The Executors of the late Nigel Alington
October 2021

BIDWELLS

HERITAGE IMPACT ASSESSMENT

LAND AT LITTLE BARFORD

Quality Assurance

Site name:	Land at Little Barford
Client name:	The Executors of the late Nigel Alington
Type of report:	Heritage Impact Assessment
Prepared by:	
Signed	
Date	20 October 2021
Reviewed by:	
Signed	
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SMARTER PLANNING CHAMPION

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1.0 Introduction

1.1 This Heritage Impact Assessment has been prepared by Bidwells on behalf of The Executors of the late Nigel Alington. The purpose of this report is to identify and assess the significance of the heritage assets located in and around the proposed allocation site "Land at Little Barford", hereafter known as 'the site', and to consider the potential impact of the proposed development on that significance.

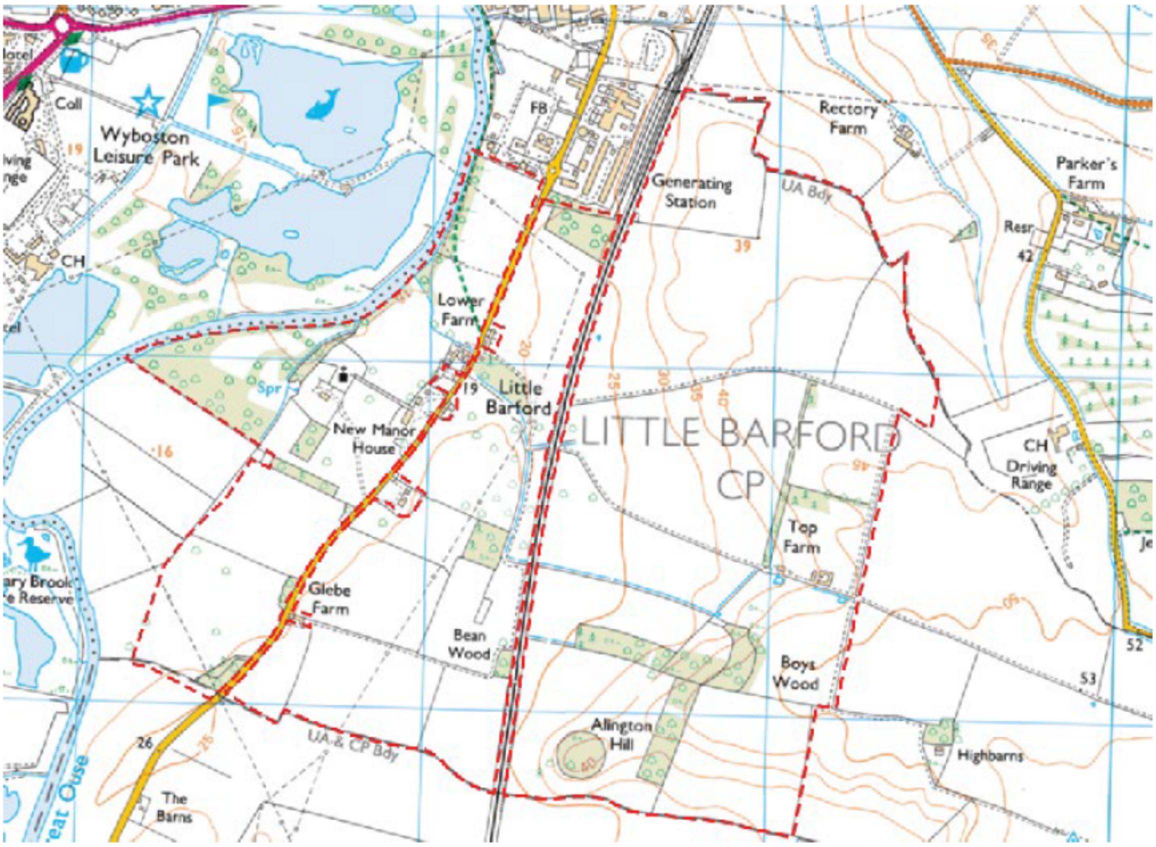


Figure 1 Ordnance Survey Map showing the location of the site boundaries

1.2 The site includes much of the land owned by the Alington Estate located in and around the village of Little Barford. It is bounded by the River Great Ouse to the west and the town of St Neots to the north. There are a number of listed buildings located within the site, including the Parish Church of St Denys (Grade II*).

1.3 This Heritage Impact Assessment identifies the relative heritage value of the assets which may be affected by the potential development of the site, including an assessment of the extent to which settings contribute to that significance. It utilises these assessments to then make an appraisal of the likely impacts of the proposed development. Both elements have been conducted with reference to with reference to Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework (2021) (NPPF) paragraphs 194-203.

1.4

The findings of this report should be read in conjunction with the Archaeological Impact Assessment submitted separately.

2.0 Heritage Policy and Guidance Summary

2.1 This section of the report identifies the relevant policy and guidance relating to heritage assets. Section 3 presents how this policy is applied in the assessment of significance and impact.

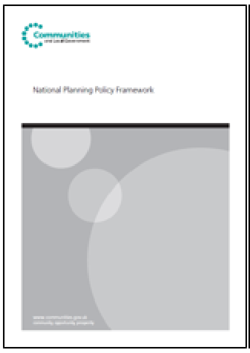
National Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 The primary legislation relating to listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

- Section 16(2) states, "*In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*."
- Section 66(1) reads "*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*"
- In relation to development within conservation areas, section 72(1) reads: "*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*"

2.3 As the site is not located within a conservation area, the provisions of Section 72(1) do not apply in this instance.



National Planning Policy Framework (2021)

2.4 The revised NPPF was published on 20 July 2021, replacing the previously published 2012, 2018 and 2019 frameworks. With regard to the historic environment, the over-arching aim of the policy remains in line with the philosophy of the 2012 framework, namely that, "*our historic environments... can better be cherished if their spirit of place thrives, rather than withers.*" The relevant policy is outlined within chapter 16, 'Conserving and Enhancing the Historic Environment'.

2.5 This chapter reasserts that heritage assets can range from sites and buildings of local interest to world heritage sites considered to have an 'outstanding universal value'. The NPPF subsequently requires these assets to be conserved in a *"manner appropriate to their significance"* (paragraph 189).

2.6 NPPF directs local planning authorities to require an applicant to *"describe the significance of any heritage assets affected, including any contribution made by their setting"* and the level of detailed assessment should be "*proportionate to the assets"* importance" (paragraph 194).

2.7 Paragraph 195 states that the significance any heritage asset that may be affected by a proposal should be identified and assessed. This includes any assets affected by development within their settings. This significance assessment should be taken into account when considering the impact of a proposal, *"to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal"*. This paragraph therefore results in the need for an analysis of the impact of a proposed development on the assets relative significance, in the form of a heritage impact assessment.

2.8 An addition to the 2021 NPPF is outlined in paragraph 198. This states that local planning authorities should have regard to the importance of the retention '*in-situ'* of a historic statue, plaque, memorial or monument irrespective of its designation. The paragraph goes on to suggest an explanation of historic or social context should be given rather than removal.

2.9 Paragraph 199 requires that, *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*

2.10 It is then clarified that any harm to the significance of a designated heritage asset, either through alteration, destruction or development within its setting, should require, *"clear and convincing justification"* (paragraph 200). This paragraph outlines that substantial harm to grade II listed heritage assets should be exceptional, rising to "wholly exceptional" for those assets of the highest significance such as scheduled monuments, grade I and grade II* listed buildings or registered parks and gardens as well as world heritage sites.

2.11 In relation to harmful impacts or the loss of significance resulting from a development proposal, paragraph 201 states the following:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, 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*."

2.12 The NPPF therefore requires a balance to be applied in the context of heritage assets, including the recognition of potential benefits accruing from a development. In the case of proposals which would result in *"less than substantial harm",* paragraph 202 provides the following:

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

2.13 It is also possible for proposals, where suitably designed, to result in no harm to the significance of heritage assets.

2.14 In the case of non-designated heritage assets, paragraph 203 requires a local planning authority to make a "*balanced judgement"* having regard to the scale of any harm or loss and the significance of the heritage asset.

2.15 The NPPF therefore recognises the need to clearly identify relative significance at an early stage and then to judge the impact of development proposals in that context.

2.16 With regards to conservation areas and the settings of heritage assets, paragraph 206 requires local planning authorities to look for opportunities for new development, enhancing or better revealing their significance. While it is noted that not all elements of a conservation area will necessarily contribute to its significance, this paragraph states that *“proposals that preserve those elements of a setting that make a positive contribution to the asset (or better reveal its significance) should be treated favourably.”*

2.17 Broader design guidance is given in Chapter 12, ‘Achieving well-designed places’. The 2021 NPPF introduces the requirement for local authorities to prepare design guides or codes, consistent with the principles set out in the National Design Guide and National Model Design Code documents. These should reflect ”local character” in order to create ”beautiful and distinctive places” (paragraph 127).

2.18 Paragraph 134 states that significant weight should be given to development which reflects local design polices, and/or outstanding or innovative designs which promote high levels of sustainability or help raise the ”standard of design” providing they conform to the ”overall form and layout of their surroundings.”

Planning Practice Guidance (PPG) (2019)

2.19 The Planning Practice Guidance (PPG) was updated on 23 July 2019 and is a companion to the NPPF, replacing a large number of foregoing circulars and other supplementary guidance. It is planned that this document will be updated to reflect the revised NPPF in due course however the following guidance remains relevant.

2.20 In relation to non-designated heritage assets, the PPG explains the following:

“Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.” Paragraph: 039 Reference ID: 18a-039-20190723.

2.21 It goes on to clarify that: *“A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.”* Paragraph: 039 Reference ID: 18a-039-20190723.

2.22 This statement explains the need to be judicious in the identification of value and the extent to which this should be applied as a material consideration and in accordance with paragraph 197 of the NPPF.

Historic England Analysing Significance in Heritage Assets Advice Note 12 (October 2019)

2.23 This document provides guidance on the NPPF requirement for applicants to describe heritage significance in order to aid local planning authorities’ decision making. It reiterates the importance of understanding the significance of heritage assets, in advance of developing proposals. This advice note outlines a staged approach to decision-making in which assessing significance precedes the design and also describes the relationship with archaeological desk-based assessments and field evaluations, as well as with ‘design and access statements.’

2.24 The advice in this document, in accordance with the NPPF, emphasises that the level of detail in support of applications for planning permission and listed building consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. This advice also addresses how an analysis of heritage significance could be set out before discussing suggested structures for a statement of heritage significance.

Historic England 'Conservation Principles: Policies and Guidance' 2008

2.25 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment, including changes affecting significant places. The guide sets out six high-level principles:

- "*The historic environment is a shared resource*
- *Everyone should be able to participate in sustaining the historic environment*
- *Understanding the significance of places is vital*
- *Significant places should be managed to sustain their values*
- *Decisions about change must be reasonable, transparent and consistent*
- *Documenting and learning from decisions is essential*"

2.26 'Significance' lies at the core of these principles, the sum of all the heritage values attached to a place, be it a building, an archaeological site or a larger historic area such as a whole village or landscape. The document sets out how heritage values can be grouped into four categories:

- "***Evidential value:*** *the potential of a place to yield evidence about past human activity*
- ***Historic value:*** *the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.*
- ***Aesthetic value:*** *the ways in which people draw sensory and intellectual stimulation from a place*
- ***Communal value:*** *the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".*

2.27 It states that:

"New work or alteration to a significant place should normally be acceptable if:

a. *There is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*

b. *the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*

c. *the proposals aspire to a quality of design and execution which may be valued now and in the future;*

d. *the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future" (page 58).*

Historic England Advice Note 2 'Making Changes to Heritage Assets' (February 2016)

2.28 This document provides advice in relation to aspects of addition and alteration to heritage assets:

"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting" (paragraph 41).

Historic England: Historic Environment Good Practice Advice (GPA) in Planning Note 2 'Managing Significance in Decision-Taking in the Historic Environment' (March 2015)

2.29 This advice note sets out clear information to assist all relevant stakeholders in implementing historic environment policy in the NPPF and the related guidance given in the PPG. These include: "*assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness*" (paragraph 1).

2.30 Paragraph 52 discusses 'Opportunities to enhance assets, their settings and local distinctiveness' that encourages development: "*Sustainable development can involve seeking positive improvements in the quality of the historic environment. There will not always be opportunities to enhance the significance or improve a heritage asset but the larger the asset the more likely the opportunity will be. Most conservation areas, for example, will have sites within them that could add to the character and value of the area through development, while listed buildings may often have extensions or other alterations that have a negative impact on the significance. Similarly, the setting of all heritage assets will frequently have elements that detract from the significance of the asset or hamper its appreciation".*

Historic England 'The Setting of Heritage Assets' Historic Environment Good Practice Advice (GPA) in Planning (Second Edition) Note 3 (December 2017)

2.31 This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. It gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets.

