

RECORD OF EXECUTIVE DECISION TAKEN BY AN EXECUTIVE MEMBER OR OFFICER

This form can be used for any decision but **MUST** be used to record:

- any decision taken The Elected Mayor or an individual Councillor
- a key decision taken by a Council Officer

In these circumstances the form must be completed and passed to the Service Manager (Members' Services) no later than NOON on the second working day after the day on which the decision is taken. No action may be taken to implement the decision(s) recorded on this form until 7 days have passed and the Service Manager (Members' Services) has confirmed the decision has not been called in.

1. Description of decision

To agree, for the purposes of public consultation, the content of conservation area character appraisals and management strategies for the conservation areas at Biddenham (which incorporates proposed boundary alterations) and Stewartby and for a proposed new conservation area in Hinwick.

2. Date of decision

15th June 2016

3. Reasons for decision

Local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of their areas have special architectural or historic interest, the character or appearance of which should be preserved or enhanced, and to designate those areas as conservation areas. Authorities also have a duty from time to time to review existing designations and to consider whether any parts or any further parts of their area should be designated as conservation areas.

4. Alternatives considered and rejected

None applicable

5. How decision is to be funded

From existing budget

6. Conflicts of interest

Name of all Executive members who	Nature of interest	Did Standards Committee give a dispensation for that conflict of interest? (if yes give details and date of dispensation)
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were consulted AND declared a conflict of interest.		
None		

Signed D. Adgey Date 15/6/2016

Name of Decision Taker MAYOR DAVID HODGSON
 [this must be signed by the decision maker or, if the decision was made by the Mayor or Councillor then the relevant Head of Service may sign it].

This is a public document. A copy of it must be given to the Service Manager (Members' Services) as soon as it is completed.

Date decision published: 16th June 2016.

Date decision can be implemented if not called in: 27th June 2016

Bedford Borough Council

Date: 14th June 2016

Report by Assistant Director (Planning)

Subject: Public consultation on a new Conservation Area at Hinwick and Conservation Area Appraisals and Management Plans for Stewartby, Biddenham and Hinwick.

1. Executive Summary

- 1.1 A new conservation area is proposed for Hinwick. An appraisal of the area has been undertaken and proposed boundaries and a management strategy drafted. Conservation Area Appraisals (which incorporate management strategies) have also been produced for the existing conservation areas of Biddenham and Stewartby. Minor extensions are proposed to the Biddenham Conservation Area as a result of the appraisal process. Formal consultation is now proposed over a period of four weeks to seek views on the proposed designations and appraisal documents.

2. Recommendation

- 2.1 That the conservation area appraisals and management plans attached as Appendix A along with the list of consultees attached as Appendix B be approved for the purposes of public consultation.

3. Reasons for Recommendations

- 3.1 To ensure that the Council's draft appraisal documents and consultation list are sound and thorough, and that the public's views are sought.

4. Key Implications

Legal Implications

- 4.1 Local planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to determine which parts of their areas have special architectural or historic interest, the character or appearance of which should be preserved or enhanced, and to designate those areas as conservation areas. Authorities also have a duty from time to time to review existing designations and to consider whether any parts or any further parts of their area should be designated as conservation areas. The Act also enables local authorities to draw up and publish proposals for the preservation and enhancement of conservation areas in their districts, and to consult the local community about these proposals.
- 4.2 The Council is not required to undertake any public consultation prior to designating a new conservation area. It must simply place an advertisement in a local newspaper and the London Gazette and the Secretary of State and Historic England need to be formally notified once a new designation is made. However, there is a statutory requirement (Section 71 of The Act) to hold a public meeting for consideration of the management plan.
- 4.3 Whilst public consultation is not obligatory, it is now acknowledged that local consultation can help to bring valuable public understanding and 'ownership' to proposals for an area. Historic England advises that consultation should be undertaken generally in line with the Local Authority's Statement of Community Involvement. It is therefore proposed that a four week public consultation period be undertaken. This would proceed in the following manner:
- (i) A letter shall be sent to residents affected by the proposed boundary changes and designation of the new proposed conservation area in advance of the commencement of the four week consultation informing them of the proposed designation and consultation period and stating where the documents may be viewed. The local Parish Councils shall also be notified and notices placed on local information boards and Parish Council websites. All Councillors and other interested groups shall also receive this information (please see Appendix B for the full consultation list). The notices and letters sent shall provide an opportunity for interested parties to make representations in support of or against the proposed designation. A consultation period of 4 weeks shall be provided.
 - (ii) A public meeting shall be held on a weekday evening during the four week consultation period in each area (exact dates to be finalised following confirmation of available venue dates).
 - (iii) Once the consultation period has expired, the comments received shall be considered by officers and a report drafted detailing all responses with comments and recommendations on them. The matter is then referred back to Executive for a decision as to whether to proceed with the designation of the conservation area and/or adoption of the conservation area appraisal and management plan, either in its original or a revised form taking into account comments received.

Policy Implications

- 4.4 Relevant conservation area policies saved from the 2002 Local Plan include BE9, BE11, BE13, BE15 and BE16 Policy CP23 of the Bedford Core Strategy and Rural Issues Plan 2008 also requires that development will be required to protect and where appropriate enhance the character of conservation areas.

Resource Implications

- 4.5 In the event that the Council does decide to designate a conservation area, there will be a variety of implications for the Council as well as other interested parties and these may be summarised as follows:
- Demolition of certain buildings will require the Council's consent.
 - It will become an offence to carry out works to trees without the Council's consent although certain exemptions apply.
 - The Council comes under an obligation pursuant to Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publicise proposals for the preservation and enhancement of the area.
 - The Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area when exercising its powers under the Planning Acts/Historic Buildings and Ancient Monuments Act.
 - Planning applications require a greater level of publicity.
 - Permitted development rights are more restricted.
 - Specific statutory duties are placed on telecommunications operators.
 - The right to display certain types of illuminated advertisement without consent is excluded.
- 4.6 The additional exercise of the Council's statutory responsibilities in a new Hinwick conservation area and within the extensions proposed to the Biddenham conservation area can be met within existing resources.

Risk Implications

- 4.7 There is a very slight risk that the designation may be challenged by judicial review. Case law shows that previous challenges have had minimal success (five reported challenges, four unsuccessful, one success).
- 4.8 If a conservation area appraisal and management plan is not considered to have undergone sufficiently rigorous public consultation the documents may lack weight when used for development management and subsequent appeal determinations.
- 4.9 If the management plan has not been subject to a public meeting the authority will not have fulfilled its statutory duty.

Environmental Implications

- 4.10 Without designation, there is a risk that the historic and architectural interest which has been identified would be harmed due to the inability to control potentially harmful development. There is also a risk of the loss of trees which are not afforded protection by a Tree Preservation Order.

Equalities Impact

- 4.11 In preparing this report, due consideration has been given to the Borough Council's Statutory Equality Duty to eliminate unlawful discrimination, advance equality of opportunity and foster good relations, as set out in Section 149(1) of the Equality Act 2010.
- 4.12 A relevance test for equality has been completed. The equality test determined that the activity has no relevance to Bedford Borough Council's statutory equality duty to eliminate unlawful discrimination, advance equality of opportunity and foster good relation. An equality analysis is not needed.

5. DETAILS

- 5.1 All of the appraisals follow the same format as advised by the Historic England Guidance *Understanding Place: Conservation Area Designation, Appraisal and Management (2011)*. Firstly, the existing planning policy framework is identified. This is followed by the identification and definition of the special architectural and historic interest of the conservation area. This is a fundamental aspect of the appraisal as it is this definition against which development proposals are measured. In particular, they must meet the statutory test set out under s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'preserve or enhance the character of the area'. The

appraisals include an overview of the location, topography and landscape and the historic development of the area. Following this, a spatial analysis looks at the layout, open spaces, trees, focal points and key views/vistas which contribute to the character and interest of the area. Building on this, the character analysis then provides an assessment which highlights whether there are particular areas which share distinctive features which can be grouped together and are known as character areas. An assessment of the general condition of the conservation area is also undertaken which includes neutral or negative features which help inform the accompanying management plan.

- 5.2 The management plan is a document informed by the appraisal providing action points to guide the future management of the conservation area in order to preserve and where possible enhance its special interest. Common action points include guidance on new development within the conservation area, considering the impact of proposals on key views and vistas, appropriate management of the public realm and open space and trees and consideration of the impact on archaeological remains. The management plan is then used as a technical document to provide guidance for owners and businesses within the conservation area and to inform the development management process. It does not have any direct financial impact on the council's revenue or capital budgets once published.

