

Toddington Conservation Area Appraisal

Toddington Conservation Area was designated in 1971, with additional 'Article 4 Direction' protection endorsed by the Secretary of State in 1975. The conservation area was last reviewed in 1993.

The current review, the results of which are set out in the Appraisal document, assesses the setting, character and appearance of the conservation area and identifies opportunities for improving the character of the designated area.

It also introduces key issues in any additional review of the levels of protection afforded by the current 'Article 4 Direction' such as uPVC replacement windows and doors and the painting-over of exterior brickwork.

A 28-day consultation period on the draft appraisal document was launched at Toddington Village Hall on Saturday 9th January 2010.

Boundary Changes

Following consultation with the Parish Council, the Appraisal makes recommendation of the following conservation area boundary amendment:

Extension of the conservation area south to incorporate the old workhouse ('The Grange') and its grounds, and 19th century housing in High Street and Dunstable Road which makes a positive contribution to the streetscene.

The results of the consultation

The Parish Council response:

(Minutes of PC meeting 2nd February 2010)

"It was **Resolved** by the council to support the preservation of the Conservation area with Cllr Hagen's suggestion of extending the area to incorporate the Old Work House"

In addition to the Parish Council, 13 consultation responses were received.

The following have been identified as Key Issues

- The need for traffic calming
- Poor/inappropriate shop signage

[Both issues are addressed in the Opportunities for Enhancement set out in the Appraisal]

- uPVC replacement doors and windows
- The painting-over of exterior brickwork

[Both issues may be addressed by a review of the current 'Article 4 Direction' covering the conservation area. The Parish Council has

requested a further presentation on this issue by the Conservation Officer, so that it is clearly understood in advance of any consideration of review]