2.32 Page 2, states that, *"the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places."*

2.33 The document goes on to set out '*A staged approach to proportionate decision taking'* which provides detailed advice on assessing the implications of development proposals and recommends the following broad approach to assessment, undertaken as a series of steps that apply equally to complex or more straightforward cases:

- *"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 minimizing harm;*
- *Step 5 - make and document the decision and monitor outcomes"* (page 8)

Local Policy

Bedford Borough Local Plan 2030 (January 2020)

2.34 The Bedford Borough Local Plan sets out the amount of growth that there should be in the borough in the years up until 2030 and where this growth should take place. The document was formally adopted by the council on the 15 January 2020 and contains the following relevant policies:

2.35 Policy 28S – Place making

"Development will be expected to contribute to good place-making. This will be achieved by requiring development proposals: [inter alia]

i. To be of a high quality in terms of design and to promote local distinctiveness, and

ii. To have a positive relationship with the surrounding area, integrating well with and complementing the character of the area in which the development is located, and …

v. To take a proactive approach to sustaining and where appropriate enhancing the historic environment…"

2.36 Policy 29 – Design quality and principles

All new development should: [inter alia]

i. Be of the highest design quality and contribute positively to the area's character and identity, and

ii. Respect the context within which it will sit and the opportunities to enhance the character and quality of the area and local distinctiveness, and

iii. Protect and where appropriate, enhance heritage assets and their settings and successfully integrate with the historic environment and character, and…

vi. Promote a sense of place to include attractive streets squares and other public spaces with a defined sense of enclosure, with multifunctional green spaces and corridors, and …

Proposals meeting the following criteria will be expected to be guided by a design code to be agreed with the local planning authority as part of the application process:

ix. *Proposals for residential developments of 200 dwellings or more.*

x. *Proposals for residential developments of 50 dwellings or more in areas with a historic urban form or where the landscape interface with the built form is of importance.*

xi. *Other large scale developments.*

The need for a design code should be discussed with the Council pre-application.

2.37 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."

3.0 Methodology

3.1 This section presents how the foregoing policy and guidance context gives rise to a method for assessing and making judgements on significance. It also explains how effects arising from proposed development can then be assessed in terms of their impact. Reference is made to policy, guidance and relevant case law to explain how the methodology will be applied.

Heritage Assets

3.2 A heritage asset is defined within the NPPF as "*a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)*" (NPPF Annex 2: Glossary).

3.3 To be considered a heritage asset "*an asset must have some meaningful archaeological, architectural, artistic, historical, social or other heritage interest that gives it value to society that transcends its functional utility. Therein lies the fundamental difference between heritage assets and ordinary assets; they stand apart from ordinary assets because of their significance – the summation of all aspects of their heritage interest*." ('Managing Built Heritage: The Role of Cultural Values and Significance' Stephen Bond and Derek Worthing, 2016.)

3.4 'Designated' assets have been identified under the relevant legislation and policy including, but not limited to: world heritage sites, scheduled monuments, listed buildings, and conservation areas. 'Non-designated' heritage assets are assets which fall below the national criteria for designation.

3.5 The absence of a national designation should not be taken to mean that an asset does not hold any heritage interest. The PPG states that "*non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets."* (paragraph: 039 Reference ID: 18a-039-20190723)

3.6 The PPG goes on to clarify that, "*a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets*." (paragraph: 039 Reference ID: 18a-039-20190723)

Meaning of Significance

3.7 The concept of significance was first expressed within the 1979 Burra Charter (Australia ICOMOS, 1979). This charter has periodically been updated to reflect the development of the theory and practice of cultural heritage management, with the current version having been adopted in 2013. It defines cultural significance as the *"aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups*" (Page 2, Article 1.2)

3.8 The NPPF (Annex 2: Glossary) also defines significance as "*the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*."

3.9 Significance can therefore be considered to be formed by "*the collection of values associated with a heritage asset*." ('Managing Built Heritage: The Role of Cultural Values and Significance' Stephen Bond and Derek Worthing, 2016.)

Assessment of Significance/Value

3.10 It is important to be proportionate in assessing significance as required in both national policy and guidance as set out in paragraph 194 of the NPPF.

3.11 The Historic England document 'Conservation Principles' states that "*understanding a place and assessing its significance demands the application of a systematic and consistent process, which is appropriate and proportionate in scope and depth to the decision to be made, or the purpose of the assessment.*"

3.12 The document goes on to set out a process for assessment of significance, but it does note that not all of the stages highlighted are applicable to all places/assets.

- Understanding the fabric and evolution of the asset;
- Identify who values the asset, and why they do so;
- Relate identified heritage values to the fabric of the asset;
- Consider the relative importance of those identified values;
- Consider the contribution of associated objects and collections;
- Consider the contribution made by setting and context;
- Compare the place with other assets sharing similar values;
- Articulate the significance of the asset.

3.13 At the core of this assessment is an understanding of the value/significance of a place. There have been numerous attempts to categorise the range of heritage values which contribute to an asset's significance. Historic England's '*Conservation Principles*' sets out a grouping of values as follows:

Evidential value – '*derives from the potential of a place to yield evidence about past human activity…Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them…The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement*.' (Page 28)

Aesthetic Value – '*Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects… Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive'*. (Pages 30-31)

Historic Value – '*derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative… Association with a notable family, person, event, or movement gives historical value a particular resonance...The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances.*

Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value'. (Pages 28-30)

Communal Value – "*Commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it… Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Some may be comparatively modest, acquiring communal significance through the passage of time as a result of a collective memory of stories linked to them. . . They may relate to an activity that is associated with the place, rather than with its physical fabric. . . Spiritual value is often associated with places sanctified by longstanding veneration or worship, or wild places with few obvious signs of modern life. Their value is generally dependent on the perceived survival of the historic fabric or character of the place, and can be extremely sensitive to modest changes to that character, particularly to the activities that happen there*". (Pages 31-32)

3.14 Value-based assessment should be flexible in its application, it is important not to oversimplify an assessment and to acknowledge when an asset has a multi-layered value base, which is likely to reinforce its significance.

Contribution of setting/context to significance

3.15 In addition to the above values, the setting of a heritage asset can also be a fundamental contributor to its significance - although it should be noted that 'setting' itself is not a designation. The value of setting lies in its contribution to the significance of an asset. For example, there may be instances where setting does not contribute to the significance of an asset at all.

3.16 Historic England's 'Conservation Principles' (2008) defines setting as *"an established concept that relates to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape" (paragraph 76).*

3.17 It goes on to state that "*context embraces any relationship between a place and other places. It can be, for example, cultural, intellectual, spatial or functional, so any one place can have a multi-layered context. The range of contextual relationships of a place will normally emerge from an understanding of its origins and evolution. Understanding context is particularly relevant to assessing whether a place has greater value for being part of a larger entity, or sharing characteristics with other places*" (page 39).

3.18 In order to understand the role of setting and context to decision-making, it is important to have an understanding of the origins and evolution of an asset, to the extent that this understanding gives rise to significance in the present. Assessment of these values is not based solely on visual considerations but may lie in a deeper understanding of historic use, ownership, change or other cultural influence – all or any of which may have given rise to current circumstances and may hold a greater or lesser extent of significance.

3.19 The importance of setting depends entirely on the contribution it makes to the significance of the heritage asset or its appreciation. It is important to note that impacts that may arise to the setting of an asset do not, necessarily, result in direct or equivalent impacts to the significance of that asset(s).

Assessing Impact

3.20 It is evident that the significance/value of any heritage asset(s) requires clear assessment to provide a context for, and to determine the impact of, development proposals. Impact on that value or significance is determined by first considering the sensitivity of the receptors identified which is best expressed by using a hierarchy of value levels.

3.21 There are a range of hierarchical systems for presenting the level of significance in use; however, the method chosen for this project is based on the established 'James Semple Kerr method' which has been adopted by Historic England, in combination with the impact assessment methodology for heritage assets within the *Design Manual for Roads and Bridges* (DMRB: HA208/13) published by the Highways Agency, Transport Scotland, the Welsh Assembly Government and the department for Regional Development Northern Ireland. This 'value hierarchy' has been subject to scrutiny in the UK planning system, including 'inquiries', and is the only hierarchy to be published by a government department.

3.22 The first stage of our approach is to carry out a thoroughly researched assessment of the significance of the heritage asset, in order to understand its value. The table below clarifies the levels of significance we will refer to:

SIGNIFICANCE	EXAMPLES
Very High	World heritage sites, listed buildings, scheduled monuments and conservation areas of outstanding quality, or built assets of acknowledged exceptional or international importance, or assets which can contribute to international research objectives. Registered parks and gardens, historic landscapes and townscapes of international sensitivity.
High	World heritage sites, listed buildings, scheduled monuments, conservation areas and built assets of high quality, or assets which can contribute to international and national research objectives. Registered parks and gardens, historic landscapes and townscapes which are highly preserved with excellent coherence, integrity, time-depth, or other critical factor(s).
Good	Listed buildings, scheduled monuments, conservation areas and built assets (including locally listed buildings and non-designated assets) with a strong character and integrity which can be shown to have good qualities in their fabric or historical association, or assets which can contribute to national research objectives. Registered parks and gardens, historic landscapes and townscapes of good level of interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s).
Medium/ Moderate	Listed buildings, scheduled monuments, conservation areas and built assets (including locally listed buildings and non-designated assets) that can be shown to have moderate qualities in their fabric or historical association. Registered parks and gardens, historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s).
Low	Listed buildings, scheduled monuments and built assets (including locally listed buildings and non-designated assets) compromised by poor preservation integrity and/or low original level of quality of low survival of contextual associations but with potential to contribute to local research objectives. Registered parks and gardens, historic landscapes and townscapes with modest sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.
Negligible	Assets which are of such limited quality in their fabric or historical association that this is not appreciable.

	Historic landscapes and townscapes of limited sensitivity, historic integrity and/or limited survival of contextual associations.
Neutral/ None	Assets with no surviving cultural heritage interest. Buildings of no architectural or historical note. Landscapes and townscapes with no surviving legibility and/or contextual associations, or with no historic interest.

3.23 Once the value/significance of an asset has been assessed, the next stage is to determine the asset's 'sensitivity to change'. The following table sets out the levels of sensitivity to change, which are based upon the vulnerability of the asset, in part or as a whole, to loss of value through change. Sensitivity to change can be applied to individual elements of a building, or its setting, and may differ across the asset.

3.24 An asset's sensitivity level also relates to its capacity to absorb change, either change affecting the asset itself or change within its setting (remembering that, according to Historic England The Setting of Heritage Assets – Planning Note 3, 'change' does not in itself imply harm, and can be neutral, positive or negative in effect).

3.25 Some assets are more robust than others and have a greater capacity for change. In such circumstances, even though substantial changes may be proposed, their sensitivity to change or capacity to absorb change may still be assessed as low.

SENSITIVITY	EXPLANATION OF SENSITIVITY
High	High sensitivity to change occurs where a change may pose a major threat to a specific heritage value of the asset which would lead to substantial or total loss of heritage value.
Moderate	Moderate sensitivity to change occurs where a change may diminish the heritage value of an asset, or the ability to appreciate the heritage value of an asset.
Low	Low sensitivity to change occurs where a change may pose no appreciable threat to the heritage value of an asset.

3.26 Once there is an understanding of the sensitivity an asset holds, the next stage is to assess the 'magnitude' of the impact that any proposed works may have. Impacts may be considered to be adverse, beneficial or neutral in effect and can relate to direct physical impacts, impacts on setting, or both. Impacts on setting are measured in terms of the effect that the impact has on the significance of the asset itself – rather than setting itself being considered as the asset.

MAGNITUDE OF IMPACT	TYPICAL CRITERIA DESCRIPTORS
Very High	<u>**Adverse**</u>: Impacts will destroy cultural heritage assets resulting in their total loss or almost complete destruction. <u>**Beneficial**</u>: The proposals would remove or successfully mitigate existing and significant damaging and discordant impacts on assets; allow for the substantial restoration or enhancement of characteristic features.
High	<u>**Adverse:**</u> Impacts will damage cultural heritage assets; result in the loss of the asset's quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets

	integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. **Beneficial:** The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.
Medium	**Adverse**: Moderate impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. **Beneficial:** Benefit to, or partial restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use.
Minor/Low	**Adverse:** Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. **Beneficial:** Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.
Negligible	Barely discernible effect on baseline conditions but a slight adverse or beneficial impact.
Neutral	A change or effect which is neither adverse nor beneficial in impact.
Nil	No change in baseline conditions.

Recent appeals

3.27 A proposed development can have both positive and negative impacts upon a heritage asset. Recent High Court rulings demonstrate the importance on the identification of heritage benefits against the heritage harms of proposals.

3.28 In the R (Palmer) v Herefordshire Council ([2016] EWCA Civ 1061 case, Lord Justice Lewison concluded that "*the decision maker may legitimately conclude that although each of the effects has an impact, taken together there is no overall adverse effect on the listed building or its setting.*"

3.29 This approach was confirmed in *City & Country Bramshill Ltd v Secretary of State for Housing, Communities And Local Government & Ors* [2021] EWCA Civ 320. In this case Lord Justice Lindblom concluded that "*the considerable importance and weight to the desirability of preservation [of the special architectural or historic interest of a listed building or its setting], should tip the scales to produce an unequal balance in its favour. However, the SoS should still take account of the actual severity of any change, or scale of change as the Mayoral SPG puts it, and so the extent of impact, as well as the relevance to its significance, and the importance of the* *asset. The overall weight to be given to any harm, and the conflict with policy, should be a product of these factors"*

3.30 In both of these cases, it is clear that, when assessing the impact of a proposal, the heritage benefits and heritage harms do have individual impacts upon an asset's significance. However, when taken together, the proposals could legitimately be considered not to have an adverse overall impact on the significance of the asset.

Summary

3.31 The aim of this HIA is to identify the heritage assets and assess any impacts that the proposed development may cause to the value or significance of these heritage assets and/or their settings.

3.32 Overall, it is a balanced understanding of the foreseeable likely effect of proposals on significance as a result of predicted impacts which is being sought through undertaking this process. It should be clearly understood that the level of detail provided within these assessments is "*proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significanc*e" as set out in paragraph 194 of the NPPF, and the amount of information available in respect of the proposals.

3.33 The relatively early stage in the consideration of the development proposals at Little Barford (promotion through the local plan) means that this heritage impact assessment (HIA) can guide future iterations of the masterplan for the site to seek to minimise negative impacts on heritage assets.

4.0 Historic Context

4.1 The village of Little Barford has been in existence since at least the Anglo-Saxon period. In the Doomsday Book of 1086, the settlement is recorded as being formed of two manors: the first in the possession of the abbey of St. Benedict, Ramsey, and the other smaller manor held by a man named Osbert. The larger manor is recorded as holding a mill, suggesting that the settlement's economy was based on agriculture.

