setting.

4.16 The coherence of the estate has however been significantly eroded as a result of the extent of new development to the south of Cemetery Road. This has fundamentally changed the character of the former estate lands to one of residential development. The character of Cemetery Road on which the cottage is situated has changed substantially with the development of the former area of parkland to the east of The Bury with housing. As a result, an ability to interpret the extent of the former estate land and the interrelationship between these assets is significantly reduced.

4.17 The impact of this development on the setting of Walnut Tree Cottage is evident in Figure 8 which shows the listed asset seen against a backdrop of modern residential development. This has fundamentally changed the way in which the asset is experienced such that it now reads as part of this residential suburb.

4.18 With regards to the site itself, today the land to the north of Cemetery Road remains open but has lost any sense of its former orchard character. Although it shares a presumed historic functional relationship with Walnut Tree Cottage, this has ceased and is difficult to understand on the ground following the loss of the orchard. The character of the site

has little bearing on how the cottage is experienced from Cemetery Road as a substantial hedge lines the northern side of the highway (Fig. 9). The same hedge screens the asset in many views westwards along the road as a result of the modest scale of the building and its position set down slightly from the road level.

4.19 The land parcel to the west of the PROW is visually separated from the site and pumping station such that it contributes little, if anything, to an experience of the asset.

Lodge to Kempston Bury – Grade II listed building

Figure 10 The Lodge, Cemetery Road

4.20 The list description reads as follows:

> **Lodge to Kempston Bury, divided into 2 cottages. Mid-late C19. Cottage ornee style. Red brick with yellow brick dressings. Roof of alternating rows of plain and decorative tiles. T-plan, with slightly lower 2-span block within rear angle. One storey and attics. 2 ground floor windows and 2 gabled dormers to main block, one window per floor to LH**

gable. All windows are cast iron lattice 2-light casements. Tiled gabled porch to centre of main block. Pierced decorative bargeboards to LH gable and to dormers. Plaque with blank shield set into LH gable above attic window. Variety of single and multiple chimney stacks.

4.21 Like Walnut Tree Cottage, its significance is chiefly derived from its architectural interest as a cottage built as part of The Bury estate and shared use of the cottage orné style, although displaying different detailing. The lattice casements are prominent features, as are the decorative pierced bargeboards.

4.22 The cottage also has some historic interest as part of the historic Kempston Bury estate as discussed above with reference to Walnut Tree Cottage.

Setting

4.23 The lodge has two frontages, one onto Cemetery Road and one onto the driveway to The Bury. This marks its function as the lodge to the estate. It is this former historic and functional relationship that it shares with The Bury that makes the greatest contribution to its significance. Although this survives, it is much reduced as a result of the intervening residential development that now lines the driveway and infills the land between the asset and The Bury.

4.24 Its setting has substantially changed to the south, east and west, as a result of the development of the strategic urban extension. Rather than signalling the entrance to the driveway of a historic house, it more readily reads as a building located on the approach road to a housing estate. In views westwards along Cemetery Road, it is seen against the clutter of the street furniture with the residential development appearing behind (Fig. 11). In views eastwards, it is largely screened in the view by mature trees on its curtilage boundary.

4.25 In views across the site, it appears rather diminutive, seen against the two and a half storey houses along the southern edge of Cemetery Road.

4.26 In summary, its setting has fundamentally changed such that it now forms part of the residential urban extension of Kempston. Elements of its historic setting survive, including a relationship with The Bury and Walnut Tree Cottage, but in a significantly altered condition given the extent of change that the surrounding area has undergone.

Figure 11 View to the Lodge from Cemetery Road

Figure 12 View to the Lodge from the site

5.0 CONCLUSIONS

5.1 This section considers the constraints to development on the site with reference to the built historic environment.

5.2 The scheduled monument is located within the site to the north of the PROW running east-west. This northern parcel is located within Flood Zone 3 and is therefore presumed to be excluded from any development proposal. Providing that any potential development is restricted to the south of the PROW there is unlikely to be any impact on the setting of the monument. There is potential for enhancement through increased interpretation and public access.

