



Scan

A CONSERVATION AREA

This document describes a Conservation Area designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. It

- outlines the boundaries of the Conservation Area and identifies the important features within it
- gives information on statutory planning policies which govern the control of development within the Area; and
- offers advice on other matters which can help conserve and improve.

This information is intended for people living locally, people seeking planning permission or other consents, and anyone interested in conserving the historic character of Bedfordshire's settlements.

INTRODUCTION: The Purpose of Conservation Areas

Local Planning Authorities are required to identify places of special architectural or historic interest whose character needs care and protection. These 'Conservation Areas' may be urban or rural. Their special character is the sum of many elements, listed and other important buildings, open spaces, views and vistas, trees, an historic street pattern, a village green, association with a famous person, or interesting archaeological sites. Smaller details such as individual walls, gates, steps, railings, lampposts, shop fronts, paths, streams and hedges can also contribute.

One of the best ways of protecting and improving the overall character and appearance of a place is by taking care of these detailed elements. This can be done through planning controls over routine development, and by means of everyday care on the part of residents.

Draft proposals for a Conservation Area are prepared by the Local Planning Authority. Formal designation or review, which follows consultations with local people and other interested parties, may introduce some extra planning controls.

Planning Controls

Planning Applications for development which the District Council considers likely to affect the character and appearance of a Conservation Area must be advertised and made available for public inspection. Comments received are taken into account when a decision is made. (The District Council also has powers to bring minor alterations within planning control, but only after further public consultation and with the approval of the Secretary of State for the Environment.)

'Conservation Area Consent' must be obtained from the District Council for

- the demolition of buildings over 115 cubic metres volume (with certain exceptions)

- the demolition of all walls over 2 metres high, or over 1 metre high when adjacent to the highway.

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

The basic repair of unoccupied buildings can be secured by powers available to the District and County Councils.

Planning Policies

General planning policies are given later in this document. They are intended to protect and improve what is best, and to take into account any opportunities for carefully designed and appropriate development.

Voluntary Action

Everyone living or working in a Conservation Area ought to be aware of the need to preserve and improve its character, and of the opportunities for doing so. Buildings, walls and other structures should be kept in good repair. Care of many of the important small details is within the control of local residents, individually and/or collectively.

Grants

Both the District Council and the County Council can give grants or loans for repair work to historic buildings and other important features in Conservation Areas. Housing Act grants may also be available from the District Council for the general improvement of properties. These are described in a leaflet, 'Grants and Loans for Historic Buildings', available from the Planning Department.

Parish Council

The Parish Council can raise money for use on maintaining parish facilities, including land with public access and open spaces.

EVERSHOLT CONSERVATION AREA

Eversholt lies in the greensand country of Central Bedfordshire on the eastern edge of the Woburn Park "plateau", approximately 4 miles to the south west of Flitwick and Ampthill. The M1 motorway runs along the north eastern boundary of the Parish and the B528, which links Woburn with the A5, runs to the south west. The surrounding land is mainly undulating pasture and woodland. The Parish also lies within both the South Bedfordshire Green Belt and an Area of Great Landscape Value as identified on the Mid Bedfordshire Local Plan Proposals Map. The current parish population figure is approximately 460.

Historical Development of Eversholt

Eversholt is seen today as mainly a Woburn Estate village, however its historical development is extremely complex. In medieval times there were at least 17 separate settlements or 'Ends', together with 11 large 'common' fields, three manors and the church.

The northern and eastern boundaries of the parish appear to be very ancient. To the south and west, however, the early boundary has been altered where it meets the parkland and wooded plantations of Woburn Park and Milton Bryan.

Much of the road pattern within Eversholt is also very ancient. Maps of 1765 and 1808 show that many roads are older than the field boundaries on either side of them. Three old roads entered the parish from the north west, west and south west, and formed a self-contained network within the parish boundaries to serve the 17 'Ends'. Only the road to Tingrith actually cut through the ancient parish boundary on the eastern side.