Map Regression

4.2 An initial review of available historic maps has been undertaken to assist in the understanding of the area's history. Although such information cannot be considered to be definitive, experience shows that the mapping is often relatively accurate and reliable particularly the later Ordnance Survey (OS) maps and taken together with written archival date and physical evidence can help to refine the history of a site.

4.3 As can be seen in Jefferys' map of the County of Bedford (1765), the settlement is shown to have been laid out in a horseshoe shape. The settlement appears to have had two centres, the first centred around the church of St Denys and the other focused upon the main street.

Figure 2 Extract from Jefferys' map of the County of Bedford, 1765.

4.4 The tithe map of 1841 shows that much of the built form around the church had been lost by this time, as had the circular road which lead to and from the church. The land around the church is shown to have mostly been in agricultural use with a few properties retained. The built form in the north of the village remains and a few cottages had been constructed on the eastern side of the main street. The new manor house built by the Alington family in the mid 19th century is shown on the Tithe Map at the junction of the main road and the road to the church. The map also shows a moated property to the north of the church which is likely to have been the site of the medieval manor house, and a further house located to the south of the church, possibly the post-medieval manor.

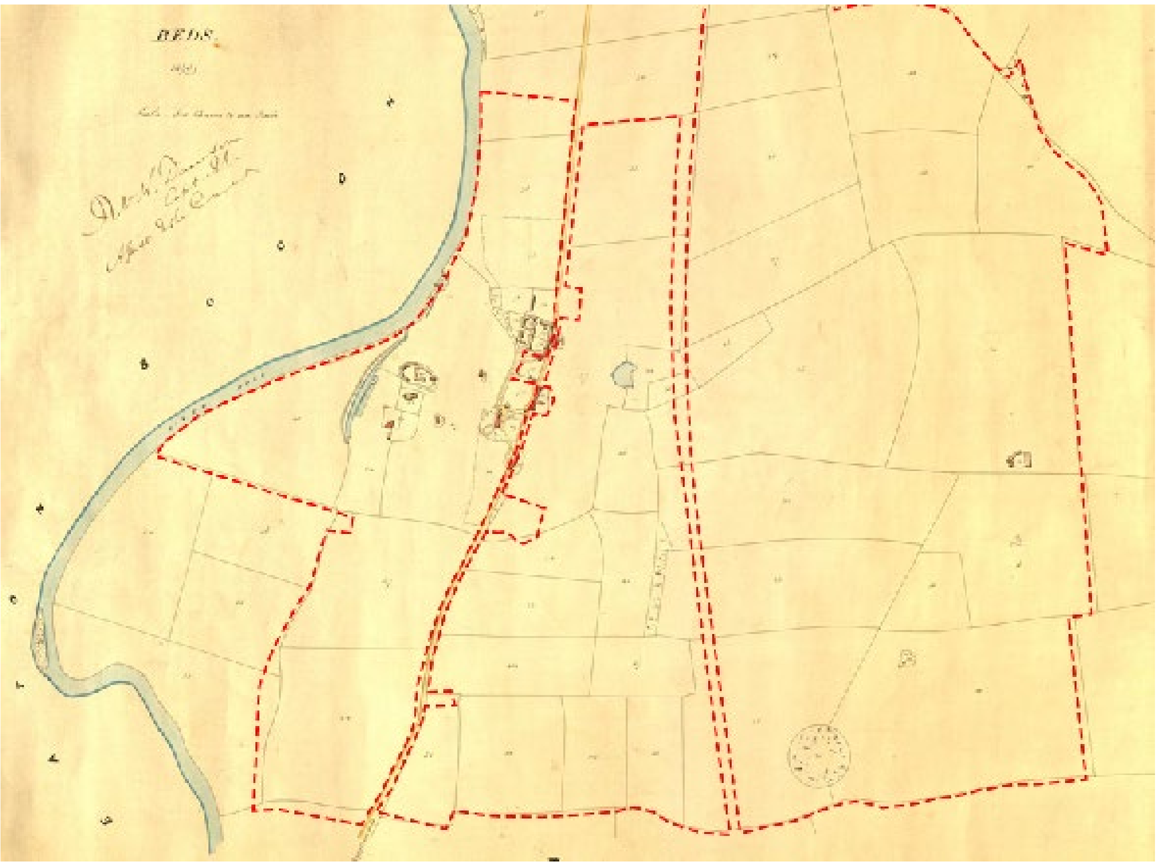


Figure 3 The tithe map for Little Barford Parish, 1841. The approximate locations of the site boundaries are marked in red

4.5 By the late 19th century, the Great Northern Railway line had been created leading towards St Neots. The 1884 OS Map shows that some additional dwellings and a school had been constructed along the main street of Little Barford in the north of the village.

4.6 The area around the New Manor House appears to have been converted into parkland by this time. Indeed, the house had been made the main dwelling of the Alington Family (the lords of the manor) in 1866 in exchange for the new rectory which can be seen to the south of the village on the map. As part of the land's conversion into parkland, the cottage seen to the east of the church on the tithe map had been demolished and moat to the north of the church appears to have been infilled.

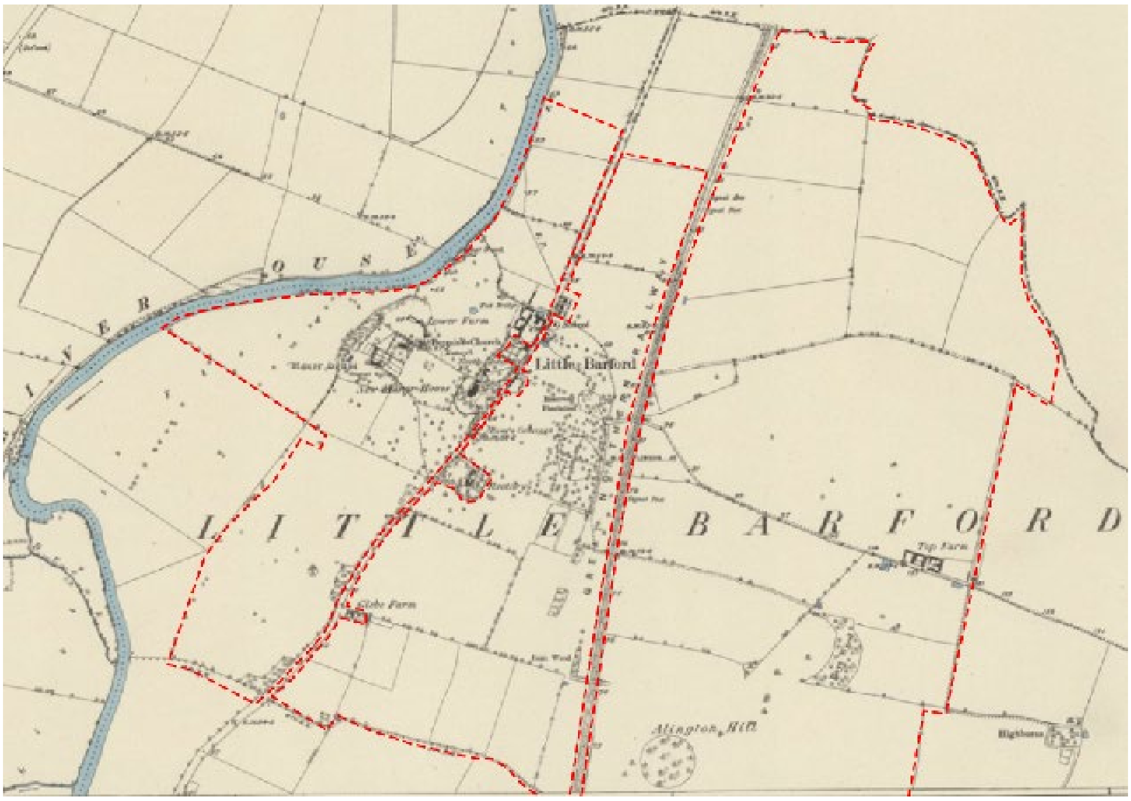


Figure 4 Extract from the 1884 OS Map. The approximate locations of the site boundaries are marked in red

Figure 5 Extract from the 1902 OS Map. The approximate locations of the site boundaries are marked in red

4.7 There appears to have been very little alteration to the village over the course of the 20th century except for the gradual demolition of some farm buildings in Lower Farm. The Little Barford Power Station also first appears on the 1950 OS map.

Figure 6 Extract from the 1950 OS Map. The approximate locations of the site boundaries are marked in red

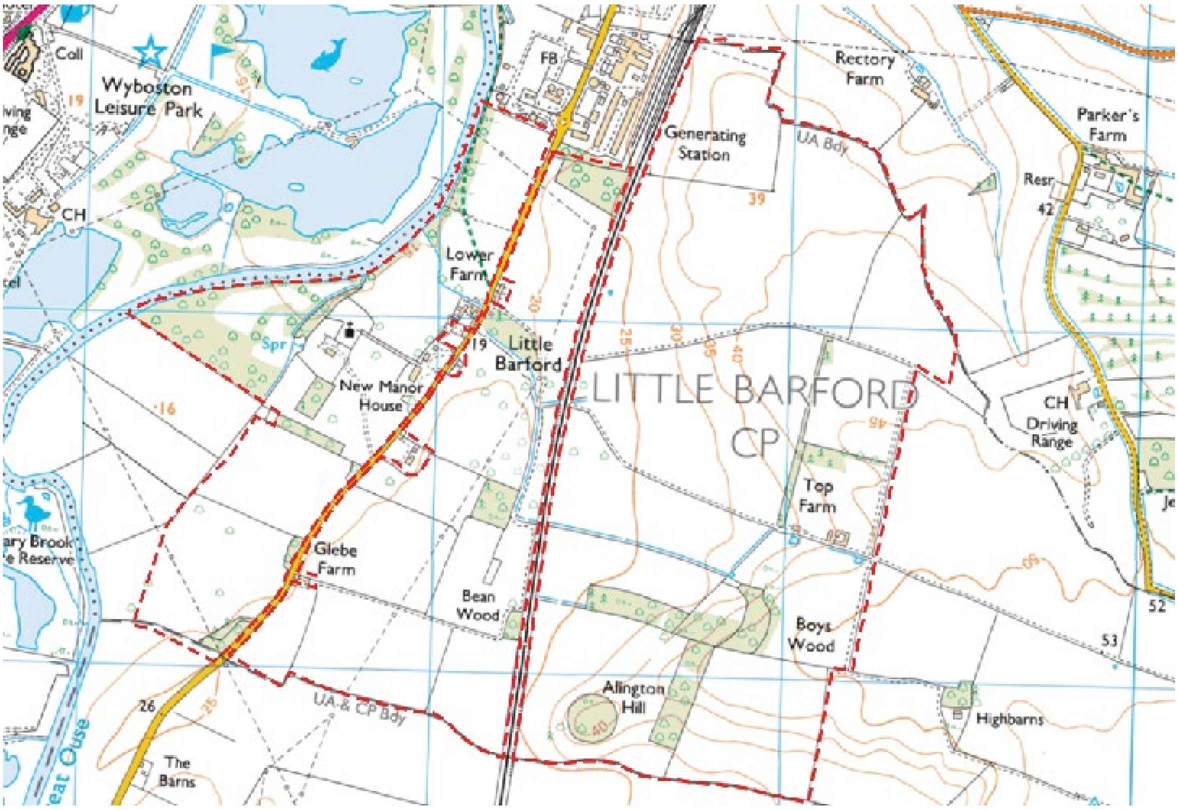


Figure 7 Extract from the 2021 OS Map. The approximate locations of the site boundaries are marked in red

5.0 Built Heritage Assets

5.1 This section identifies the above-ground, 'built' heritage assets which are within and surround the site. In this case, the following built heritage assets are local to the proposed development and have been identified as they may be affected by future development on the site. The identification of these assets is consistent with '***Step 1***' of the GPA3 The Setting of Heritage Assets.

5.2 Below-ground heritage assets are considered an Archaeological Impact Assessment.

5.3 The following designated built heritage assets are located within, or in close proximity to, the site boundaries and may be affected by the proposed development of the site: (refer to figure 8 for locations)

1. Parish Church of St Denys – Grade II * Listed Building
2. Nos. 1-4 The Bungalows – Grade II Listed Buildings
3. Lower Farmhouse – Grade II Listed Building
4. Barn north of Farmhouse – Grade II Listed Building
5. Farm Buildings on Lower Farm – Curtilage Listed Buildings

5.4 All relevant List Descriptions can be found in Appendix 2.

5.5 The following non-designated built heritage assets are located within, or in close proximity to, the site boundaries and may be affected by the proposed development of the site: (refer to figure 8 for locations)

6. Nos. 1 – 8 The Cottages, Barford Road
7. The former Council School
8. North Lodge
9. South Lodge
10. The New Manor House
11. Stables/Coach House at the New Manor House
12. Garage at the New Manor House
13. The Rectory

5.6 There are no built assets outside the site boundary or at greater distance that require assessment, due to a high degree of physical and visual separation.