Hinwick

- 5.3 The proposed conservation area boundary (shown on page 4 of the Hinwick Appraisal provided in Appendix A) includes the majority of the built residential form within the settlement with the exception of the modern housing and allotments to the south-west and Hinwick House to the north. The proposed designation of Hinwick is due to a number of elements and features which contribute to its historic character. As well as the strong relationship with Hinwick House, other features contributing to its special interest include its nuclear pattern contained within a circle of roads, the wealth of the historic built form including listed buildings dating from sixteenth-nineteenth century, the unity of vernacular building materials notably limestone used for houses, outbuildings and boundary walls and the verdant quality of the hamlet and open spaces which contribute to its rural character.
- 5.4 The management strategy mainly proposes sensible management of the public realm, in particular ensuring that street furniture, including signage, is sympathetically located and appropriate in scale, encouraging the maintenance of open spaces and working with stakeholders to protect the tree population in line with government guidance. This document also sets out that public realm works should seek to retain the rural character of the area.

Biddenham

- 5.5 The Biddenham Appraisal (appendix A) details the historical development of the village and the proposed alterations to the boundary. Three additional areas are proposed to be included within the existing conservation area. These are: a section of Duck End Lane; the pond and meadow north of Church End; and an extension to Main Road at the east end on the south side (an overview of these proposed extension areas can be seen on page 34 of the Biddenham Appraisal document). Duck End Lane is proposed for inclusion due to the character of the lane, its strong agricultural character and its reflection of the development of Biddenham and its history as a farming community. Two houses at the east of the lane are considered to be of positive merit. The pond and meadow north of Church Lane are proposed to be included for their historic interest and contribution to views into the conservation area. The south side of the east end of Main Road is proposed for inclusion due to the historic and architectural interest of the Arts and Crafts houses in this part of the village which reflects the continued development of the settlement as well as some Edwardian houses which make a positive contribution to the area. Consideration was also given to the inclusion of properties further along Biddenham Turn. However, it was concluded that such an extension would include too many buildings of neutral/no historic merit to warrant special protection and designation.
- 5.6 The special interest of Biddenham lies in its interest as an established and well-preserved rural village with a history of agricultural activity, a number of listed buildings dating from the seventeenth and eighteenth centuries, a number of farms and outbuildings laid out around large courtyards, numerous cottages made from local building materials, the association with the Arts and Crafts movement, the unity of form through the use of local building materials notably limestone and timber-framing, the verdant character and open spaces between buildings, the linear layout of the village and the views out of the conservation area offering the rural context and origins of the settlement. Whilst there are distinguishable types of built form within the conservation area these are not deemed to form a comprehensive specific groups or areas and therefore there are no discernible character areas.
- 5.7 The management strategy for the public realm seeks to ensure that new street furniture, including signage, is sympathetically placed and appropriate in scale whilst maintaining its statutory highway obligations and where street works are undertaken they are done so in agreed materials and design in order to produce a unified, consistent and high quality public realm. As per the Hinwick management plan the Council will encourage the maintenance of open spaces and in partnership with stakeholders ensure that the tree population of the conservation area is protected in accordance with government guidelines.

Stewartby

- 5.8 The Stewartby appraisal (Appendix A) details the historic development of the village. After consideration and assessment of the historic, architectural and spatial layout of the village, there are no boundary changes proposed. Special interest is derived from: its origins as a planned model village associated with the London Brick Company including housing, amenities and community spaces; the low density plan form; the limited palette of materials notably the use of the Fletton rustic brick and clay roof tiles that give unity to the built form;

landmark buildings including the Common Room and Memorial Hall; associations with notable architects including Sir Albert Richardson; open spaces and trees that contribute to the open character of the area; the open nature of the frontages; and the setting of the conservation area adjacent to the London Brick Company brickworks with which it is associated.

- 5.9 Two character areas have been identified within Stewartby: Stewartby Way, Green Lane and Churchill Close form character area 1 and the Sir Malcolm Stewart Trust Homes form character area 2. Character area 1 is defined by the larger semi-detached houses and includes the open spaces of The Crescent and Churchill Close. Character area 2 is defined by the complex of the Trust Homes which have a uniform architectural style and distinctive layout. This includes the recently grade II listed Common Room and No's 1-24 of the Trust Homes constructed by the notable architect, Sir Albert Richardson.
- 5.10 As part of the management plan the Council will consider the options for updating the Article 4 Direction (which withdraws certain permitted development rights) and guidance document available to the public in light of changes which have taken place since initial publication. Due to the important contribution that the open plan character makes to the conservation area action points include that the Council will seek to ensure this character is respected as far as possible through statutory planning powers and will seek the preservation of open frontages when determining proposals. With regards to the public realm the Council will ensure that new street furniture and surfacing is sympathetic to the character of the area whilst maintaining its statutory highway obligations. The LBC headquarters are located within the conservation area but are currently unoccupied and in a poor state of repair. The management plan notes that the Council will support schemes for the building's re-use which preserves its architectural and historic significance. The Council will also monitor the building's condition and consider the effect of this on the amenity of the area when considering the use of its statutory enforcement powers.

6. SUMMARY OF CONSULTATIONS AND OUTCOME

- 6.1 The following Council Units or Officers and/or other organisations have been consulted in preparing this report:

Finance Team
Highways Team
Legal Services
Planning Policy Team

No adverse comments have been received.

7. WARD COUNCILLOR VIEWS

Cllr Alison Field-Foster: Subject to residents views I would be happy to support this designation. The writers have produced a very thorough report which is well researched, a most interesting and enjoyable read.

Cllr Tim Hill: Pleased to note that Article 4 is to be reviewed. Given the place they hold in the village, I'm very surprised that it is not proposed to extend the boundaries to include the following: the original part of Park Crescent, Alexander Close, Montgomery Close, Wavell Close, the original part of Rousbury Road, Magpie Avenue, the original part of Pillinge Road. (Officer response – Ian Johnson has responded to say that officers do not, on current evidence, consider those areas to have sufficient architectural and historic interest. Any feedback or comments received as a result of the consultation exercise will, however, be fully considered particularly where further evidence is put forward as part of any suggested boundary alterations)

Cllr John Gambold, Cllr Roger Rigby: No comments received.

<i>Report Contact Officer:</i>	<i>Ian Johnson, Service Manager Heritage and Compliance, email: ian.johnson@bedford.gov.uk</i>
<i>File Reference:</i>	<i>CA Appraisals 2015/16</i>
<i>Previous Relevant Minutes(s):</i>	<i>None</i>
<i>Background Papers:</i>	<i>None relevant</i>
<i>Appendix:</i>	<i>Appendix A- Draft Hinwick, Biddenham and Stewartby Conservation Area Appraisals and Management Plans</i>

HINWICK

PROPOSED CONSERVATION AREA

APPRAISAL AND MANAGEMENT PLAN



HINWICK: PROPOSED CONSERVATION AREA

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- Fig. 23. Stone walls, Hinwick Park & Park Farm

1.0. INTRODUCTION

Background

- 1.1. In 2015 BEAMS Ltd, an independent historic building consultancy was commissioned to consider Hinwick as a possible conservation area, to consider its boundaries (Map A), undertake an appraisal of the area identifying its special interest and to undertake a management plan for the preservation and enhancement of the Conservation Area. The work was undertaken between September 2015 and April 2016.
- 1.2. Conservation area designation introduces controls over works to buildings including a requirement in legislation and planning policies to pay special attention to the desirability of preserving or enhancing the character and appearance of the Conservation Area. It also introduces control over demolition of unlisted buildings, works to trees, the reduction of types of advertisements which can be displayed with deemed consent and restrictions on the types of development which can be carried out without the need for planning permission.
- 1.3. The special interest of Hinwick will be identified by analysing its development, landscape setting, views and spaces and through assessment of its buildings. It is intended to assist and guide all those involved with development and change and will be used by the Council when considering development proposals. The approach used in preparing this document is based on current good practice guidance as set out by Historic England in *Understanding Place; Conservation Area Designation, Appraisal and Management: Guidance on Conservation Area Appraisals* (English Heritage, 2011).

Objectives

- 1.4. The objective of this appraisal is to define the special interest of the hamlet of Hinwick by analysing its historic development, landscape setting, views and spaces and through the assessment of the architectural and historic qualities of its buildings. The appraisal will identify positive, negative and neutral features and spaces, and the problems, pressures and capacity for change.

Public Consultation

- 1.5. There is a strong emphasis on community involvement in the production of appraisals to ensure the documents are as accurate as possible by assessing local knowledge, to encourage local involvement and to give people the chance to influence the document. Further details regarding the Public consultation exercise can be found in section 8.0.