From earliest times, many of the inhabitants of Eversholt were employed in dairying and arable farming. Lace making was also a major cottage industry in the 17th and 18th centuries, and a tailor is mentioned in 1699. By the 18th century Eversholt boasted seven public houses, two maltings, a tannery, a windmill, and a forge. There was furthermore a school funded by the Town Estate Charity. In the 19th century several brickfields were opened, and there is record of a carpenter, a shoemaker, a butcher, a baker, a lath mender and a bell hanger.

The Boundaries of the Conservation Area

Eversholt Conservation Area was originally designated nearly 20 years ago (in March 1973) by Bedfordshire County Council. For that reason therefore and due also to the possibility of additional pressure in the area as a result of proposals for the Woburn Theme Park if that were to ever proceed, a review of the Conservation Area was considered necessary. No changes to the Conservation Area boundary have been made, however, as a result of the review.

General

The Conservation Area is centred on two ends, Church End and Brook End which together comprise the main "nucleus" of the village containing the church, the school, the public house, the former Post Office stores and the cricket ground. Collectively these form an attractive group of buildings and spaces. Church End itself is situated at a minor crossroads, one of the roads off which is a dead-end. From the church the road winds downhill to Brook End where there is a small terrace of houses situated overlooking the cricket ground. There are a number of other dwellings along Brook End Lane, which as its name suggests, follows the brook in a north-easterly direction.

The village roads are generally narrow and bending although through traffic is quite light. Close to views are provided by groups of dwellings situated on the bends.

Within the Conservation Area there are several listed buildings which are identified on the corresponding Conservation Area Map, as are a number of other "important buildings". The main character of the village is derived from a combination of the architectural merit, positioning and group value of these buildings which together contribute greatly to the overall streetscene.



Church End

Approaching the village from the north-east the road bends round to the minor crossroads junction at Church End where there is a strong sense of enclosure created by the grouping of buildings, walls and hedges all adjoining the roadside. This effect is reinforced by a number of trees standing in the grounds of Church Farmhouse, (formerly known as Church End Farmhouse) and Linden House, (formerly known as The Rectory), on the north-eastern side of the junction. Both of these fine 18th century red brick listed dwellinghouses are set back from the road in walled gardens, as is the listed 17th century timber framed "Wakehams" to the east which has white roughcast walls.

On the opposite corner of the junction abutting the edge of the road itself is the 18th century listed School House and adjoining it the "End House" also of red brick and with a walled garden to the south-west. A narrow dead-end road runs north-west from the crossroads leading to the churchyard entrance which is hedged by yew, and on the south-western side of it is the brick school building. On the north-eastern side two houses adjoin the road edge, and set at right angles to it is a listed 17th century former row of cottages, now converted to a single dwelling known as Church End House. This building faces onto a narrow path which links up with the main road to the north-east. On the opposite corner of the dead-end road from the School House is a white painted building which includes the former Post Office Stores.

From the crossroads junction the road to the north bends round to reveal the sandstone Parish Church of St. John the Baptist. The church has a 14th century chancel but dates mainly from the 15th century and was restored by Sir Gilbert Scott in 1864.

Beyond the Conservation Area the old rectory and land to the west of the church have been amalgamated into the grounds of the Woburn Park Estate and a high brick wall bounding this part of the Estate runs along the south-western edges of both the churchyard and the cricket ground forming the Conservation Area boundary in this location. Along the road frontage to the east of the church there is a low retaining wall and the churchyard itself contains some fine trees. Adjoining to the south is the Old Bakery of red brick and opposite stands the Green Man public house, also of brick with a slate roof, which dates from 1835.



Church End/Brook End

From this part of the village the land slopes away to the north and there are pleasant views over the cricket field. This area of green open space provides a pleasant setting for the church which is situated in an elevated position above it. On the northern side of the cricket field adjoining the swimming pool the new village hall has been well designed in keeping with its surroundings.

Tyrells End

Prominent in views from the churchyard is the white painted Tyrrell's End Farm, (Nos. 30, 31 and 32 Tyrells End). This listed timber framed building dates from the 16th century. Further to the north is the 17th Century Tyrrell's End Cottage, another attractive timber framed building with later brick additions, also listed, and although originally one house, it may have been converted to two in the 18th/19th century.