5.3 Walnut Tree Cottage is not located within the site boundary but shares a close physical relationship with the site. Development to the west of the PROW running north-south through the site is unlikely to have any material impact on its significance.

5.4 Given the extent of change that the setting of the asset has already undergone and the erosion of the former The Bury estate, it is considered that there is potential to accommodate a quantum of development on the site without an objectionable adverse impact. A landscape buffer should be retained around the asset to ensure that it maintains a sense of its former green setting. This could be designed to reflect the former orchard character. This would provide visual screening between the asset and any new development to mitigate the impacts in a positive way that reinstates historic landscape character and reflects the former functional association between the asset and its setting.

5.5 The retention of the strong hedge boundary treatment to Cemetery Road would also reduce the potential visual impacts of the introduction of built form in views to the asset together with setting the building line in from the southern site boundary.

5.6 The setting of the Lodge has also changed substantially such that is now forms part of the streetscene along the southern side of Cemetery Road. The important elements of its setting comprise its relationship with The Bury and Walnut Tree Cottage. The development of the site would not impact these attributes given the extent of change that the setting has already experienced. Notwithstanding this, the frontage to Cemetery Road should seek to be high quality commensurate with forming part of the setting of this listed asset. Development to the east of the north-south PROW is unlikely to have any impact on its setting.

APPENDIX 1

List Descriptions

Historic England

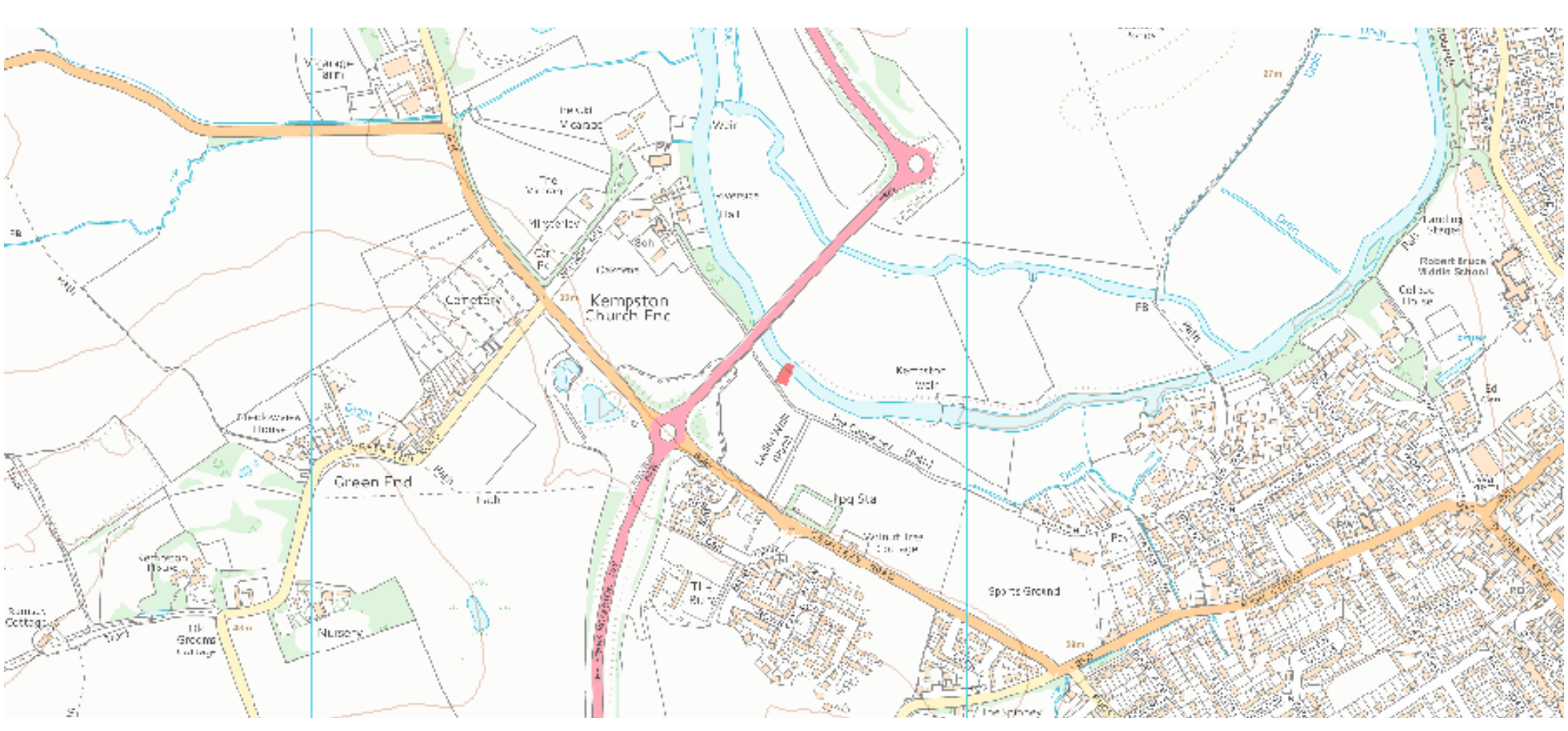
Paved ford 400yds (366m) SE of Kempston Church