Status and Contacts

- 1.6. The appraisal will be used as a technical document to inform planning decisions and will be subject to a process of monitoring and review.
- 1.7. The Council offers a charge for pre-application advice which presents the opportunity to discuss proposals and their acceptability prior to submitting a full application. Due to the sensitive nature of conservation areas and in order to preserve/enhance its special interest, development within the area is subject to stricter standards and regulations and applicants/agents are encouraged to use this service.

Postal Address:

Bedford Borough Council,
Planning Services,
Historic Environment Team,
4th Floor,
Borough Hall,
Cauldwell Street,
Bedford MK42 9AP.

Telephone: 01234 718068

Email: planning@bedford.gov.uk

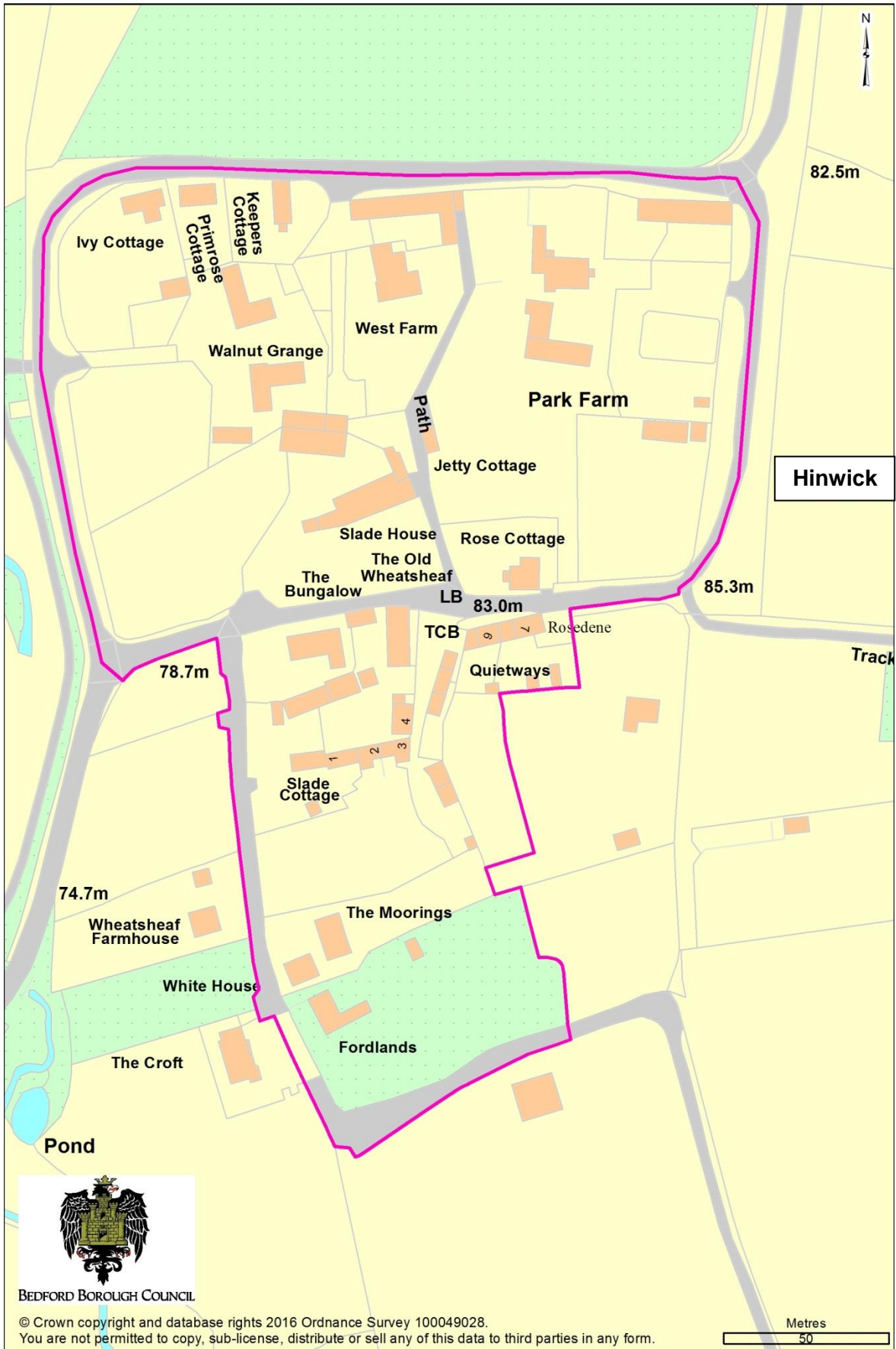
2.0. PLANNING POLICY FRAMEWORK

National

- 2.1. A conservation area is defined under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area 'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' Local planning authorities have a duty to designate such areas as conservation areas. Section 71 of the Act requires local planning authorities '...to formulate and publish proposals for the preservation and enhancement...' of these conservation areas.
- 2.2. Section 72 gives local planning authorities a duty towards conservation areas in the exercise of their planning functions, requiring that 'special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area'.
- 2.3. The National Planning Policy Framework 2012 includes government policy on the historic environment in section 12. Paragraph 127 requires that 'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest.'

Local

- 2.4. The Bedford Development Framework Core Strategy and Rural Issues Plan has the following objectives for conservation areas:
 - Achieving high quality design that takes into account, among other things, local character and local distinctiveness
 - Protecting and enhancing the Borough's built and cultural assets
 - Fostering the development of heritage and cultural tourism



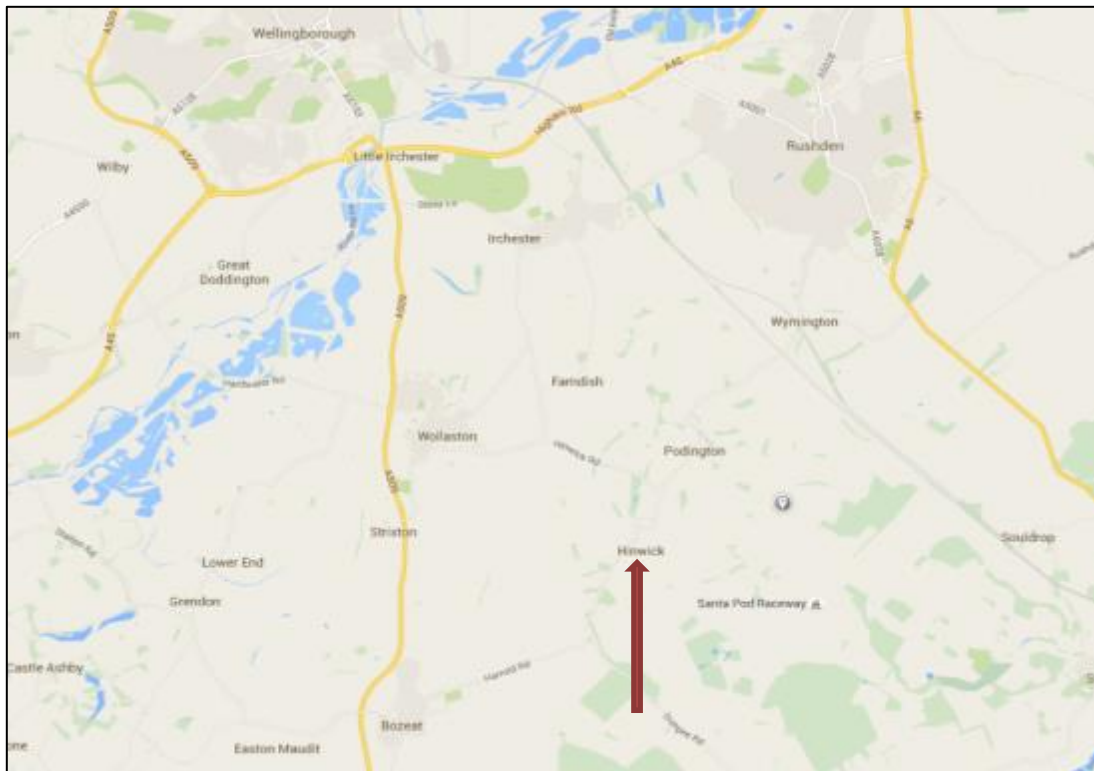
Map A: Proposed Conservation Area Boundary Map

3.0. DEFINITION OF SPECIAL INTEREST

- 3.1. Every conservation area has a distinctive character, which is derived from its topography, historical development and current uses. Features such as streets, hedges, views, buildings and place names are all important contributors.
- 3.2. Summary of significance and special interest of Hinwick:
 - A small agricultural hamlet built on the site of a deserted medieval village.
 - The nuclear pattern of the settlement, the hamlet being largely contained within a circle of roads.
 - The wealth of historic listed buildings within the hamlet dating from the sixteenth to the nineteenth century.
 - The local building material of coursed rubble limestone was used for almost all its farmhouses, outbuildings, cottages and boundary walls, giving the hamlet a strong visual identity.
 - The verdant quality of the hamlet both in terms of the trees, gardens and fields within the hamlet as well as the views out to the surrounding countryside.
 - The open spaces between the buildings separated by gardens, pastures, outbuildings and driveways often associated with the hamlets agricultural past.
 - The rural countryside setting which surrounds the hamlet and contributes to the character of the hamlet and includes the allotments.
 - Hinwick House (Grade I listed) and its park (Grade II listed) form a key feature of the setting of the hamlet to the north and both of these heritage assets also contribute to key views out of the Conservation Area.