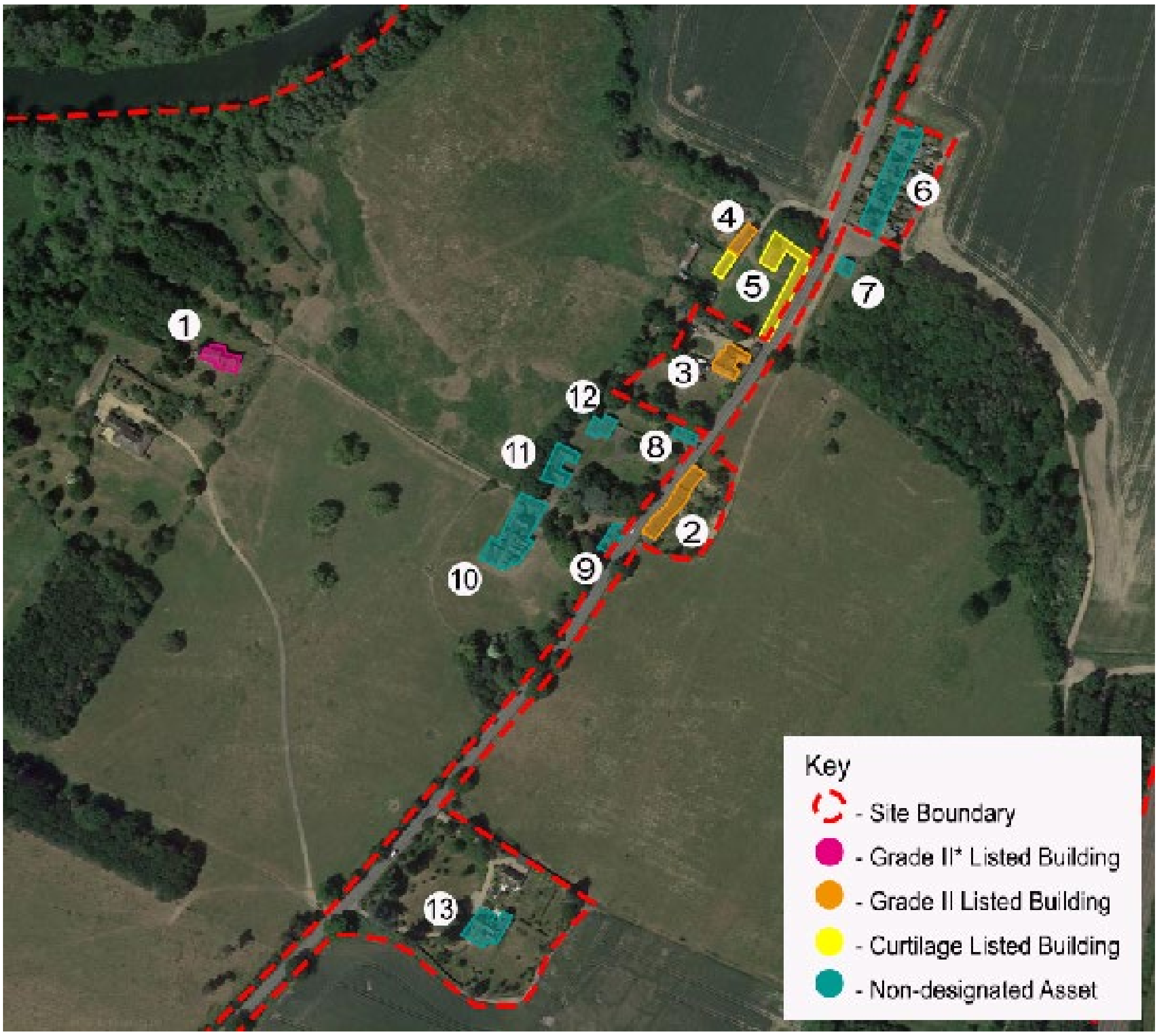


Figure 8 Aerial photograph illustrating the location of the assets discussed in this report

6.0 Significance Assessment

6.1 This section provides an assessment of each of the identified assets in terms of their individual significance, and the contribution made by setting to that significance. These provide a baseline context by which proposals for development can be assessed.

Parish Church of St Denys – Grade II * Listed Building

Figure 9 Church of St Denys

6.2 The Church of St Denys was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on the 13th July 1964, at Grade II*.

6.3 The church was constructed in the 12th century as a parish church serving the medieval village which surrounds it. It is formed of a chancel, south vestry and organ chamber, aisled nave and west tower. The exterior is constructed in brown cobbles with stone ashlar detailing. The roofs are a mix of tile and slate. The interior of the church is whitewashed with Victorian pews and mosaics still visible. It contains a number of features of historic interest including a 13th century font, a 15th century screen and a 16th century brass.

6.4 Elements of the church survive from the earliest structure, such as the south doorway from the late 12th century. The building also retains fabric surviving from 14th and 15th century alterations, including the 15th century perpendicular tower which contains elements from the 14th century suggesting the current tower was a replacement incorporating an earlier structure. The church was restored between 1869 and 1871 to the designs of Arthur Blomfield, whose alterations included the demolition of the south chapel to make room for a vestry and organ chamber.

6.5 The church was in use as a place of worship for much of its history; however, it was shut in 1972. It is currently in the guardianship of the Churches Conservation Trust, ensuring that it is still publicly-accessible despite no longer being a public place of worship and the centre of the community.

6.6 Overall, the Church of St Denys is considered to hold a **good/high** level of significance as a medieval parish church with a great deal of surviving fabric.

Setting

6.7 The church is located to the west of the village. Its immediate setting is formed by its associated churchyard containing funerary memorials. Beyond its immediate setting, the church is surrounded by open fields and woodland, providing a rural and tranquil context.

6.8 Archaeological remains around the church and historic mapping suggest that the church would historically have been surrounded by the original dwellings of Little Barford and would have been experienced within a village context. The building's location would have ensured that it formed a clear focal point of the community. However, the loss of this surrounding built form has resulted in the building becoming an isolated structure in the landscape, with the open parkland of the New Manor House separating it from much of the built form of the village today. The main access to the church is located via the main drive of the New Manor House.

6.9 Overall, the setting of the Church of St Denys is considered to make a **good beneficial** contribution to its significance. Whilst the building is no longer at the centre of the original village, it is still readily understood as a rural church loosely connected to the Little Barford community.

Nos. 1-4 The Bungalows – Grade II Listed Buildings

Figure 10 1-4 The Bungalows

6.10 Nos 1-4 The Bungalows were first added to the Statutory List of Buildings of Special Architectural or Historic Interest on the 18th August 1983, at Grade II.

6.11 The listed buildings are a row of cottages built in the 18th century as farmworker cottages constructed by the local landowner to provide accommodation. The cottages were originally divided into at least seven properties. The tithe apportionment for the buildings shows that they were in the ownership of the lord of the manor and the farmhands almost certainly worked on his land.

6.12 The properties have since been amalgamated into four units of varying sizes. For much of the 20th century, no. 2 operated as the village post office until 1970. The interiors could not be accessed and have therefore not been assessed as part of this report.

6.13 No.1 is a detached property whilst the other three properties form a terrace. The buildings are single storey with an attic above. They are timber framed with roughcast plaster forming the external walls. The windows are timber horizontal sashes at ground floor level. The roofs are thatched on the original structure and feature timber casement dormer windows and brick chimneys. To the rear are single storey extensions added in the 20th century. These are brick built and have tiled roofs.

6.14 Overall, nos. 1-4 The Bungalows are considered to hold a **moderate/good** level of significance as a result of their association with the economic and social history of the area and their retained fabric.

Setting

6.15 The cottages are located directly on the back of the pavement on Barford Road and are a prominent element in the village. To the rear, the properties have small private gardens bounded by mature trees and low fences creating a small sense of privacy and enclosure in this direction. Beyond this immediate curtilage are open fields in the north, south and east, providing a rural and spacious setting. To the west is the entrance to New Manor House and the direct visual relationship between this entrance and the cottages helps to explain the functional connection between them. As such, the setting of nos. 1-4 The Bungalows is considered to make a **good** contribution to their significance.

Lower Farmhouse – Grade II Listed Building

Figure 11 Lower Farmhouse

6.16 Lower Farmhouse was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on the 18th August 1983 at Grade II.

6.17 Lower Farmhouse is a large red brick structure on a U-shaped plan. The tithe apportionment for the building shows that it was in the ownership the lord of the manor in the mid-19th century, who would have leased the building to a farm tenant. By the Rating and Valuation Act of 1925, the farmhouse and farm were leased to a local farmer.

6.18 The building is currently in use as a private dwelling. As a result, the interior of the building has not been assessed as part of this report.

6.19 The farmhouse was constructed in two parts which are clearly legible on the building's exterior. The north-west of the property was built in the 17th century. This element is two storeys high with an attic above and features a projecting brick string course between the ground and first floors. The windows are three light casements with glazing bars. The steeply-pitched roof is irregular, suggesting that the building had been added to over time and is finished with clay tiles. A single storey outbuilding was added to the eastern elevation of this range in the 20th century.

6.20 The second phase of the building's construction occurred in the 19th century and forms the south-west of the building. This structure is marginally taller than the original property but continues to be two storeys with an attic and demonstrates the greater storey heights desired in the 19th century. The range features a two-storey canted bay window on its eastern gable elevation. Between the floors, the range features a rendered string course and brick dentilled detailing around the gable and along the wallplate. The windows on this range are all sashes beneath rendered window heads. Again, the roof is tilled but is of a shallower pitch than seen on the original building.

6.21 The farmhouse sits alongside a farmbuilding group on its north side. One building within this group is the individually listed (Barn North of Farmhouse). The others are regarded as forming part of the listed building by reason of their 'curtilage' relationship due to their age and association with the listed building.

6.22 Overall, Lower Farmhouse is considered to hold a **medium/good** level of significance as a result of its retained historic fabric and form.

Setting

6.23 Lower Farmhouse's setting in the south is formed by the property's private gardens which give the property a private, domestic character and create a sense of tranquillity. In contrast, the northern setting of the building is formed by its associated farmyard which has an agricultural character. The building's immediate setting ensures that it is understood as both a private dwelling and one connected to a working farm. With the exception of the presence of Barford Road, the farmhouse's extended setting has a very rural character formed by the open space of New Manor House's former parkland to the west, and open fields to the north, south and east. Overall, the setting of Lower Farmhouse is considered to make a **medium beneficial** contribution to the building's significance as it clearly places the building in a rural context.

Barn north of Farmhouse – Grade II Listed Building

Figure 12 Barn north of Farmhouse, on the right of this picture

6.24 The Barn to the north of Lower Farmhouse was first added to the Statutory List of Buildings of Special Architectural or Historic Interest on the 18th August 1983 at Grade II.

6.25 The building was constructed in the 17th century as part of the development of Lower Farm. The building's form suggests that it was constructed as a hay barn. It is now largely redundant.

6.26 The building is timber framed with an aisle to the west. The building's queen post roof can clearly be seen internally. The building's external elevations are weatherboarded and the roof is now corrugated iron although the Rating and Valuation (1925) entry for the building suggests that, historically, the roof was tiled.

6.27 Overall, the barn is considered to hold a **medium** level of significance as a result of its retained fabric and association with the agricultural history of the village.

Setting

6.28 The building is located within the working farmyard of Lower Farmhouse with other farm buildings located to the south-west, north-east and east. As such, it is understood within an agricultural context. Historic mapping demonstrates that there were once further agricultural buildings located to the west, but these have since been demolished.. Further fields are positioned to the north of the building with an access track leading directly to them, although mature trees which form the boundary of this field limit direct views.

6.29 Overall, the barn is experienced within a rural setting and this is considered to make a **medium beneficial** contribution to its significance.

Farm Buildings on Lower Farm – Curtilage Listed Buildings

Figure 13 Curtilage-listed barns associated with Lower Farm

6.30 There are a number of further farm buildings located within the farmyard associated with Lower Farmhouse. The buildings are laid out in a courtyard plan creating a model farm formation and demonstrating the nineteenth century owner's interest in the latest farming practices.

6.31 The easternmost building is a brick single-storey stable which first appears on the 1884 OS map although an earlier timber structure is shown on the tithe map of 1844.

6.32 Adjoining this building to the north is a brick and timber barn. The structure has a taller single-storey form and is rectangular on plan. This structure is in a similar form to that shown on the tithe map and the structure appears on the 1884 OS map.

6.33 The final building in the grouping is attached to the south of the listed barn and again appears to date to the 19th century. This structure is predominantly timber framed and weatherboarded although the south elevation is brick. Historic mapping shows that this barn was significantly larger than present and the brick elevation implies that the larger building had been partially demolished and made good.

6.34 The buildings are in varying states of repair and the barn roofs have been replaced with corrugated iron but are likely to retain their historic roof structures beneath.

6.35 The farm buildings overall are considered to be of a **low** level of significance as a result of their retained plan form and materials and their evidential value which demonstrates changing agricultural practices.

Setting

6.36 As is the case with the listed barn, the farm buildings are located within the working farmyard of Lower Farmhouse. Open green space and fields around the buildings ensure that the buildings are experienced within an agricultural context although the close proximity of Barford Road has a dominant effect. As such their setting is considered to make a **medium beneficial** contribution to the buildings' significance.

Nos. 1 – 8 The Cottages, Barford Road – non-designated assets

Figure 14 Nos 1-8 The Cottages

6.37 The dwellings at Nos 1-8 are a set of estate cottages constructed in the 19th century and associated with the estate of Little Barford. They appear in the tithe map of 1841 and, at the time, were in the ownership of the lord of the manor.

6.38 Each of the buildings is between one and two storeys with an attic above. The buildings have been designed as symmetrical pairs of semi-detached houses. Each of the pairs has a slightly different architectural design although the outer pairs of buildings appear to have a similar, more Gothick design whilst the inner pairs are more Arts and Crafts in their styling. Despite their differing designs, the cottages use a consistent material palette of yellow brick with red brick dressings and timber porches and barge boards. The roofs are covered with clay tiles.

6.39 The properties are all in use as private dwellings resulting in them only being publicly-appreciable from the road. The interiors of the buildings were not assessed as part of this report.

6.40 Overall, nos. 1-8 The Cottages, Barford Road are considered to hold a **low** level of significance as a result of their connection to the development of the estate and their appearance.