Overview

Heritage Category:
Scheduled Monument

List Entry Number:
1005412

Map



The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1005412.pdf**

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 26-Jun-2020 at 15:09:21.

Location

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

District:
Bedford (Unitary Authority)

Parish:
Great Denham

District:
Bedford (Unitary Authority)

Parish:
Kempston Rural

National Grid Reference:
TL 01719 47665

Summary

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

History

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

Legacy

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

Legacy System number:
BD 64

Legacy System:
RSM - OCN

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

End of official listing

Historic England

LODGE TO KEMPSTON BURY

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1321576

Date first listed:
17-May-1984

Statutory Address:
LODGE TO KEMPSTON BURY, CEMETERY ROAD

Map

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1321576.pdf** *(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/291697/HLE_A4L_Grade|HLE_A3L_Grade.pdf)*

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 26-Jun-2020 at 15:19:07.

Location

Statutory Address:
LODGE TO KEMPSTON BURY, CEMETERY ROAD

The building or site itself may lie within the boundary of more than one authority.
District:
Bedford (Unitary Authority)

Parish:
Kempston

National Grid Reference:
TL 01676 47462

Details

TL 04NW KEMPSTON URBAN CEMETERY ROAD

2/94 Lodge to Kempston Bury - - II

Lodge to Kempston Bury, divided into 2 cottages. Mid-late C19. Cottage ornee style. Red brick with yellow brick dressings. Roof of alternating rows of plain and decorative tiles. T-plan, with slightly lower 2-span block within rear angle. One storey and attics. 2 ground floor windows and 2 gabled dormers to main block, one window per floor to LH gable. All windows are cast iron lattice 2-light casements. Tiled gabled porch to centre of main block. Pierced decorative bargeboards to LH gable and to dormers. Plaque with blank shield set into LH gable above attic window. Variety of single and multiple chimney stacks.