4.0. LOCATION, TOPOGRAPHY AND LANDSCAPE

- 4.1 The hamlet of Hinwick lies in open countryside in north Bedfordshire, just one mile to the east of the county boundary with Northamptonshire (Map B). It is situated approximately ten miles north-west of Bedford and five miles south-east of Wellingborough. Hinwick is in the parish of Podington which is sometimes known as the parish of Podington and Hinwick. The village of Podington lies approximately one mile to the north.
- 4.2. To the west of Hinwick is the A509 and to the east the A6, both running on a north-south axis. Hinwick is accessible from these major roads via a network of smaller historic roads which connect the ancient villages of the area to each other. Of particular significance for Hinwick are the roads that connect it to Harrold in the south, Podington in the north, Wollaston to the west and Bozeat to the south west.
- 4.3. The hamlet is situated in countryside between the River Nene to the north and the River Great Ouse to the south. A small brook rises in Hinwick and follows a northern course to the west of Hinwick House. The soil is loam and the subsoil clay and, significantly for the appearance of Hinwick, the area has limestone rock in places. The land slopes from the south to the north of the parish of Podington and rises to 346 feet at its highest point. Hinwick itself is situated on higher ground surrounded by a patchwork of fields and hedges. To the west the fields slope gently upwards from the road while to the north and east the land is flatter. In the south the fields rise gently up to meet the village.



Map B: Location Map of Hinwick

5.0. HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Early History

- 5.1. There is material evidence that the area where Hinwick is situated has been inhabited for millennia. Paleoliths (stone tools) have been found locally and kept in the collection of the Orlebar family at Hinwick House. A Bronze Age cinerary urn is referred to in Kelly's 1885 directory and was discovered to the south-west of the village in Great Close. The Romans also appear to have settled in the area, as evidence of their occupation was found in a field to the south-east of the village in the form of Roman pottery, building material, animal bone and oyster shells. The Victoria County History mentions that a small bronze Roman figurine was discovered in 1840 in a field known as Bellum in Hinwick. The area continued to be inhabited in the Anglo-Saxon period, confirmed by the discovery of a ninth-century Saxon Strap End with an animal head and incised interlace now in the Bedford Museum.

Medieval History

- 5.2. Hinwick or Hanneuich(e) is listed in the Domesday Book of 1086 with six tenants owning eight hides, which was considerably more than Podington in whose parish Hinwick now lies. Turstin the Chamberlain had one hide and three virgates of land which later became Hinwick Manor. By the thirteenth century there was a *messuage* which included a house, outbuildings and a dovecote, these are the origins of Hinwick Hall which is situated to the north of Wollaston Road.
- 5.3. In 1086, Hugh the Fleming had one and a half hides which later became the manor of Botvileyns or Brayes Farm. By the twelfth century it had passed to the Butvillein family from whom it received its unusual name and remained with them for the next three hundred years. Brayes Farm is the manor which eventually became Hinwick House.
- 5.4. An Historic Environment Record describes the medieval village of Hinwick as located in the position of the two post-medieval farms, i.e. Park Farm and West Farm, so very much where the hamlet is situated today. A further record describes a medieval find of iron nails and rivets found in Hinwick allotments, although the exact location remains unclear.

Sixteenth Century

- 5.5. Sir Reginald Braye acquired the manor of Botvileyns in 1499 and the name was presumably changed at this point to Brayes Farm. The manor house was rebuilt in the early-sixteenth century by the Braye family who held the manor until 1566. The remains of this building are to be found in The Turret House which is located on the west side of Hinwick House. The owners of the manor of Hinwick between the fifteenth and seventeenth centuries, the Tyringham family, rebuilt the manor house ca.1640. The south front of Hinwick Hall remains largely as built at this time.
- 5.6. In the hamlet of Hinwick several houses can trace their origins to the sixteenth century. Slade House is described in the Victoria County History as dating from the sixteenth century and constitutes the south-east corner of the present house. There would have been a central corridor with a room either side, stairs survive leading down to a cellar and originally there would have been stairs up to the first floor. Park Farmhouse has a date stone on its west gable with "1597" inscribed indicating its earlier origins.

Seventeenth Century

- 5.7. The hamlet as it is known today begins to take on a recognisable form in the seventeenth century, when a number of buildings were built that remain today. Fordlands and Keepers Cottage both retain their thatched roofs and essential seventeenth century character. Numbers 1 and 2 Hinwick Village have a date stone "1682" in the west end gable, and Jetty Cottage is also thought to date from this period. Of the larger houses West Farm retains a seventeenth century wing and Slade House is described in its list entry as late seventeenth century.
- 5.8. The Orlebar family, who have played such a key role in the history of Hinwick and the surrounding area, begin their association with the hamlet in the seventeenth century. In 1647, Margaret Child, the heir and daughter of Richard Child, married George Orlebar which brought the Podington and Hinwick estates into the Orlebar family. The property passed to their son George and subsequently to their grandson, Richard. At a similar date in 1653, John, William and Thomas Alston, owners of the manor of Hinwick, sold a portion of the estate to the Orlebar family. These two transactions secured the families' continued residence in the area for the next three hundred years.

Eighteenth Century

- 5.9. Following his marriage to Diana Astry and a handsome dowry, Richard Orlebar (1671-1733) took the decision to build a new seat for the family, firmly establishing them in the area. He built Hinwick House between 1708-1714 next to the site of the old manor house of Brayes Farm, now Turret House. The architect is not known. It was built from local stone in a fashionable Baroque classical style inspired by the first Buckingham House. In gratitude to his wife Diana and the wealth that she brought to the marriage, he had a relief sculpture of Diana carved in the pediment on the south façade.
- 5.10. The house is the architectural highlight of the surrounding area. The landscape gardens were laid out following the construction of the house, and the gardens and parkland extend south to Hinwick and now form part of the setting of the hamlet. In 1779 a "Mr Orlebar" built Hinwick Bridge, crossing a stream that runs to the west of Hinwick House.
- 5.11. Hinwick Lodge is another fine eighteenth century stone house located to the south-east of the hamlet. Its date stone states that it was built in 1770.
- 5.12. A number of houses were built in the hamlet at this date reflecting the wealth of the estate. There are a cluster of buildings dating largely from the eighteenth century in the centre of the hamlet. Rose Cottage and Rosedene with 6 and 7 Hinwick Village are situated opposite each other. The house on the corner of the lane leading south is also eighteenth century, as is the derelict house to the south, 4 Hinwick Village. Ivy Cottage in the north-west corner of the hamlet was also built at this time. On the north side of the village both West Farm and Park Farm were extensively altered in the eighteenth century and retain this form today. The barn at Park Farm has a date stone of 1750, and the barn to the north of West Farm with the distinctive triangular openings for ventilation also dates from this period. During the eighteenth century many farm buildings that still survive were constructed, in response to new ideas that were circulating on farming and husbandry prior to the agricultural revolution.

- 5.13. The main activity in the hamlet would have been farming and has remained so until relatively recently. However, as far back as the eighteenth century the parish was known for the making of thread-lace, in which most of the women and children were occupied. However, their health was impaired by “their uneasy and confined positions” according to the Victoria County History, which states that some lace manufacture persisted when it was published in 1912.

Nineteenth Century

- 5.14. In 1834 Augustus Orlebar, the owner of Hinwick House, acquired Hinwick Hall which was in a poor state of repair and set about restoring it. He ran the two estates together. In the nineteenth century a range of outbuildings forming a stable, tack room and cart shed was built on the west side of the house. According to sale particulars from 1995 the house became a school in the 1880s.
- 5.15. In the hamlet itself Quietways was built in the nineteenth century. Other older buildings were adapted or extended. Rosedene has a date stone in its west gable of 1892 when this end of the building must have been added. The rear wing of Fordlands is probably nineteenth century, as is the lean-to. The adjacent house was substantially added to at this time. The lower, west wing of Slade House was added in the nineteenth century, and further work was undertaken at West Farm.