Brook End

Located on a bend and closing views out of the Conservation Area looking north towards Tyrrell's End, is Linden Lodge, identified as an important building on the Conservation Area Map. On the opposite side of the road an important hedge runs south to Brook End Lane where a small terrace of gault brick dwellings situated on the corner of the junction closes the view in this location. The properties at Nos. 2 and 4 Brook Lane are both attractive, No. 4 being a 17th/18th century house of white-washed brick and thatch. The lane itself is lined on both sides by hedges, and peters out to a footpath beyond Brook End House. This is a listed 17th century timber framed dwelling, white-washed with outbuildings positioned at right angles to the lane and trees beyond which marks the boundary of the Conservation Area in this location.

POLICIES and ADVICE

The District Council has published policies for the rural areas of the District, and its Conservation Areas, including Eversholt Conservation Area, in the Mid Bedfordshire Local Plan. This Conservation Area document, however, identifies further specific policies which it is considered should be implemented in order to preserve and enhance the character of the Conservation Area.

Changes in a Conservation Area may enhance or detract from its character and appearance. Proposals for development need to be assessed on their merits, therefore, but within broad guidelines. The following policies will consequently apply in cases where planning controls exist, and advice is also given for situations outside these controls. This is in addition to other planning policies which govern matters such as infilling etc.

Applications for Listed Building Consent are outside the general scope of this document but many of the points listed below are also applicable. The District Council's Planning Department will be able to give advice however in all cases.

Policies

In order to maintain the distinctive character of the Conservation Area the Local Planning Authorities will seek to:

1. Retain important buildings and encourage their repair and maintenance, rather than development.
2. Ensure that any new development or redevelopment makes a positive contribution to the character of the Conservation Area. New buildings should be designed as part of the group in which they are situated, and should take account of existing walls, trees and hedges.
3. Retain important open spaces within the Conservation Area.
4. Retain important walls and hedges, and encourage their repair and maintenance.
5. Retain the existing layout and scale of roads within the Conservation Area.
6. Safeguard important views.
7. Retain trees wherever possible, and encourage new planting where appropriate.
8. Promote the use of granite kerbing within the Conservation Area.
9. Promote sympathetic street furniture and proper siting of telegraph poles and overhead wires.

Advice

1. The details and important features of buildings within the Conservation Area should be maintained and their repair or replacement should match the original as closely as possible, with opportunity taken to improve unsympathetic alterations.
2. The Council wishes to encourage the retention of existing traditional materials, such as natural slates and hand made old clay tiles. Roofing materials should be sympathetic to the character of the area, and modern substitutes should be avoided.
3. The shape, size, materials and glazing patterns of traditional windows should be retained. Many so-called 'period' building components marketed today are inappropriate for either new or period properties. This applies especially to pseudo-Georgian front doors, "Regency" canopies, bow windows and bottle glass. In period or traditionally-designed new buildings, windows should be of white-painted timber rather than stained timber, aluminium or UPVC.
4. Brickwork and stonework should normally be repointed rather than painted or rendered, employing the correct mixes and pointing techniques designed to avoid damaging soft brickwork and stone. Stone cladding is never suitable in a Conservation Area.

LISTED BUILDINGS

Several of the buildings within the Conservation Area are on the statutory list of buildings of special architectural or historic interest. Listed Building Consent will therefore be required from the District Council for any works which affect the character or appearance of the building (internally or externally), as well as anything attached to it, or any structure within its grounds including boundary walls erected before 1948. A leaflet on "Historic Buildings and the Law" prepared by the County Council is available from the District and County Planning Departments.

The Listed Buildings within Eversholt Conservation Area are as follows:-

<u>No./Name and Address</u>	<u>Grade</u>
Brook End House, Brook End	II
Church of Saint John the Baptist, Church End	II*
Church Farmhouse, Church End	II
Linden House (formerly the Rectory), Church End	II

"Wakehams", Church End	II
Church End House, Church End	II
Former Post Office stores and adjoining house, Church End	II
School House, Church End	II
The End House, Church End	II
K6 Telephone Box, Church End	II
Tyrrells End Farm House (Formerly Nos. 30, 31 and 32 Tyrrells End)	II*
Tyrrells End Cottage, No. 8 Tyrrells End (formerly listed as Nos. 28 and 29)	II



St. John the Baptist