Listing NGR: TL0167647462

Legacy

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

Legacy System number:
36731

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

Historic England

Walnut Tree Cottage

Overview

Heritage Category:
Listed Building

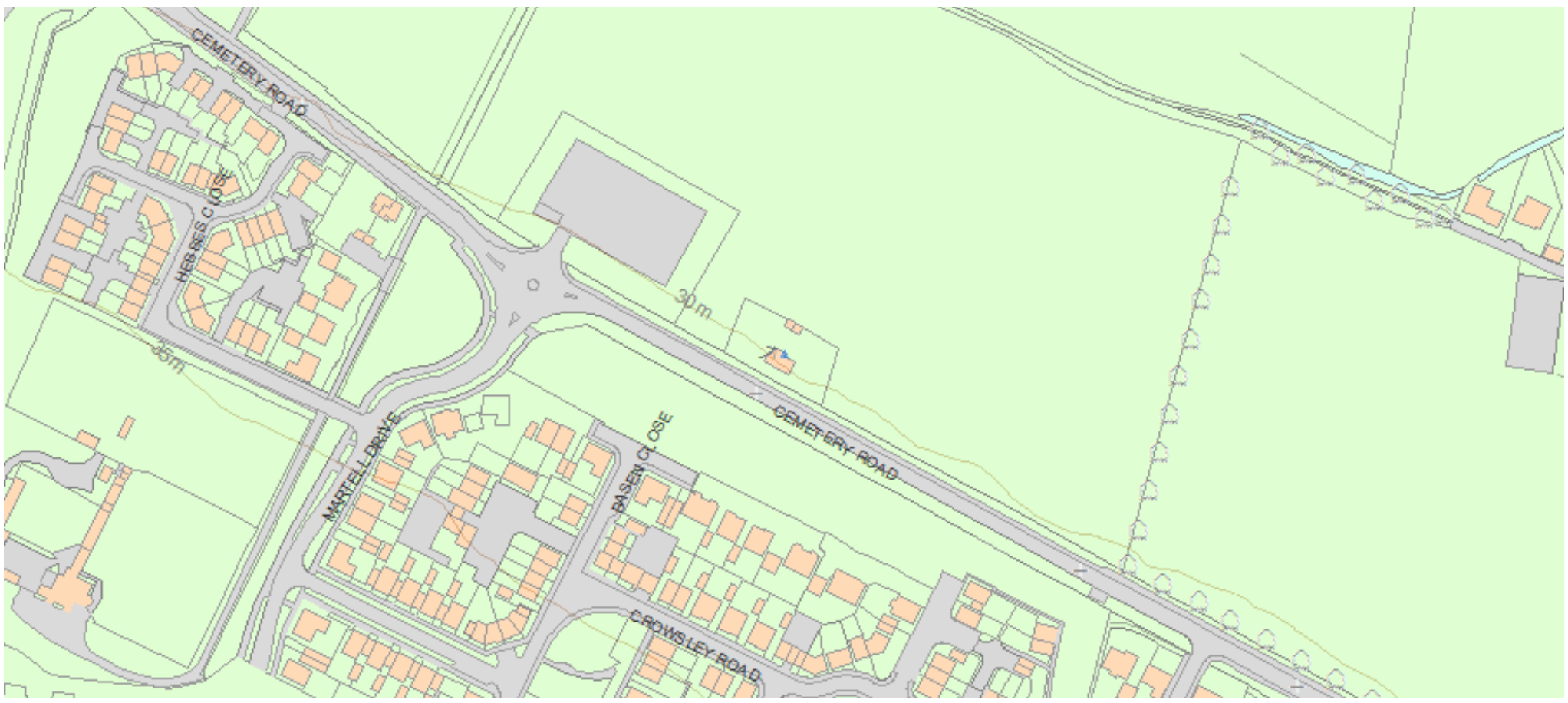
Grade:
II

List Entry Number:
1114180

Date first listed:
17-May-1984

Statutory Address:
Walnut Tree Cottage, Cemetery Road

Map



The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - **1114180.pdf** *(http://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/110520/HLE_A4L_Grade|HLE_A3L_Grade.pdf)*

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This copy shows the entry on 26-Jun-2020 at 15:21:02.

Location

Statutory Address:
Walnut Tree Cottage, Cemetery Road

The building or site itself may lie within the boundary of more than one authority.
District:
Bedford (Unitary Authority)

Parish:
Kempston

National Grid Reference:
TL 01828 47407

Details

TL 01NW 2/93

KEMPATON URBAN CEMETERY ROAD Walnut Tree Cottage

II House, formerly estate cottage belonging to Kempston Bury. Mid-late C19. Cottage ornee style. Chequered brick with blue brick dressings. Clay tile roof with bands of fishscale tiles.

T-plan,one storey and attics. Two ground floor windows and two gabled dormers to main block, and one window per floor of right hand gable. All windows are two-light casements under cambered heads. Most are cast iron lattice windows, but ground floor one of right hand gable and some to other elevations are C20 replacements. Tiled gabled porch to centre of main block. Gables have a variety of decorative pierced bargeboards. Tablet with blank shield set into right hand gable above attic window. Variety of multiple and single chimney stacks.

Listing NGR: TL0182847407

Legacy

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

Legacy System number:
36730

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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