Twentieth Century onwards

- 5.16. Hinwick Hall was acquired by Mr G. Robinson in 1908 who completed the task of restoring the house. He also worked extensively on the gardens and built the stables to the house. Hinwick Hall was sold to the Shaftesbury Society in 1942 and became a home for disabled boys. During the First World War Hinwick House was used as an auxiliary hospital for injured soldiers. By 1923 the Orlebar family had sold parts of the Hinwick estate at auction which included land and houses in the north-west corner of the village including West Farm, the barn to the north of West Farm and the seventeenth-century cottage to the west. In 1995 the Orlebars were forced to sell Hinwick House and grounds when banks foreclosed on a loan to fund a restaurant in the outbuildings.
- 5.17. The function of Hinwick has changed from an agriculturally focused settlement with farmhouses, farms and outbuildings to a predominantly residential commuter village in the twentieth/twenty-first century. As agriculture has been mechanised and the need for labour reduced, the cottages have been bought, restored and modernised. Several new houses have been built on the west side of the village. Primrose Cottage is an entirely new cottage built in the vernacular style in 1997. In 1994 a major fire destroyed the entire roof structure of West Farm. At the same time as the restoration of the farm was undertaken, the range of barns that curved around the south of Keepers Cottage were demolished. Agricultural buildings, no longer needed for the purposes of farming, have been converted into houses, including the large barn north of West Farm on the road. Park Farm underwent a major refurbishment in 1995, having fallen into a poor state of repair. The outbuildings have been rationalised and some demolished while others have been converted. The outbuildings that were attached to Slade House and formed an arc have mostly been demolished, leaving only one large building on an east-west axis.



Map C: Map Of Hinwick, sale particulars, 1923

6.0. SPATIAL ANALYSIS

The Character and Interrelationship of Spaces within the Area

- 6.1. Hinwick is characterised by its scattered buildings interspersed with open spaces created by gardens, pastures and old farmyards. The hamlet is laid out within the curve of the main north/south road. A lesser road leads off to the east and curves around to meet the main road again, effectively forming a circle. Most of the large houses and their ancillary buildings are situated within the circle. A public footpath bisects the circle, beginning underneath an archway in the barn at West Farm on the north side and leaving by Rose Cottage on the south side of the hamlet (Fig. 1). There are two further roads to the south of the circular settlement. Opposite Slade House is a lane with Fordlands at the end and several modern houses on the west side. The building pattern here is scattered. Further east and orientated parallel is a shorter lane with Quietways and several smaller listed cottages, here the buildings are more densely placed. The pattern of development reflects the hamlet's history as an agricultural settlement and its organic evolution over time.



Fig. 1. Looking north to West Farm barn

- 6.2. The approach from Harrold to the south along Dungee Road winds its way through rolling countryside, with hedges and trees lining the road and small woods and fields to either side. On reaching Hinwick, fields run down from the houses on the hill to the east. On the west side of the road the land drops away and rises up creating long views out across the surrounding countryside (Fig. 2).
- 6.3. The approaches from the west along Harrold Road and Wollaston Road are wide and open with flat countryside to either side. The land begins to undulate as the roads approach Hinwick. Harrold Road is an unremarkable approach into Hinwick and meets Dungee Road south of hamlet. However, as Wollaston Road approaches Hinwick Road, it passes several important listed structures which make an important contribution to the character and setting of the hamlet of Hinwick. On the north side it passes Hinwick Hall with its grade II* listed house and entrance gates. It then passes over Hinwick Bridge, an eighteenth-century

grade II listed bridge. Finally it passes the grade I listed Hinwick House and its entrance gates on the south side of the road before it meets Hinwick Road.



Fig. 2. Looking west from Hinwick Road

Open space

- 6.4. Hinwick has no formal public open spaces such as a village green or recreation ground, but it does in its own organic way have open spaces between the buildings, whether this takes the form of paddocks, gardens, old farmyards or deep verges.
- 6.5. On the north side of the road into the centre of the hamlet is a paddock which is screened by a hedge and tall trees and forms an area of open space. At the top, the road opens out by the lane down to Quietways. If there is a sense of a centre to Hinwick, it is here in the open space created at the road junction with the listed phone box, the former shop at Rose Cottage and deep grass verges in front of Rosedene and to a lesser extent in front of Quietways.
- 6.6. Beyond Rosedene is a field on the south side with a hedge and on the north side there are paddocks which belong to Park Farm. Much of the old farm yard of Park Farm has been demolished and the north-east corner of Hinwick where the farm buildings once stood is now quite open in character albeit private and fenced in.
- 6.7. On the south side of Hinwick Road is the drive way which once led to the farmyard of West Farm, and now forms a large open gravel area between West Farm, the Barn and Keepers Cottage (Fig.3).
- 6.8. The garden of 1 & 2 Hinwick Village on the east side of the road is set behind a low dry stone wall and creates a sense of openness and greenery with its apple trees and lawn (Fig. 4). To the south is an overgrown open area where a house stood in the 1923 sale particulars and has now been demolished.
- 6.9. Open spaces outside the hamlet also impact upon its character. Views out to the surrounding countryside across open fields on the west side of the road running south to Fordlands allow the rural setting of the hamlet to be appreciated. To the east of Hinwick there is also wide open farmland which forms part of the rural setting of the hamlet. On the north side of Hinwick, set behind stone walling, is the designated parkland of Hinwick House which contributes significantly to the setting and character of Hinwick (Fig. 5).



Fig. 3. Looking south from Hinwick Road into West Farm



Fig. 4. 1 & 2 Hinwick Village and garden



Fig. 5. Looking north to Hinwick House

Landmark Buildings

6.10. Within Hinwick are a small number of landmark buildings; these are visually important structures that make a statement, form a full stop at the beginning or end of a view, hold an important corner position, can be seen at a distance, or stand above the general roof line of the surrounding buildings.

Landmark buildings within Hinwick:

- Park Farm House
- West Farm House
- Barn at West Farm
- House opposite Quietways
- Keepers Cottage

Focal Points

6.11. Hinwick lacks a strong focal point such as a church tower or village green. If there is a sense of a centre to Hinwick, it is in front of Quietways, with the listed phone box, the former shop at Rose Cottage and the open space at the road junction (Fig. 6). Other focal points are at West Farm with its old gravel farm yard surrounded by now converted out buildings.



Fig. 6. Open space in front of the house opposite Quietways

Key Views and Vistas

6.12. As Hinwick is located on high land there are a number of attractive views out of the hamlet to open countryside particularly to the west (Fig. 7). The land to the east is flatter and therefore provides less opportunity for views. As the road on the north east side of Hinwick curves round, there are views across Park Farm's paddocks towards Rose Cottage and further round back towards Park Farm (Fig. 8). Further along the road curves to the west and there are views along it with the house opposite Quietways acting as a visual stop at the end.

- 6.13. To the north of Hinwick there are significant views across the open space of the grade II listed park of Hinwick House which is on Historic England’s Register of Historic Parks and Gardens. The land slopes gently down towards the eye-catcher of the south side of Hinwick House with its elegant façade. The house was deliberately designed to be viewed from the three roads that wrap around its gardens and parkland setting. The quality of its architecture and surviving grounds is exceptional and is a key factor in the setting of Hinwick.