<u>Setting</u>

6.41 The immediate setting of the dwellings is formed by their building plots with large front gardens in the west fronting onto Barford Road and rear gardens behind, many of which have been shortened to allow the creation of car parking spaces. The gardens are bounded by high timber fences and mature planting creating a sense of privacy. Beyond their immediate settings, the buildings are surrounded by open fields ensuring that they are experienced in a rural setting. To the south is the remainder of the village of Little Barford and glimpses of the other buildings in the village can be gained through the mature tree belt. As such, the setting of nos. 1-8 The Cottages, Barford Road is considered to make a **medium beneficial** contribution to their significance.

The former Council School – non-designated asset

Figure 15 Former Council School

6.42 The former Council School building was constructed by 1872 when it was opened as a private school in the ownership of the lord of the manor. The school was likely to have been constructed in response to the Education Act of 1870. After several inspections by Inspectors, the school was found to be inadequate, becoming a Council School in 1914. The population of Little Barford was not large enough to sustain the school and it closed in 1932, briefly reopening to educate local and evacuated children during the Second World War. The building is not currently in use.

6.43 The school is single storey and roughly rectangular in plan. It is formed of a single school room with separate toilets and an entry porch. The exterior is constructed of yellow bricks with red brick detailing. The roof is covered with clay tiles laid in a decorative pattern. It is currently in a poor state of repair. The interior was not assessed as part of this report.

6.44 Overall, the former Council School building is considered to hold a **low/medium** level of significance gained primarily through its links to the educational history of the area.

<u>Setting</u>

6.45 The school is located near to the north of the village. The building plot is not defined, leaving the building feeling quite indistinct. Mature trees to the rear of the building create some sense of enclosure and the building has some awareness of the open fields around it, ensuring it is understood as forming part of a rural community. As such, the setting of the former Council School is considered to make a **medium beneficial** contribution to its significance.

North Lodge – non-designated asset

Figure 16 North Lodge

6.46 The North Lodge was constructed to mark the northern entry into the New Manor House on the main road. The building does not appear on the 1841 tithe map but is clearly present in the 1884 OS map and thus is most likely to be of 1860-70 date. The building is currently in use as a private dwelling.

6.47 The lodge is two storeys, with the upper floor in the roofspace. It is constructed of gault brick with red brick detailing. The elevation facing the road is entirely red brick, highlighting the building when seen from the road. The principal elevation, facing the drive, features two canted bay windows with a centrally placed timber porch. The building's roof is a valley pitch with a dormer on the road facing pitch and a brick chimney on each apex. To the west of the building is a modern single-storey flat-roofed extension.

6.48 Overall, the North Lodge is considered to hold a **low** level of significance through its relationship to the manor of Little Barford.

<u>Setting</u>

6.49 The North Lodge is positioned at the junction between the main road through Little Barford and the north entry drive leading to New Manor House. The building's location, directly on the back of the pavement, would have allowed it to be a signal of the entrance into the manor house and would have allowed the gate keeper to see guests as they arrived at the property.

6.50 As such, the setting of the North Lodge is considered to make a **medium beneficial** contribution to its significance.

South Lodge – non-designated asset

Figure 17 South Lodge

6.51 Similar to the North Lodge, the South Lodge was constructed to mark the southern entry into the New Manor House from the main road. The building is most likely to be of a mid-19th century date, first appearing on the 1884 OS Map. It is currently in use as a private dwelling.

6.52 The South Lodge is constructed of gault brick with stone detailing. Unlike the North Lodge, it is a single storey structure only, resulting in it having a slightly less prominence in the street – although its position and connection with the estate walls make its role obvious. The lodge is rectangular on plan with a gable positioned above the centre of each elevation. Beneath each gable is a canted bay window, although the original windows have been replaced.

6.53 Overall, the South Lodge is considered to hold a **low** level of significance through its relationship to the manor of Little Barford.

<u>Setting</u>

6.54 As with the North Lodge, the building is located at the junction of the south drive leading to New Manor House and the main road through Little Barford. The building is positioned on the back of the pavement allowing it to highlight the entrance into the New Manor House and allow the gate keeper to have clear views of the main road. As such, the setting of the South Lodge is considered to make a **medium beneficial** contribution to its significance.

The New Manor House – non-designated asset

Figure 18 New Manor House

6.55 New Manor House was constructed in the 19th century by the Alington Family who owned the manor of Little Barford. The structure is clearly shown on the 1841 tithe map and at that time was very new. At first, the building was used as the rectory but, in 1866, Lord Alington exchanged properties with the Rector and the building became the New Manor House.

6.56 The property is said to have been designed by John Usher of Bedford. The exterior is in a modest "Tudor" architectural style, two storeys high with attics and very linear on plan. The building is formed of a number of separate ranges, creating quite an awkward appearance. The elevations are yellow brick with projecting brick detailing. The roof is covered with clay tiles and decorated with painted timber barge boards. There are also numerous brick and terracotta chimney stacks.

6.57 Internally, the building retains its historic plan form and numerous features of interest from the period, such as the stair hall and the first-floor arcade. In addition, the building retains much of its historic fittings intact.

6.58 The building is currently unoccupied, but its position near to the main road and on the drive to the Church of St Denys allows for some appreciation of its exterior.

Figure 19 New Manor House in 1910

6.59 Overall, the New Manor House is considered to be of a **low/medium** level of historic interest owing to its historic connections and surviving fabric.

Setting

6.60 The New Manor House is set within its private grounds which have a very open and semi-parkland character, providing the house within a grand and rural appearance. Across the house's grounds, there are clear views of other high-status structures in the village: the Church of St Denys and the site of the old Manor House which was located to the south of the Church. The visual connection between the New Manor House and these other sites creates a grouping which explains the origins of Little Barford.

6.61 Overall, the setting of the New Manor House emphasises the prominence of its purpose and is therefore considered to make a **good** contribution to its significance.

Stables/Coach House at the New Manor House – non-designated asset

Figure 20 Stables/Coach House

6.62 The stables/coach house do not appear on the 1841 tithe map, first appearing on the 1884 OS map. However, aspects of design and detailing suggest they may also have been designed by John Usher.

6.63 The stables is two storeys high and cleverly laid out in a C-shape plan, allowing for all the required functions in a compact space. It is arranged around a small yard and accessed via iron gates. The exterior of the building is constructed in gault brick and each of the window and door openings are topped with a gauged red brick arch. On the exterior of the building, there is evidence of changes to the openings including to the coach arch on the southern range. The roof of the building has been largely replaced with concrete tiles. Internally, the stables retains a number of its fittings intact.

6.64 Overall, the stables are considered to hold a **low/medium** level of significance as a result of their retained fabric and links to the New Manor House.

Setting

6.65 The stables are located to the north of the New Manor House, positioned just off the north drive into the property. This would have allowed horses and coaches to have been easily stored and accessed by the lords in the main house. Direct views between the house and the stables are limited by intervening mature trees. However, the building can easily be seen on the approach the main house along the north drive and would have been a status symbol for the owner. As such, the setting of the stables is considered to make a **good** contribution to the building's significance.

Garage at the New Manor House

Figure 21 Garage

6.66 The garage dates to the early 20th century, added in the 1920s to provide storage for the lord's new means of transport. The building is a private storage structure and its interior has not been assessed as part of this report.

6.67 The garage is formed by two single storey, staggered rectangular structures. The rear building is constructed of yellow brick with red brick arches above the windows and doors. To the east of the original structure is a later range with a brick structure in the north and a timber open frame in the south forming covered yard area, under which the cars would have been parked and cleaned. The roof of the building has been replaced with corrugated iron.

6.68 The garage is a very utilitarian structure and is economically built. It holds a **negligible** level of significance through its links to the New Manor House and explanation of the changing methods of transport.

Setting

6.69 As is the case with the coach house, the garage is located on the north drive to the New Manor House and would have been a status symbol for the owner, demonstrating that they had at least one automobile in the early 20th century. Direct views between the garage and the manor house are limited by intervening built form and vegetation. As such, the setting of the garage is considered to make a **medium beneficial** contribution to the building's significance.

The Rectory – non-designated asset

6.70 The Rectory first appears on the 1884 OS map and was certainly in existence by 1866 when Lord Alington and the Rector exchanged properties. It is now in use as a private dwelling.

6.71 The building is a large structure constructed in a C shaped plan. It is two storeys high and built of gault brick with red brick detailing. The roof is half hipped and covered with tiles. Historically, the building had a separate kitchen with an associated walled garden; this has since been demolished and a new annex constructed.

6.72 Overall, The Rectory is considered to hold a **low** level of significance as a result of its historic connections and retained fabric.

Setting

6.73 The Rectory is located to the south of the village of Little Barford. However, it is accessed directly from the main road through the village ensuring it remains connected to the other surrounding properties. The immediate setting of the building is formed by its private gardens which are landscaped creating a domestic and tranquil setting. The gardens are bounded by a timber fence and mature vegetation which screen the building from views and create a sense of privacy. Beyond the immediate setting the building is surrounded by open fields giving a very rural wider setting. As such, the setting of The Rectory is considered to make a **good beneficial** contribution to its significance.

7.0 Impact Considerations

Listed Building Considerations

7.1 The statutory duty under Section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 sets out that any development should "*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*."

7.2 'Setting' is defined in the NPPF as the "*surroundings in which the asset is experienced*", and a reduction in the ability to appreciate the existing character of this site may result in a reduction in the ability to appreciate the identified listed buildings in a setting which supports their significance.

7.3 The contribution which the site makes to the setting of the identified listed building(s) differs depending on its relationship with them. Where possible, development should take the opportunity to provide improvements to settings where possible/relevant.

7.4 Therefore, the degree to which a sense of contribution that the site makes to the setting of these assets can be maintained will relate directly to the extent to which the integrity of the setting can be preserved.

7.5 If elements of harm are identified as a result of the proposed allocation, in order to accord with the national policy, this potential harm would need to be clearly outweighed by "public benefits" as set out in paragraphs 199-203 of the NPPF.

Non-designated asset considerations

7.6 In terms of any non-designated heritage assets identified, paragraph 203 of the NPPF requires a *"balanced judgement"* to be undertaken when considering impact on these assets alongside other material considerations.

8.0 Design Parameters

8.1 The following section identifies where proposals for the development should take into account the relevant heritage considerations and how these considerations can be taken forward into the proposed design to minimise impacts and maximise benefits to character and appearance.

Location of development

8.2 Development within the site will result in an apparent change within the setting of a number of assets. A reduction in the ability to appreciate the open character of the site may result in a reduction in the ability to appreciate the assets in a setting which supports their significance. However, it is not necessarily the case that the whole site forms an equally significant part of the assets' setting. Therefore, the degree to which a sense of openness and existing character can be maintained within the site will relate directly to the extent to which the integrity of the setting can be preserved.

8.3 When considering a potential approach to the location of development for the site, the settings of the identified assets will need to be taken in to account. To help with this, a sensitivity map is shown below to highlight the differing levels of sensitivity the site holds in terms of *built heritage* considerations.

Figure 22 Aerial demonstrating the site's levels of sensitivity to development in built heritage terms

8.4 It is considered that the site area to the east of the railway line holds a negligible or nil level of sensitivity in built heritage terms, as do the fields in the south-west of the site. This part of the site is physically and visually separate so as not to form a significant part of the setting of the assets.

8.5 The area to the east of Nos.1-8 The Cottages, Barford Road is considered to be of a low level of sensitivity, as are the fields to the north of Lower Farm barns, and to the south of the Rectory and Dower House. Areas of lower sensitivity have the potential for development, although care will need to be taken to avoid, minimise and mitigate harms arising.

8.6 The area east of the Bungalows and The Rectory is shown as holding moderate sensitivity. This is due to the contribution which this land makes to the setting of these assets, and also to the rural context of the whole. Development in these areas will be more restricted and more difficult to achieve due to the potential effect on the setting of the assets identified. With careful masterplanning, it may be possible to achieve some form of development in these area whilst minimising impacts on the important aspects of setting, athough the retention of open spaces to perform their role in setting will be essential.

8.7 Areas closer to the centre of the village are of a higher sensitivity, with the open area directly around the Church of St Denys, the Dower House and the New Manor House considered to be of high sensitivity as this space represents the former parkland of the New Manor House and allows direct views between the principal buildings in the village. The open area to the west of Lower Farm is also considered to be of a high level of sensitivity as a result of its close proximity to the farm group and how these open spaces relate to one another. It is likely that areas of high sensitivity will not have the capacity to accommodate development without significant levels of harm.

8.8 The importance of landscaping to the context of the heritage assets is noted in this report in consideration of each. As a result, the intention should be to retain the effectiveness of existing landscaping where it has been referenced to relate to each individual heritage asset. This approach will assist in retaining the site's existing contribution to the setting of the adjacent assets and help to screen or integrate parcels of development where considered appropriate.

9.0 Initial Impact Assessment

9.1 Two initial masterplans have been developed to accompany the promotion of the site development. Both are presented in full in Appendix 2. These options have been informed by a number of factors, including potential impact on built heritage considerations.

Option 1: New Settlement

9.2 Option 1 proposes the creation of a new settlement of circa 4000 new homes with 3.61ha of employment land.

9.3 The residential built form for this proposal would be located to the east and west of the railway line and would be connected through the creation of new access infrastructure. The area of employment land would be located in the north-west of the site, near to the existing Barford Power Station.

9.4 Existing areas of woodland would be retained to keep existing habitats and break up the built area of the settlement. The existing open space around the Church of St Denys and the New Manor House would also be kept as open space.

9.5 All the listed buildings would be retained as part of this development.

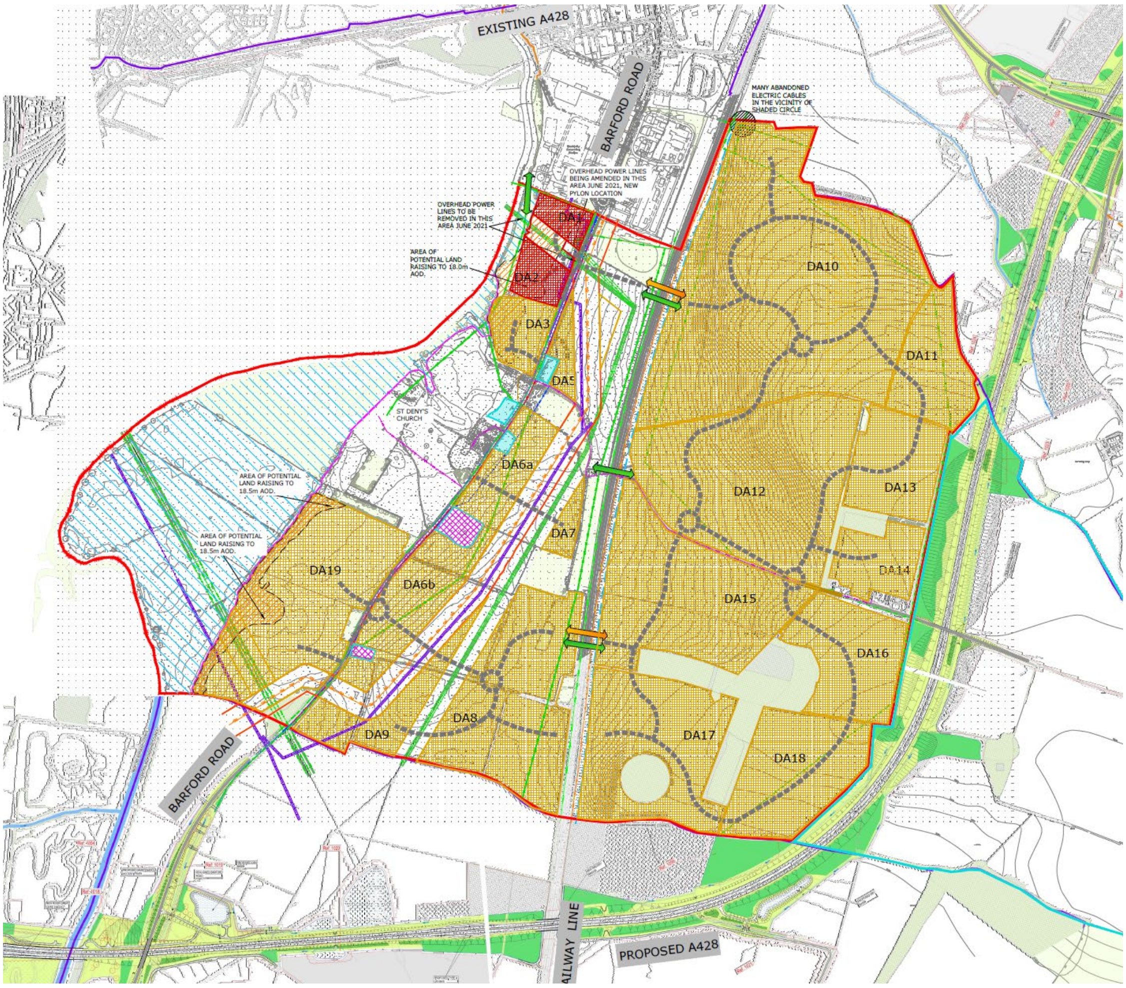


Figure 23 Proposed Masterplan Option 1: New Settlement – Drawing 60830-PP-500A

9.6 An initial assessment of the potential impact considerations of the proposed Option 1 development is as follows:

- The proposals will maintain the open and green setting currently experienced by the Church of St Denys and the New Manor House, retaining the clear visual relationship between the two buildings and ensuring the prominence of this space. Development in the south-west of the site, an area identified as low sensitivity on figure 22 could, however, be glimpsed at distance from the assets although the maintenance of the existing woodland buffer would restrict views. The scale, design and placement of built form would need to be carefully considered in order to minimise the impact of development.

- The open area to the west of Lower Farm would also be maintained, ensuring that the assets on the farm are experienced within an open and rural context in the west.

- The masterplan proposes built development on the eastern side of Barford Road resulting in a partial loss of the immediate rural context of nos. 1-8 The Cottages, Barford Road, nos.1-4 The Bungalows and The Rectory, as well as reducing the experience of the rural context in which Lower Farmhouse and its associated farm are currently experienced. This loss could be mitigated through the inclusion of view corridors adjacent to the heritage assets, and/or by using materials to create attractive, welcoming and distinctive places, particularly the listed buildings, where views of the surrounding rural context are apparent. It could also be mitigated by the placement, scale and design of built form

- The former Council School would continue to be experienced in an area of open space with a woodland behind leaving the building as a notable structure. However, the approach to the building would be more developed as a result of the proposals, placing the building in a more appreciably developed context.

- The areas of new development in the north of the site will result in nos. 1-8 The Cottages, Barford Road being experienced within a urban setting rather than a rural one. This will reduce the relative prominence of these buildings, but they would still be clearly understood as being part of an historic settlement with the open space to the south west giving some sense of the rural character of the village.

- The development in the north will also result in some loss of the rural context of Lower Farm and the Church of St Denys. However, the farm's visual connection with this space is restricted by the intervening mature tree belt and the loss is considered to be minor.

- There is less of a visual relationship between the land to the east of the railway line and the identified assets as a result of the distance and intervening trees, and the railway line forms a physical barrier between the two. Development in this area is unlikely to impact the significance of the heritage assets.

9.7 At this stage in the development of the proposals and based on the information available, it is considered that the proposals would have the following impacts on the identified assets:

ASSET	SIGNIFICANCE	CONTRIBUTION OF SETTING	LIKELY IMPACT OF OPTION 1
Parish Church of St Denys – Grade II* Listed Building	Good/high	Good	Minor/Negligible adverse

Nos. 1-4 The Bungalows – Grade II Listed Buildings	Moderate/good	Medium beneficial	Medium adverse
Lower Farmhouse – Grade II Listed Building	Moderate/good	Medium beneficial	Medium/minor adverse
Barn north of Farmhouse – Grade II Listed Building	Moderate	Medium beneficial	Minor adverse – in terms of effect on setting Medium beneficial – the provision of suitable and viable uses for the buildings as part of the proposals could result in medium beneficial impacts
Farm Buildings on Lower Farm – Curtilage Listed Buildings	Low	Medium beneficial	Minor adverse – in terms of effect on setting Medium beneficial – the provision of suitable and viable uses for the buildings as part of the proposals could result in medium beneficial impacts
Nos. 1 – 8 The Cottages, Barford Road	Low	Medium beneficial	Medium adverse
Former Council School	Low	Medium beneficial	Negligible adverse
North Lodge	Low	Medium beneficial	Negligible adverse
South Lodge	Low	Medium beneficial	Negligible adverse
New Manor House	Low/moderate	Good	Negligible adverse
Stables/Coach House at the New Manor House	Negligible/low	Good	Nil
Garage at the New Manor House	Negligible	Medium beneficial	Nil
The Rectory	Low	Good	Medium adverse

Option 2: Parish Growth

9.8 Option 2 proposes the creation of an additional circa 200 new homes focused around the existing core settlement with 3.61ha of employment land.

9.9 The residential built form for this proposal would be located mostly to the east of Barford Road and would not extend as far of the railway line. Further residential development would be placed in the north-west of the site and this would be located on either side of Barford Road. The area of employment land would be located in the north-west of the site, near to the existing Barford Power Station.

9.10 Existing areas of woodland would be retained to keep existing habitats and break up the built area of the settlement. The existing open space around the Church of St Denys and the New Manor House would also be kept as open space.

9.11 All the listed buildings would be retained as part of this development.

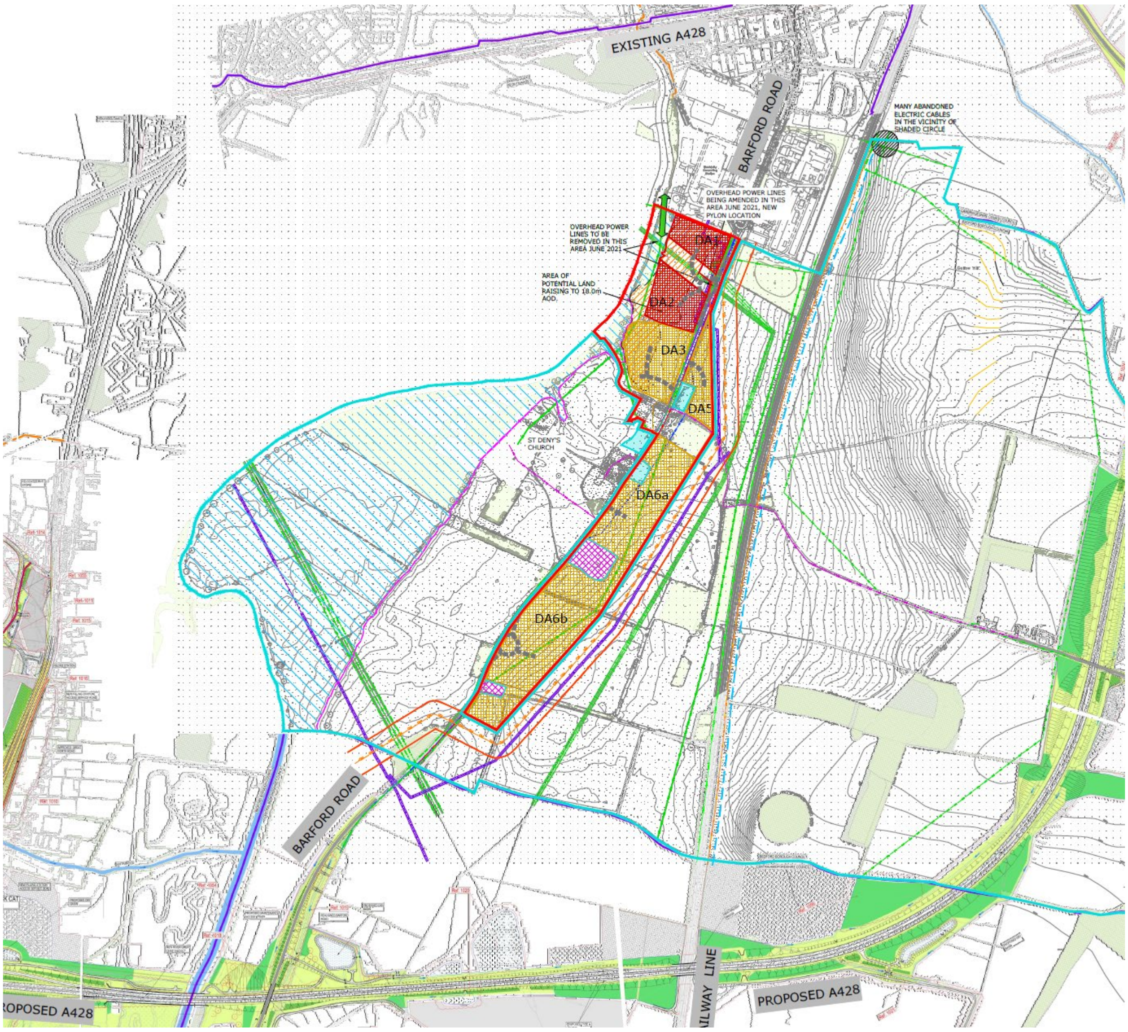


Figure 24 Proposed Masterplan Option 2: Parish Growth Drawing 60830-PP-501

9.12 An initial assessment of the potential impact considerations of the proposed development is as follows:

- The proposals will maintain the open and green setting currently experienced by the Church of St Denys and the New Manor House, retaining the clear visual relationship between the two buildings and ensuring the prominence of this space.

- The open area to the west of Lower Farm would also be maintained ensuring that the assets on the farm are experienced within an open and rural context in the west.

- The masterplan proposes built development on the eastern side of Barford Road resulting in a partial loss of the immediate rural context of Nos. 1-8 The Cottages, Barford Road, Nos.1-4 The Bungalows and The Rectory, as well as reducing the rural context in which Lower Farmhouse and its associated farm are currently experienced. This loss could be mitigated through the inclusion of view corridors related to the heritage assets, and /or the use of materials to create attractive, welcoming and distinctive places, particularly the listed buildings, where views of the surrounding rural context are apparent. It could also be mitigated by the layout of proposed built form, its scale and design.

- The former Council School would continue to be experienced in an area of open space with a woodland behind, retaining the building much as it is now. However, the approach to the building would be more developed as a result of the proposals, placing the building in a more developed, less rural overall context.

- The areas of new development in the north of the site will result in Nos. 1-8 The Cottages, Barford Road being experienced within a urban setting rather than a rural setting, reducing the prominence of the buildings, although they would still be clearly understood as being part of an historic settlement with the open space to the south-west giving some sense of the rural character of the village.

- The development in the north will also result in some loss of the rural context of Lower Farm and the Church of St Denys. However, the assets' visual connection with this space is restricted by the intervening mature tree belt and the loss is considered to be minor.

9.13 At this stage, based on the level of information available, it is considered that the proposals would have the following impacts on the identified assets:

ASSET	SIGNIFICANCE	CONTRIBUTION OF SETTING	LIKELY IMPACT OF OPTION 2
Parish Church of St Denys – Grade II* Listed Building	Good/high	Good	Negligible adverse
Nos. 1-4 The Bungalows – Grade II Listed Buildings	Moderate/good	Medium beneficial	Medium adverse
Lower Farmhouse – Grade II **Listed Building**	Moderate/good	Medium beneficial	Medium/minor adverse
Barn north of Farmhouse – Grade II Listed Building	Moderate	Medium beneficial	Minor adverse – in terms of effect on setting
			Medium beneficial – the provision of

			suitable and viable uses for the buildings as part of the proposals could result in medium beneficial impacts
Farm Buildings on Lower Farm – Curtilage Listed Buildings	Low	Medium beneficial	Minor adverse – in terms of effect on setting
			Medium beneficial – the provision of suitable and viable uses for the buildings as part of the proposals could result in medium beneficial impacts
Nos. 1 – 8 The Cottages, Barford Road	Low	Medium beneficial	Medium adverse
Former Council School	Low	Medium beneficial	Negligible adverse
North Lodge	Low	Medium beneficial	Negligible adverse
South Lodge	Low	Medium beneficial	Negligible adverse
New Manor House	Low/moderate	Good	Negligible adverse
Stables/Coach House at the New Manor House	Negligible/low	Good	Nil
Garage at the New Manor House	Negligible	Medium beneficial	Nil
The Rectory	Low	Good	Medium adverse

10.0 Summary

10.1 This Heritage Impact Assessment has been prepared on behalf of The Executors of the late Nigel Alington. The purpose of this report is to identify and assess the significance of the heritage assets located in and around the proposed allocation site "Land at Little Barford", and also to provide an initial assessment of the potential impacts arising as a result of the proposed development options.