Fig. 7. Looking west from hamlet



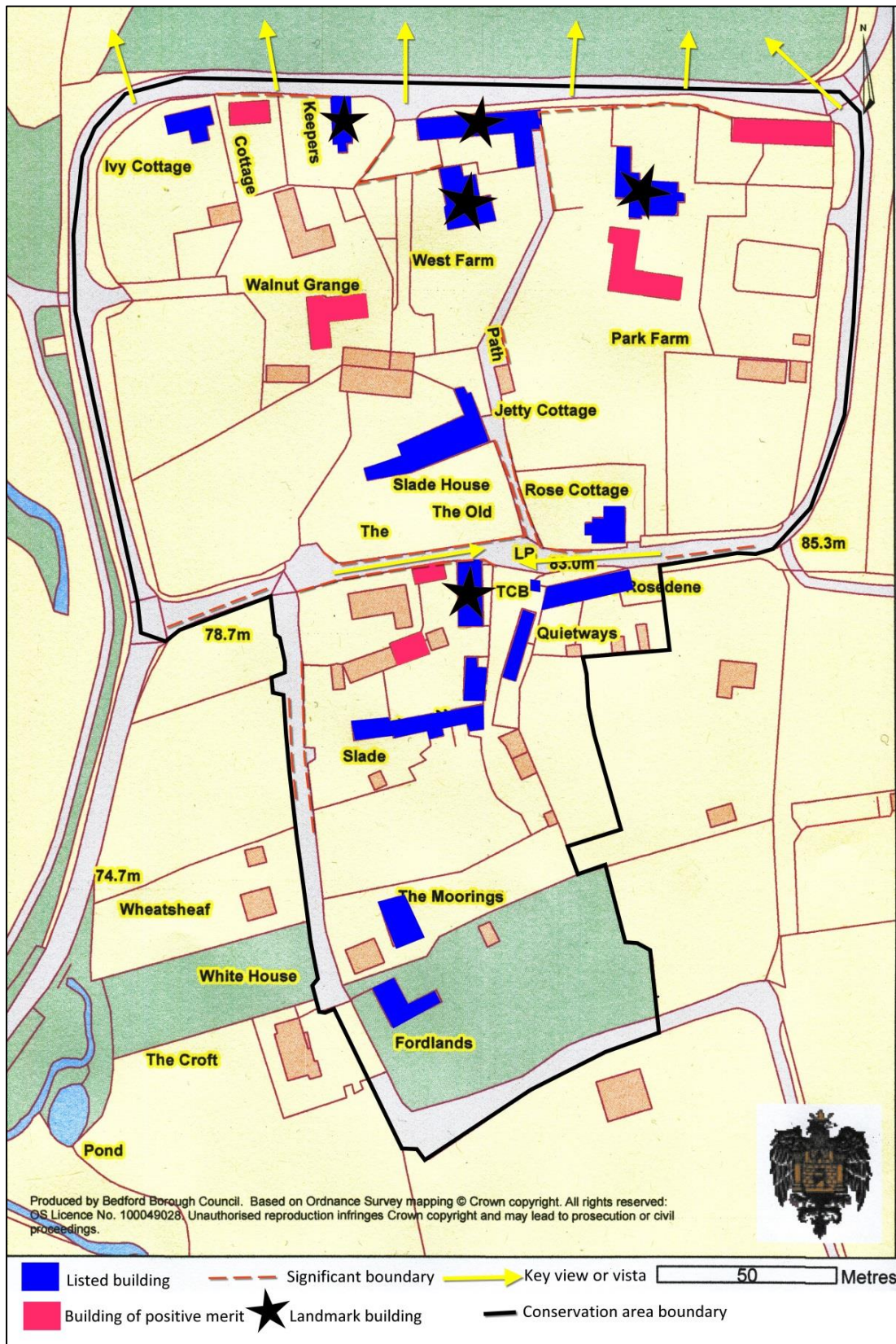
Fig. 8. Looking west toward Rose Cottage

Trees and Vegetation

- 6.14. Hinwick’s character as a rural hamlet dictates that there is much greenery in the form of fields, gardens, trees, and boundary hedging. The fields and parkland that wrap around the hamlet create a green envelope. The paddocks at Park Farm, along the west side of Hinwick create the impression of the countryside stretching into the hamlet.
- 6.15. There are some significant trees at the junction of the main road and the road into the centre of the village in particular an ancient oak tree on the west side of the junction. The gardens are well stocked with fruit trees which are visible over the stone walls such as at Rose Cottage and 1 & 2 Hinwick Village.

- 6.16. There are some defined boundary hedges such as the example along the road on the north-west corner of the hamlet at Ivy Cottage and further south on the same stretch of road. Slade House has a tall *Leylandii* hedge which screens the house from view.
- 6.17. There are grass verges along either side of the road on the west side of the hamlet and in front of Rosedene and to a lesser extent Quietways. A key characteristic of Hinwick is the lack of pavements which contribute to its rural character; the grass verges serve this purpose to a degree along the east side of the hamlet.

7.0. CHARACTER ANALYSIS



Map D: Conservation Area Appraisal Map showing constraints within Conservation Area

- 7.1. The hamlet has a strong common identity, derived from its building material of coursed rubble limestone, which is used for the buildings and also for boundary walls, the low-key vernacular design of its buildings which are predominantly of the seventeenth and eighteenth centuries, the dispersed layout in generous gardens, the greenery and rural setting widely visible and the absence of the formalised urban layouts.
- 7.2. Buildings consist of farm houses, farm buildings, cottages, and outbuildings. The medieval settlement of Hinwick was deserted and the earliest known fabric in the buildings is from the sixteenth century. Most date from the seventeenth and eighteenth centuries, although many of the farm buildings are nineteenth century.
- 7.3. The current condition of the hamlet and its buildings is good. There are still signs of the dilapidation of the late twentieth century, as 4 Hinwick Village is roofless at the time of writing, but with work underway (Fig. 9).



Fig. 9. 4 Hinwick Village

- 7.4. Almost all the buildings are two storey dwellings. There are a few cottages of one storey plus attic, for example Keepers Cottage (Fig. 10) and the main wing of Rose Cottage (Fig. 11). The tallest buildings are Slade House (Fig. 12), the east range of Park Farm House, and the west range of West Farm House (Fig. 13), which are two-storey plus attic. There are many single-storey farm buildings, extensions, and outbuildings.



Fig. 10. Keepers Cottage, (House to west of West Farm House)



Fig. 11. Rose Cottage



Fig. 12. Slade House



Fig. 13. West Farm House

Architectural and Historic Qualities of the Buildings

Walls

- 7.5. The walls of the buildings are almost all coursed limestone rubble which was obtained locally. It is also used for rear extensions, for example at Fordlands (Fig. 14). The same material was used for building Hinwick House, and obtained from a quarry between the hamlet and house. This material is a key characteristic and unifying feature of the hamlet.



Fig. 14. Fordlands

- 7.6. Brick does make a few appearances. It was used for the rebuilding of parts of the south sides of 6 Hinwick Village, and for the south-west extension of Park Farm House, producing a south elevation made up of a brick wall gable and a coursed rubble limestone wall and gable. There is a brick outbuilding at Park Farm, and a (partly) red brick garage at Rose Cottage. Its rarity makes it stand out, and it disturbs the homogeneity of the hamlet.

Roofs and Chimneys

- 7.7. Roofs are constructed of various materials. The original roof materials were probably thatch for the cottages and local stone slate for the houses. Today, only Fordlands and Keepers Cottage have thatched roofs, and there is no stone remaining.
- 7.8. The dilapidated state of the hamlet in the late-twentieth century meant that the roofs of many buildings collapsed. The list descriptions (of 1987) record corrugated iron roofs at 3 Hinwick Village (Fig. 15) and the cottage north of Fordlands, and an asbestos roof at West Farm barn (Fig. 16). These buildings now have pan tile roofs. Throughout the hamlet, original roofing materials have been replaced with modern concrete tiles and where there was originally thatch this has been replaced with clay tiles. Some slate appeared in the nineteenth century, reflecting the ease of transport in the railway age. It was used at Quietways (Fig. 17), the House opposite Quietways, and for the west wing of Slade House.
- 7.9. An interesting architectural feature is the stone gable coping with moulded kneelers. It can be seen at 1 Hinwick Village (Fig. 18), Ivy and Jetty Cottages (Figs. 19 & 20), Park Farm House and the south wing of West Farm House.



Fig. 15. 3 Hinwick Village



Fig. 16. West Farm Barn



Fig.17. Quietways



Fig. 18. 1 and 2 Hinwick Village



Fig. 19. Ivy Cottage



Fig. 20. Jetty Cottage

- 7.10. Most buildings have gable-end chimneystacks, including Slade House, West Farm House, Park Farm House, Fordlands, Jetty Cottage, and 4 Hinwick Village. 1 Hinwick Village has brick gable-end chimneystacks with architectural detailing. The House opposite Quietways and Keeper's Cottage have chimneys which were originally gable-end, but nineteenth-century south extensions have made them internal. Some buildings have central chimney stacks which tend to indicate an earlier construction date, including 2 and 3 Hinwick Village and Ivy Cottage.

Windows

- 7.11. Many buildings, particularly the cottages, have windows which are very small, no doubt a result of inheritance from the days when cottagers were poor and glass for windows was very expensive. Keepers Cottage is a case in point. 1 and 2 Hinwick Village has a nearly blank rear elevation with one very small four-pane window.
- 7.12. A characteristic of the area is the window below a wide, white-painted wooden lintel, occurring at Fordlands, Rose, Keepers, Ivy Cottages, Slade House and at Park Farm House where they are unpainted. Cottage windows are frequently positioned under the eaves, for example in the House opposite Quietways.
- 7.13. The typical Hinwick window is a wooden-framed casement with glazing bars, often with only one light which opens, resulting in a slightly asymmetrical window frame. There are also leaded casements, in the ground floor of 2 Hinwick Village and the north gable end of Keepers Cottage. Park Farm House has cross windows with horns and a single glazing bar, a distinctive nineteenth-century form, throughout the north elevation (Fig. 21).



Fig. 21. Park Farm House

- 7.14. Unusual forms are circular windows at 1 and 6 to 7 Hinwick Village, and a combination of wood and lead in the single window at Ivy Cottage (west end, north side). Rose Cottage has a lean-to bay with a twentieth century shop window and door, an interesting feature in itself, as well as valuable evidence that the hamlet had a shop at the time. Quietways has windows with cambered heads. At Park Farm House on the north elevation there are 'cross' windows, with horns and a single glazing bar, a distinctive nineteenth-century form.

- 7.15. The historic windows identified above are all of special interest. However, there are many twentieth-century windows with wooden frames and glazing bars which do not detract from the appearance of the hamlet. There are examples on the south side at 6 to 7 Hinwick Village, and at Slade House. At Rose Cottage the rear wing has windows in brick surrounds.

Doors and Porches

- 7.16. There are many simple boarded doors, for example at Rose and Jetty Cottages, which preserve the rural character of these buildings. There is an early six-panelled door with fanlights at 1 Hinwick Village. The panelled north door at West Farm House has upper lights with crossed glazing bars, in-keeping with the windows to this property.

- 7.17. Many of the houses and cottages have porches which are later additions, but their modest size and rural character means that they are not incongruous. Most are open, with a small pitched tiled roof on plain wooden posts. Jetty Cottage has a unique stone porch with gable coping and finial. The House opposite, Quietways, has an east porch with crested ridge tiles, bargeboards, and an openwork gable. There are porches with tiled roofs at Fordlands, with a weather-boarded gable on posts and at Quietways, with plain bargeboards on posts. Keepers Cottage has a solid porch on its west elevation, but it is little visible from public areas. Park Farm House has contrasting porches on each main elevation, a north porch with a roof supported by posts on low stone walls, and a trellis work east porch with decorated bargeboards. There is also a trellis work porch with decorative bargeboards at Rose Cottage.

- 7.18. 1 and 2 Hinwick Village has a hood, a simpler and more authentic form of door protection for a historic cottage, while the south door head at West Farm House has a pent roof.

Date Stones

- 7.19. The hamlet has several buildings with date stones, providing very useful evidence for dating the buildings. 1 Hinwick Village has a shield in the west gable with the date 1682, the House opposite Quietways has 1753 in the north gable, Rose Cottage has 175? (the final figure is lost), and 6 and 7 Hinwick Village have the dates 1790 and 1892 at the west end. Park Farm House has a stone dated 1597 in the west gable of the south-west corner, 1704 in the north gable end, and 1795 in the further north wing. The rubble stone barn is dated 1750 in the gable end. Rosedene has a later date of 1892 in its west gable (Fig. 22).



Fig. 22. Rosedene

Extensions

7.20. Several of the buildings in the hamlet have nineteenth-century extensions, subsidiary structures using the same materials as the main building, which blend well into the area. The House opposite Quietways and Keeper's Cottage have one-bay side extensions, while Ivy Cottage and Fordlands have rear extensions with a pantile roof. Rose Cottage has a rear extension making it an L-plan building.

Garages

7.21. Garages are little to be seen in the hamlet. There is a very seemly early garage at Quietways. Where there are garages, these are either earlier examples or weather-boarded gabled and brick constructions.

Boundaries

7.22. There is stone boundary walling throughout the hamlet which constitutes a major characteristic. There are extensive stone walls at the west end of the east-west road through the hamlet, along the road south to Fordlands, and flanking the footpath north to West Farm barn, though with a brick northern stretch. Park Farm House has stone walls with stone gate piers and wooden boarded gates. There is a long stone wall around the south and east sides of Hinwick House park, forming a key feature of the hamlet's setting (Fig. 23).

7.23. Other boundaries have a rural character, with five-barred gates to 1 Hinwick Village, post-and-rail fencing on the road south to Fordlands, a wicket fence at Rose Cottage, and a hedge and wicket fence at Ivy Cottage. There are grass verges to the west end of the road through the hamlet, and virtually no pavements, although there is a short stretch outside Keepers Cottage.

7.24. The hedges, five-barred wooden gates and six-barred metal gates to fields in the setting of the area are evidence of its agricultural origins and contribute to Hinwick's character.



Fig. 23. Stone walls, Hinwick Park & Park Farm

General Condition, including Neutral or Negative Factors

- 7.25. The buildings within the Conservation Area have been identified according to the contribution that they make to the character and appearance and special interest of the area. Buildings which have not been identified on the constraints maps as being of positive merit, recommended for local listing or listed buildings are considered to have a neutral or negative impact on the character or appearance of the Conservation Area. The Conservation Area includes some more modern buildings which are not considered to preserve or enhance the character of the area. Features which can appear out of keeping include: rendered walls, oversized dormers, enclosed porches, the use of uPVC, poor pointing, extensive areas of hardstanding and stained wooden window frames.
- 7.26. The original forms and features of the historic buildings in Hinwick survive well, even if only in replica. However, the historic roofing materials of the buildings in the hamlet have been largely lost, and some have been replaced by modern artificial materials which detract from their character. These include concrete tiles and concrete pantiles. Some dormer windows present are also over-sized and relate poorly to traditional roof forms.
- 7.27. There are few negative features in the hamlet. However, where there are examples of close-boarded fencing this has a suburban character which is not in-keeping with the character of the area.
- 7.28. There is little road signage in Hinwick but some of it would benefit from being relocated, for example at the House Opposite Quietways. Telegraph poles and wires are also prominent.

8.0. PUBLIC CONSULTATION

- 8.1 The Conservation Area Appraisal and Management Plan will be subject to public consultation as per Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As part of this consultation the document will be made publically available on the Council's website and statutory consultees and relevant interest groups will be informed with the opportunity to comment on the document. Public consultation will also include the convening of a public meeting to discuss the documents and proposed Management Plan.
- 8.2 Any feedback will be considered and relevant amendments made prior to the formal adoption of the document.

9.0. MANAGEMENT PLAN

Introduction

- 9.1. The designation and appraisal of a conservation area is not an end in itself. The purpose of this plan is to provide a basis for the management of the Conservation Area in a manner that will preserve and enhance its character and appearance. This particular Management Plan follows on from the Conservation Area Character Appraisal in which the special character and visual qualities of the area are identified, along with any threats that are currently affecting it.
- 9.2. The preservation and enhancement of the character and appearance of a conservation area is dependent, to a substantial degree, upon the retention and appropriate maintenance of its historic buildings and upon the nature of any alteration to the built fabric.
- 9.3. Hinwick is in good condition, apart from 4 Hinwick Village which is currently at risk, and there are few negative features.
- 9.4. The Management Plan will be used as a technical document to provide guidance for owners and businesses in the Conservation Area and to inform and guide the development control process and policy formation.

Statutory Controls

- 9.5. Designation as a conservation area brings a number of specific statutory provisions to assist in the preservation and enhancement of the area. Additional planning controls exist within conservation areas including, but not limited to, those set out below:
 - Demolition or substantial demolition of a building will usually require the Council's consent.
 - It will become an offence to carry out works to trees without first notifying the Council consent although certain exemptions apply.
 - The Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area when exercising its powers under the Planning Acts/ Historic Buildings and Ancient Monuments Act.
 - Planning applications require a greater level of publicity.
 - Permitted development rights are more restricted.
 - Specific statutory duties are placed on telecommunication operators.
 - The right to display certain types of illuminated advertisement without consent is excluded.
- 9.6. If an applicant is unsure whether planning permission is required for works the Council offers a charged for pre-application planning advisory service which will highlight the need for permission and any additional requirements.

New Development

- 9.7. Careful consideration must be given to the impact of new development on the character and rural setting of the Conservation Area.
- 9.8. New buildings should be appropriate in size, scale, massing, and boundary treatment and

materials should reflect the character of this Conservation Area. The impact on the rural character of Hinwick will be an important consideration in determining any future proposals. The impact of any proposed new development on important views which have been highlighted in this document must also be carefully considered.

9.9. Any future development should respect the unique character of the hamlet and the Conservation Area, including its setting.