Built heritage assets

10.2 It is likely that development on certain areas of the site may result in some degree of harm to the setting and significance of heritage assets, and great care will be required to mitigate such impacts through the location, form, scale and design of the proposals as they emerge. In order to accord with the provisions of the 1990 Act, special regard should be had for the desirable objective of preserving a listed building or its setting. Whilst demonstrating that special regard, any resultant impacts would need to be clearly outweighed by public benefits arising from proposals in accordance with the policies of the NPPF.

10.3 Two initial masterplans have been developed to accompany the promotion of the site for development. At this stage, and based on the information available, it is considered that both schemes would have a range of adverse impacts on designated and non-designated heritage assets. Overall, these range from **medium adverse** to **nil** in effect due to impacts on setting. As further detail becomes available in respect of the proposal, the provision of appropriate viable uses for the heritage assets could lead to reassessment of some impacts, resulting in effects of a medium beneficial level.

10.4 Between the two options, the majority of impacts are at a similar level, although Option 1 is considered to bring a slightly higher level of adverse impact on the Grade II* Church of St Denys due to the intensification of built form in its wider setting. This level of minor/negligible adverse for Option 1 compares with negligible adverse for Option 2.

10.5 All adverse impacts are the result of changes to the assets' settings and are considered, in all cases, to represent "*less than substantial*" harm in terms of the policies of the NPPF.

10.6 When considering the identified non-designated buildings, both options would result in impacts ranging from **none** to **medium adverse** as a result of changes to their settings. In line with policy 203 of the NPPF, a "*balanced judgement"* should be undertaken which has regard to the scale of any harm or loss and the significance of the non-statutory heritage asset.

Archaeological assets

10.7 As presented in the Archaeological Impact Assessment submitted separately, the site is considered to have high, but localised, archaeological potential. However, the combination of preserving some assets through layout choices and recording others prior to development, both development options (parish growth and new settlement) are considered acceptable.

Summary

10.8 It would be our intention to continue to advise the design team through the development of the scheme to ensure that the principles laid out in this document are fully considered and developed in forward master planning and detailed design, to avoid, minimise or mitigate any potential impacts on the assets.

10.9 The result of this iterative and informed design approach will be that the aspects of heritage impact will be fully addressed through the design process, with the intention to ensure that the provisions of the relevant legislation are satisfied, and that national and local policies are adhered to.

APPENDIX 1
STATUTORY LIST DESCRIPTIONS

Historic England

PARISH CHURCH OF SAINT DENYS

Overview

Heritage Category:
Listed Building

Grade:
II*

List Entry Number:
1114892

Date first listed:
13-Jul-1964

Statutory Address:
PARISH CHURCH OF SAINT DENYS

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 - **1114892.pdf** *(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/111142/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 19-Oct-2021 at 14:44:50.

Location

Statutory Address:
PARISH CHURCH OF SAINT DENYS

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

Parish:
Little Barford

National Grid Reference:
TL 17751 56953

Details

TL 15NE LITTLE BARFORD

6/64 Parish Church of Saint Denys 13.7.64

- II*

Parish church. Norman, C14, C15 and C19. Brown cobbles with ashlar dressings, C20 tile and some slate roofs. Chancel, S vestry and organ chamber, nave aisle, W tower. Chancel: Norman, early C14, reworked 1869. 3 lancets to E, 2 C14 style N windows. Early C14 chancel arch. C14 2-bay S arcade. C14 S chapel demolished 1834, replaced 1869 by vestry and organ chamber. Nave: Norman and C14, reworked 1834 and 1871. 3-bay pointed arched N arcade. 3 S windows, one C16 set at higher level, others C19 in C12 and C14 style. Late C12 S doorway, square head under semi-circular arch with zigzag and dogtooth designs and scalloped capitals. Holy water stone projects externally E of door. C15 clerestory, 2 windows each side. Plain parapet. N aisle: early C14 reworked C19. Reset C12 windows to W and E, E much altered. Other openings C19. Late C15 3-stage. W tower with embattled parapet, paired belfry windows and restored 5-light window. Interior: late C13 octagonal font has beaded angles, 5 columns and traces of red paint. 1535 brass in nave floor. C15 projecting piscina, reset in vestry, has arched opening to W and head imitating ribbed vault. C15 screen, also removed to vestry, repainted from indications of old colour. C19 roofs and pewing. W window by Kempe 1887.

Listing NGR: TL1775156953

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
36467

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

No name for this Entry

Overview

Heritage Category:
Listed Building

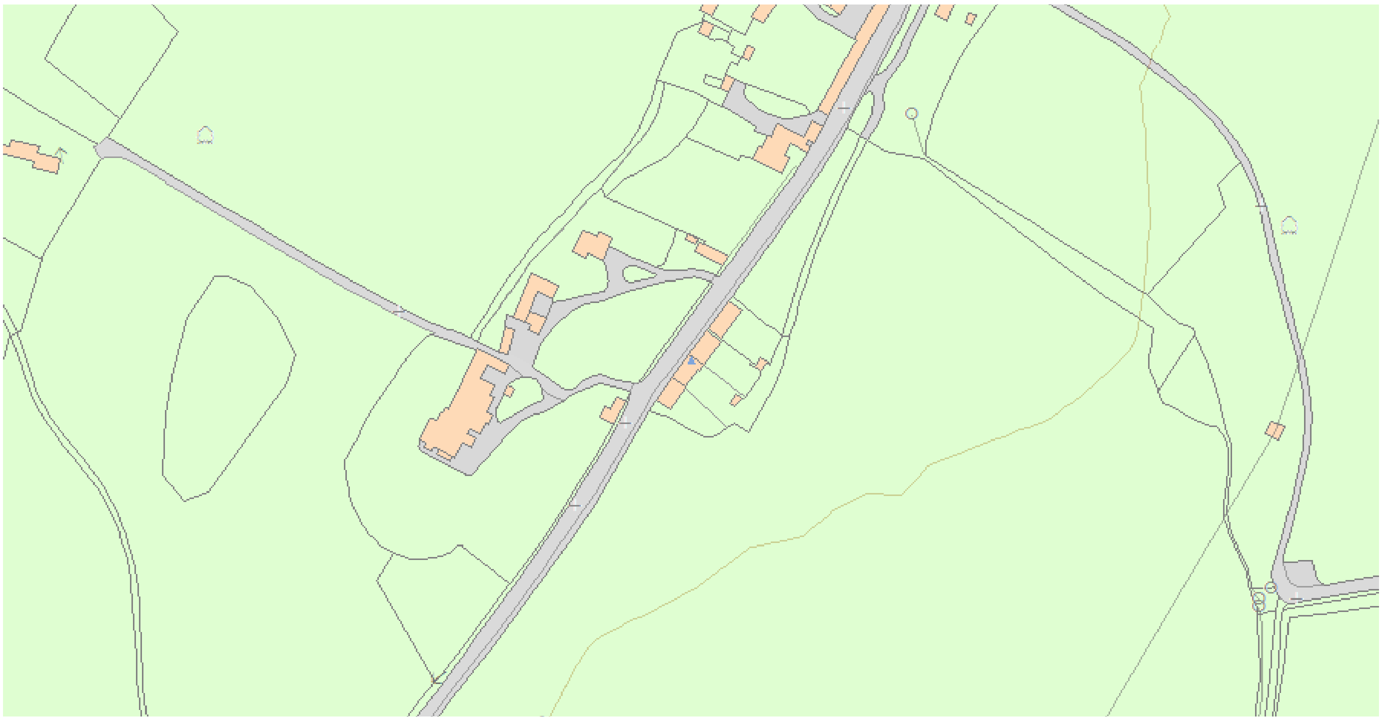
Grade:
II

List Entry Number:
1114891

Date first listed:
18-Aug-1983

Statutory Address:
1-4

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 - **1114891.pdf** *(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/111141/HLE_A4L_Grade|HLE_A3L_Grade.pdf)*

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Location

Statutory Address:
1-4

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

Parish:
Little Barford

National Grid Reference:
TL 18042 56863

Details

TL 15NE LITTLE BARFORD

6/63 Nos 1 to 4

- II

Row of cottages. C18. Rough cast over timber frame, with brick casing to S gable end. Half-hipped thatched roof. No 1 is detached from others and is of 4-room plan. Nos 2 to 4 have 10-room plan overall. One storey and attics. 14 ground floor windows, all 2-light horizontal sashes with glazing bars, 5 dormers, also with 2-light horizontal sashes. 4 plank doors. S gable end has canted bay, again with horizontal sashes. Various red brick double and single ridge stacks. C20 single storeyed additions to rear.

Listing NGR: TL1804256863

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
36466

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

LOWER FARMHOUSE

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1114890

Date first listed:
18-Aug-1983

Statutory Address:
LOWER FARMHOUSE

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 - **1114890.pdf** *(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/111140/HLE_A4L_Grade|HLE_A3L_Grade.pdf)*

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Location

Statutory Address:
LOWER FARMHOUSE

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

Parish:
Little Barford

National Grid Reference:
TL 18075 56954

Details

TL 15NE LITTLE BARFORD

6/62 Lower Farmhouse

- II

Farmhouse. C17 and C19. Red brick with old clay tile roof. Irregular plan, 2 storeys. Earlier NE block has projecting brick string course, various 2 and 3-light casements all with glazing bars, those to ground floor under later cantered heads and door to NE elevation. C19 SW block has 2-storey canted bay to SE gable end, rendered string course, sash windows without glazing bars under rendered heads with keystones and dentilated caves cornice. One storey outhouse addition projecting NE from E gable end of C17 block, has rounded wall to NW.

Listing NGR: TL1807556954

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number:
36465

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

BARN NORTH OF FARMHOUSE, LOWER FARM

Overview

Heritage Category:
Listed Building

Grade:
II

List Entry Number:
1114889

Date first listed:
18-Aug-1983

Statutory Address:
BARN NORTH OF FARMHOUSE, LOWER FARM

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 - **1114889.pdf** *(https://mapservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/111139/HLE_A4L_Grade|HLE_A3L_Grade.pdf)*

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Location

Statutory Address:
BARN NORTH OF FARMHOUSE, LOWER FARM

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

Parish:
Little Barford

National Grid Reference:
TL 18082 57031

Details

TL 15NE LITTLE BARFORD

6/61 Barn N of farmhouse, Lower Farm

- II

Barn. C17. Timber framed, weatherboarded, with corrugated iron roof. 4-bay plan, aisled to W side, queen post roof. Entrance to E elevation.

Listing NGR: TL1808257031

Legacy

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

Legacy System number:
36464

Legacy System:
LBS

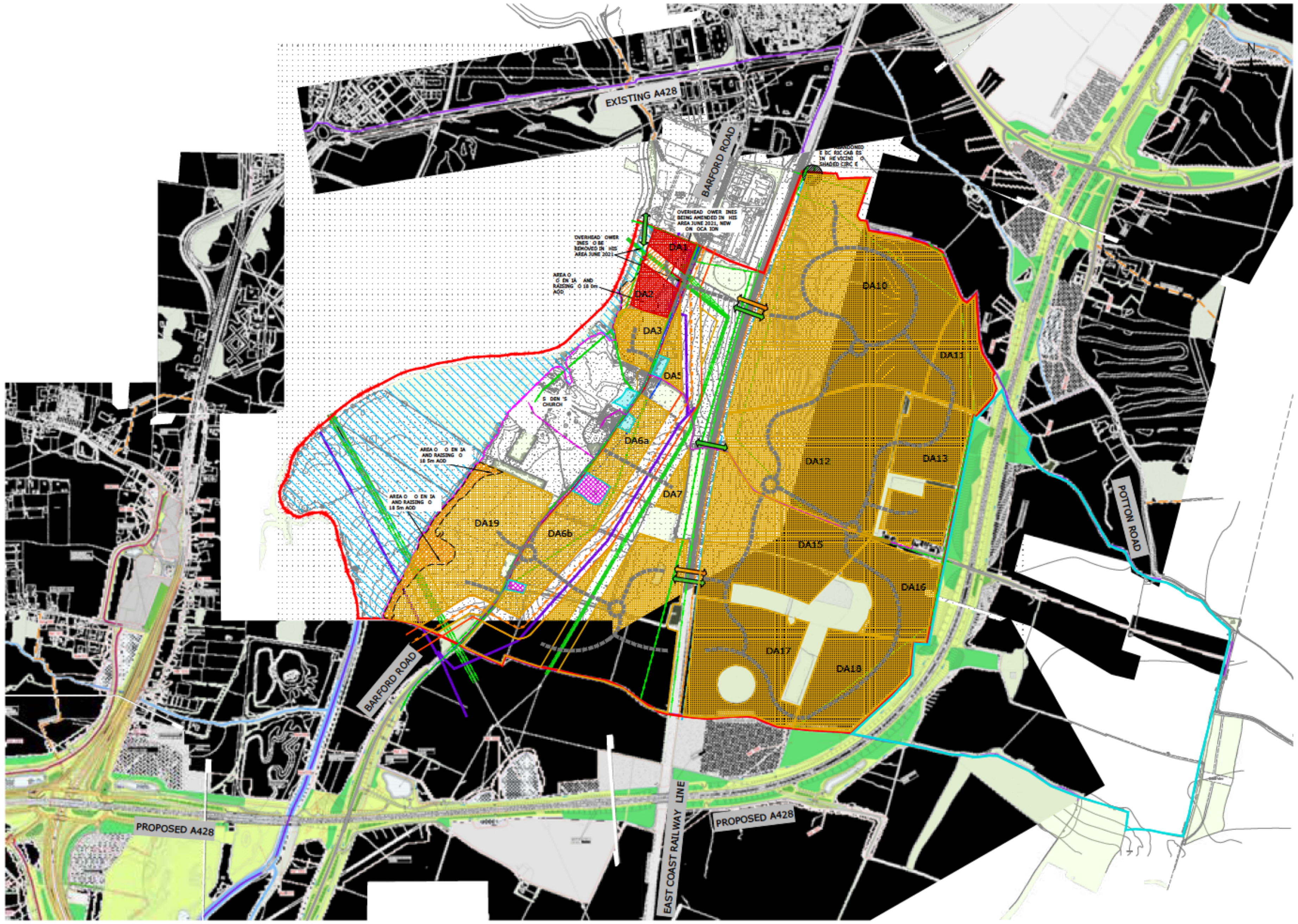
Legal

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

APPENDIX 2
MASTERPLAN OPTIONS 1 AND 2

DO NOT SCALE



SERVICES KEY:

- ELECTRICITY OVERHEAD CABLE
- HV 400KV CABLES
- HV 125KV CABLES
- BT OVERHEAD CABLE
- BT UNDERGROUND CABLE
- WATER MAIN (POTABLE)
- GAS MAIN HP NATIONAL MAIN
- HSE INNER/MIDDLE ZONE
- ELECTRIC UNDERGROUND CABLE
- OIL PIPE (3m EASEMENT BOTH SIDES OF PIPE)
- WATER MAIN (FOUL)
- VODAFONE (OWNED)
- VODAFONE (LEASED)
- VIRGIN
- GAS MAIN HP LOCAL MAIN

KEY

- OVERHEAD ELECTRICITY LINES
- PROPOSED SITE AREA
- OTHER LAND WITHIN THE CONTROL OF THE ALINGTON ESTATE
- OTHER LAND WITHIN THE CONTROL OF THE ALINGTON ESTATE
- OTHER LAND NOT WITHIN THE CONTROL OF THE ALINGTON ESTATE
- DEVELOPMENT AREA BOUNDARIES (DA12 - FOR INTERNAL PURPOSES ONLY)
- POTENTIAL ROAD ACCESS
- POTENTIAL FOOTWAY AND/OR CYCLEWAY ACCESS
- LOCAL HIGH PRESSURE GAS MAIN
- LOCAL HIGH PRESSURE GAS MAIN EASEMENT
- DEVELOPMENT PROPOSED ACCESS INFRASTRUCTURE
- DEVELOPMENT LAND - PLANNING USE RESIDENTIAL
- DEVELOPMENT LAND - PLANNING USE RESIDENTIAL OR EMPLOYMENT
- CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021)
- INTERPRETED CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021), WHERE NO TOPOGRAPHICAL DATA IS PROVIDED
- EXTENT OF FLOOD ZONE 2/3
- POTENTIAL LAND RAISING AREA
- WOODLAND AREAS

FOOTNOTE: ASSESSMENTS WILL BE UNDERTAKEN IN RELATION TO THE SETTINGS OF THE LISTED BUILDINGS TO ESTABLISH THE EXTENT OF THE DEVELOPABLE AREAS WITHIN DA3 AND DA6a.

GENERAL NOTES

1. ALL DIMENSIONS ARE IN METRES UNLESS INDICATED OTHERWISE. ALL LEVELS ARE IN METRES AND RELATE TO ORDNANCE SURVEY DATUM.
2. ALL LAND TITLE BOUNDARIES REQUIRE CHECKING.
3. DO NOT SCALE FROM THIS DRAWING.
4. DETAILS OF THE EXISTING SERVICES AND SURVEY DATA HAS BEEN PROVIDED TO RICHARD JACKSON LTD AND THEREFORE NO RESPONSIBILITY FOR ERROR OR OMISSION IS ACCEPTED BY RICHARD JACKSON LTD.
5. ALL PROPOSED LAND DEVELOPMENT BOUNDARIES TO BE CONFIRMED ONCE OTHER SURVEYS ARE COMPLETE.
6. ALL HIGHWAY ACCESS AND DESIGN IS PRELIMINARY AND TO BE AGREED WITH THE RELEVANT HIGHWAY AUTHORITIES.
7. TOPOGRAPHICAL SURVEY TAKEN FROM SURVEY SOLUTIONS 31109NOLS-01A TO 30A DATED 12.5.21 AND 31109NGNG-1 TO 11 DATED 10 6.21 AND RICHARD JACKSON LTD ACCEPT NO RESPONSIBILITY FOR ERROR OR OMISSION.
8. NO SOILS DATA HAS BEEN OBTAINED AT THE TIME OF DRAINAGE DESIGN.
9. ALL DETAILS ARE SUBJECT TO PLANNING AUTHORITY APPROVAL, ANGLIAN WATER, HIGHWAY AUTHORITY OR THE LLFA SPECIFICATION/APPROVAL.
10. EXISTING SERVICES HAVE BEEN AVOIDED WHERE POSSIBLE.

SCALE BAR IN METRES

0 100 200 300 400 500 1000 2000

PRELIMINARY

REV	DATE	DESCRIPTION	DRAWN	CHKD
A	30.8.21	VARIOUS MINOR CHANGES	MJD	MJD

REVISIONS

Project	Title	Client	Drawn	Date
ALINGTON ESTATE, LITTLE BARFORD	HIGHWAY ACCESS AND DEVELOPMENT PARCELS NEW SETTLEMENT (BBLP 2040 REG18 OPTIONS 2b, 2c, 2d)	EXECUTORS OF THE LATE NIGEL ALINGTON	MJD	26.8.20
			Job Manager	Checked: RNL
			Approved: MJD	Scale: 1:10000 @ A1

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.

RichardJackson Engineering Consultants

Email Address: mail@rj.uk.com Website: http://www.rj.uk.com

Drawing No. 60830-PP-500

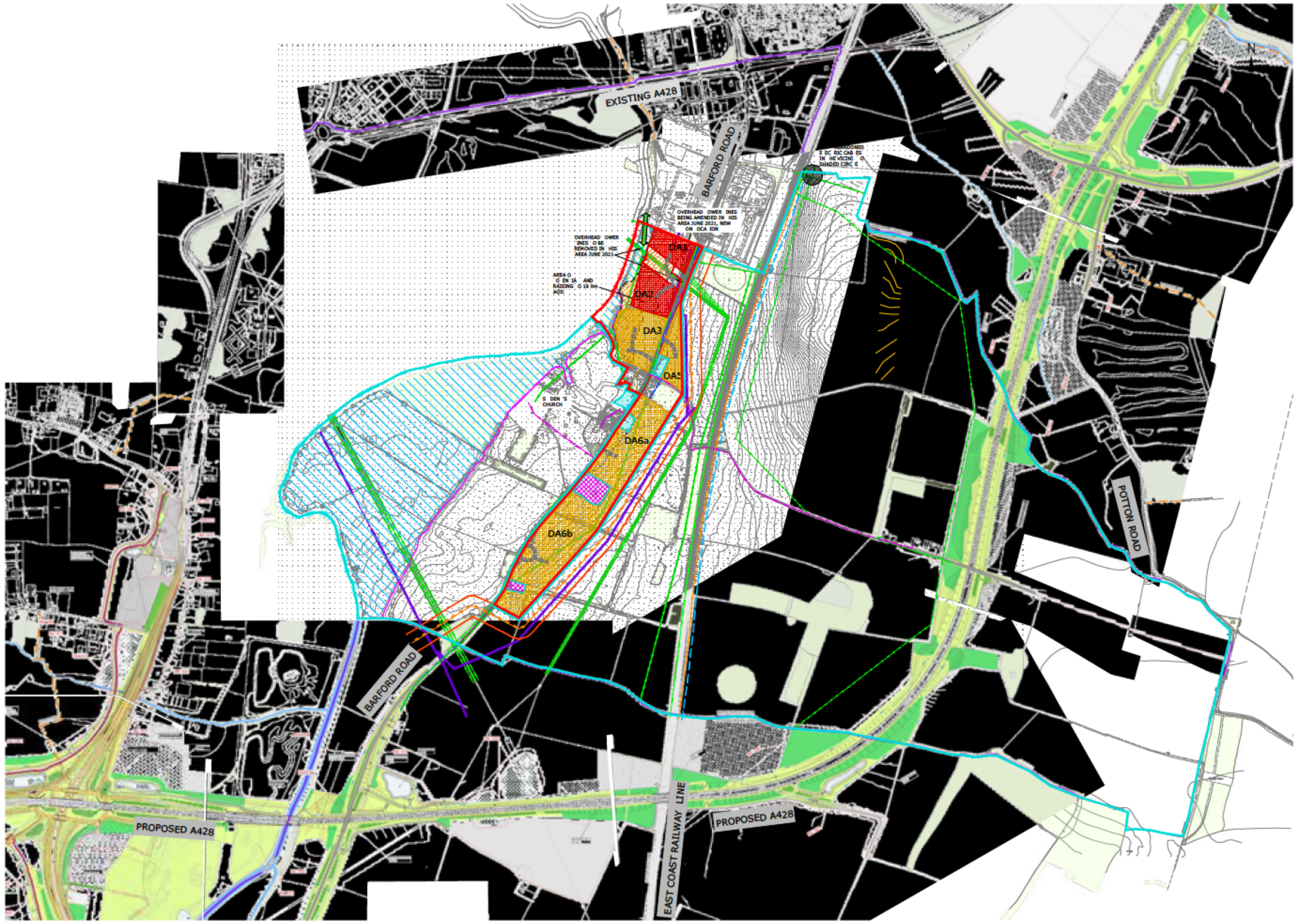
Revision A

Drawing Status

☒ INFORMATION ☐ APPROVAL ☐ COSTING
☐ TENDER ☐ CONSTRUCTION ☐ AS CONSTRUCTED

A1

DO NOT SCALE



SERVICES KEY:

- ELECTRICITY OVERHEAD CABLE
- HV 400KV CABLES
- HV 125KV CABLES
- BT OVERHEAD CABLE
- BT UNDERGROUND CABLE
- WATER MAIN (POTABLE)
- GAS MAIN HP NATIONAL MAIN
- HSE INNER/MIDDLE ZONE
- ELECTRIC UNDERGROUND CABLE
- OIL PIPE (3m EASEMENT BOTH SIDES OF PIPE)
- WATER MAIN (FOUL)
- VODAFONE (OWNED)
- VODAFONE (LEASED)
- VIRGIN
- GAS MAIN HP LOCAL MAIN

KEY

- OVERHEAD ELECTRICITY LINES
- PROPOSED SITE AREA
- OTHER LAND WITHIN THE CONTROL OF THE ALINGTON ESTATE
- OTHER LAND WITHIN THE CONTROL OF THE ALINGTON ESTATE
- OTHER LAND NOT WITHIN THE CONTROL OF THE ALINGTON ESTATE
- DEVELOPMENT AREA BOUNDARIES (DA12 - FOR INTERNAL PURPOSES ONLY)
- POTENTIAL ROAD ACCESS
- POTENTIAL FOOTWAY AND/OR CYCLEWAY ACCESS
- LOCAL HIGH PRESSURE GAS MAIN
- LOCAL HIGH PRESSURE GAS MAIN EASEMENT
- DEVELOPMENT PROPOSED ACCESS INFRASTRUCTURE
- DEVELOPMENT LAND - PLANNING USE RESIDENTIAL
- DEVELOPMENT LAND - PLANNING USE RESIDENTIAL OR EMPLOYMENT
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- INTERPRETED CONTOUR OF 1% AEP (1 IN 100) PLUS 65%CC OR 0.1% (1IN 1000) YEAR FLOOD LEVEL (DATED 3 MARCH 2021), WHERE NO TOPOGRAPHICAL DATA IS PROVIDED
- EXTENT OF FLOOD ZONE 2/3
- POTENTIAL LAND RAISING AREA
- WOODLAND AREAS

FOOTNOTE: ASSESSMENTS WILL BE UNDERTAKEN IN RELATION TO THE SETTINGS OF THE LISTED BUILDINGS TO ESTABLISH THE EXTENT OF THE DEVELOPABLE AREAS WITHIN DA3 AND DA6a.

GENERAL NOTES

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10. EXISTING SERVICES HAVE BEEN AVOIDED WHERE POSSIBLE.

SCALE BAR IN METRES

0 100 200 300 400 500 1000 2000

PRELIMINARY

REV	DATE	DESCRIPTION	DRAWN	CHKD
-				

REVISIONS

Project	Title	Client	Drawn	Date
ALINGTON ESTATE, LITTLE BARFORD	HIGHWAY ACCESS AND DEVELOPMENT PARCELS PARISH GROWTH (BBLP2040 REG18 OPTION 2d)	EXECUTORS OF THE LATE NIGEL ALINGTON	MJD	31.8.20
			Job Manager	Checked RNL
			Approved MJD	Scale 1:10000 @ A1

This drawing is to be read in conjunction with all other Engineer's drawings and all other project information. Any discrepancy between the Engineer's drawings and other project information is to be reported to the Engineer immediately.

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Drawing No. 60830-PP-501

Revision -

Drawing Status

- ☒ INFORMATION
- ☐ APPROVAL
- ☐ COSTING
- ☐ TENDER
- ☐ CONSTRUCTION
- ☐ AS CONSTRUCTED

A1

BIDWELLS