- *All new development which will impact upon the Conservation Area or its setting should be sensitive and appropriate in size, scale, massing, and architectural character;*
- *Appropriate materials should be used, drawing upon the main materials used in the Conservation Area.*

Setting and Views

9.10. The setting of the Conservation Area is very important to its character; consideration should be given to how a development proposal will impact on the immediate setting and longer views into and from the Conservation Area.

- *The Council will consider the impact that any future development has on the key views highlighted within this document in order to preserve the character and significance of the Conservation Area.*

Enhancement of the Public realm

9.11. The roads are generally lacking in superfluous signage or traffic controls such as double yellow lines which is a positive characteristic.

- *The Council will seek to ensure that new street furniture, including signage, is sympathetically placed and appropriate in scale.*

Open space and trees

9.12. The Conservation Area is characterised by its prolific greenery and open spaces. There are grass verges which contribute to its character, and in addition there are extensive private open spaces in the form of gardens.

- *The Council will encourage stakeholders and the local community to maintain the open spaces;*
- *In partnership with stakeholders, the Council will ensure that the tree population of the Conservation Area is protected in accordance with government guidelines.*

Archaeological Remains

9.12. The archaeological interest of the area is high, as the Historic Environment Record shows.

- *Where proposed development may affect a site or area of archaeological interest, any application for development should be accompanied by an archaeological desk-based assessment.*

Resources, Monitoring and Review

- 9.4. Many buildings have been identified in the appraisal as making a positive contribution to the character and appearance of the area. They and their settings should be accorded special consideration in the planning process.
- 9.5. The Conservation Area should be monitored to see whether there is any increase in the presence of any negative features and if so, extra controls could be considered. This is particularly true of the use of UPVC for windows and doors. It also applies to boundary treatment.
- *Where funding and resources allow, the Conservation Area will be reviewed on a five yearly basis and the Conservation Area Appraisal and Management Plan will be updated where necessary.*

Conclusion

- 9.13. For the management of the Conservation Area to be successful, the local planning authority and other stakeholders, including the inhabitants and those that work in the area must be collectively committed to the preservation of Hinwick Conservation Area.

Postal Address:

Bedford Borough Council,
Planning Services,
Historic Environment Team,
4th Floor,
Borough Hall,
Cauldwell Street,
Bedford MK42 9AP.

Telephone: 01234 718068
Email: planning@bedford.gov.uk

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APPENDIX 1

HINWICK HAMLET AND SURROUNDING AREA: LISTED BUILDINGS

ADDRESS	GRADE
Hinwick Hamlet (17)	
1 and 2 Hinwick Village	II
3 Hinwick Village	II
4 Hinwick Village	II
Cottage to north of Fordlands	II
Fordlands	II
House opposite Quietways	II
Ivy Cottage	II
Jetty House	II
Park Farm House and adjoining barn	II
Quietways	II
Rose Cottage	II
Rosedean, 6 and 7	II
K6 Telephone Kiosk adjacent to 6 and 7	II
Slade House	II
West Farm House	II
Barn to north of West Farm House	II
House to west of West Farm House	II
Hinwick House (6)	I
The Turret	II
North gates and gate piers	II
North west gate piers and walls	II
Dovecote	II
Outbuildings	II
Hinwick Hall (college) (5)	II*
Stables	II
Hinwick Bridge	II
Gate Piers to Entrance Drive	II
Garden Entrance Gates and walls	II*
Hinwick Lodge	II
Barn to south-east of Hinwick Lodge	II

Hinwick House and Hall have Grade II Registered Parks and Gardens

APPENDIX 2

HISTORIC ENVIRONMENT RECORDS FOR HINWICK AND SURROUNDING AREA

Address	Entry Number
Hinwick House	726
Hinwick Hall, Hinwick	1075
Hinwick Bridge	725
Park Farmhouse & Adjoining Barn, Hinwick	6082
Roman Occupation, East of Hinwick, House, West of West Farm, Hinwick,	2654
Former Cottages, facing Hinwick House, now Ivy Cottage, Hinwick	6086
Landscaped Grounds, Hinwick House	6085
Outbuildings, (Stable Block), Hinwick House, Hinwick	7022
Hinwick Lodge	11342
West Farmhouse, Hinwick	9488
6 & Rosedene (no. 7), Hinwick	6083
Cottage, North of Fordlands, The Lane, Hinwick	11350
Gate Piers to Drive Entrance, Hinwick Hall	11346
Dovecote Hinwick House	6075
The Turret, Hinwick House, Hinwick	6072
Stable Block, Hinwick Hall,	11341
1 & 2 Hinwick Village, The Lane	8658
Landscaped Grounds, Hinwick Hall	6081
Garden Entrance Gates, Hinwick Hall,	7023
Medieval Road to Bozeat	6074
4 Hinwick Village, The Lane,	843
Entrance Gates & Gate Piers, Hinwick House,	11348
Fordlands, The Lane, Hinwick,	6071
House, West of Quietways, Hinwick,	11345
Jetty Cottage, Hinwick	11349
Outbuildings, Barns to Rear Stable & Coach House, Hinwick House, Hinwick	11352
Cottage, Hinwick Hall	15658
Rose Cottage, Hinwick	11343
Slade House	11353
Quietways, Hinwick	6084
Gate Piers & Flanking Walls, rear Entrance of Hinwick House	11351
Barn, Hinwick Lodge	11340
3 The Lane, Hinwick	9489
Bronze Age Cinerary Urns	11347
Barn to North of West Farmhouse, Hinwick	2655
	11355

K6 Telephone Kiosk adjacent to 6 & 7 Hinwick Village	15138
Outbuilding Hinwick House	6073
Cropmark South west of Hinwick	13737
Medieval Finds Hinwick allotments	14808
Cropmark West of Hinwick	13738
Quarry, East of Hinwick	3004
Outbuilding, Park Farm Hinwick	11354
Plain Pond and Mound	3002
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Cropmarks, East of Hinwick	11764
Palaeoliths	83
Saxon Strap-Ends, Hinwick	15157
Brayes Farm	9320
Roman Bath, Swimming Pool, Hinwick Hall	14682
Canal, Hinwick Hall	14683
Outbuildings, West Farm, Hinwick	11356
Hinwick Medieval Village	16955
Gravel Pit, South of Hinwick Road, Farndish	13029
Walled Garden, Hinwick House, Hinwick	15361

BIDDENHAM CONSERVATION AREA

CHARACTER APPRAISAL

AND

MANAGEMENT PLAN



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1.0. INTRODUCTION

Background

- 1.1. This appraisal of Biddenham Conservation Area was conducted by BEAMS Ltd, an independent historic building consultancy in conjunction with Bedford Borough Council between September 2015 and April 2016.
- 1.2. Biddenham Conservation Area was designated a conservation area by Bedford Borough Council in December 1971, only four years after the Civic Amenities Act introduced the provision (Map A).
- 1.3. Conservation area designation introduces controls over works to buildings. They include:-
 - A requirement in legislation and planning policies to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area
 - Control over demolition of unlisted buildings
 - Control over works to trees
 - Reduction of types of advertisements which can be displayed with deemed consent
 - Restriction on the types of development which can be carried out without the need for planning permission
- 1.4. The purpose of the appraisal is to define the special interest of Biddenham Conservation Area by analysing its development, landscape setting, views and spaces and through an assessment of its buildings. It is intended to assist and guide all those involved with development and change and will be used by the Council when considering development proposals. The approach used in preparing this document is based on current good practice guidance as set out by Historic England in 'Understanding Place; Conservation Area Designation, Appraisal and Management' Guidance on Conservation Area Appraisals' (Historic England, 2011).

Objectives

- 1.5. The objective of this appraisal is to define the special interest of Biddenham Conservation Area by analysing its historic development, uses, landscape setting, views and spaces, and also through assessing the architectural and historic qualities of its buildings. This appraisal will identify neutral areas, negative features and spaces, and the problems, pressures and capacity for change.

Public Consultation

- 1.6. There is a strong emphasis on community involvement in the production of appraisals to ensure the documents are as accurate as possible by assessing local knowledge, to encourage local involvement and to give people the chance to

influence the document. Further details regarding the Public Consultation exercise can be found in section 8.0.

Status and Contacts

The Council offers a charge for pre-application advice service which presents the opportunity to discuss proposals and their acceptability prior to submitting a full application. Due to the sensitive nature of conservation areas and in order to preserve/enhance its special interest development within the area is subject to stricter standards and regulations and applicants/agents are encouraged to use this service.

Postal Address:

Bedford Borough Council,
Planning Services,
Historic Environment Team
Planning Services
4th Floor
Borough Hall
Cauldwell Street
Bedford MK42 9AP

Telephone: 01234 718068
Email: planning@bedford.gov.uk

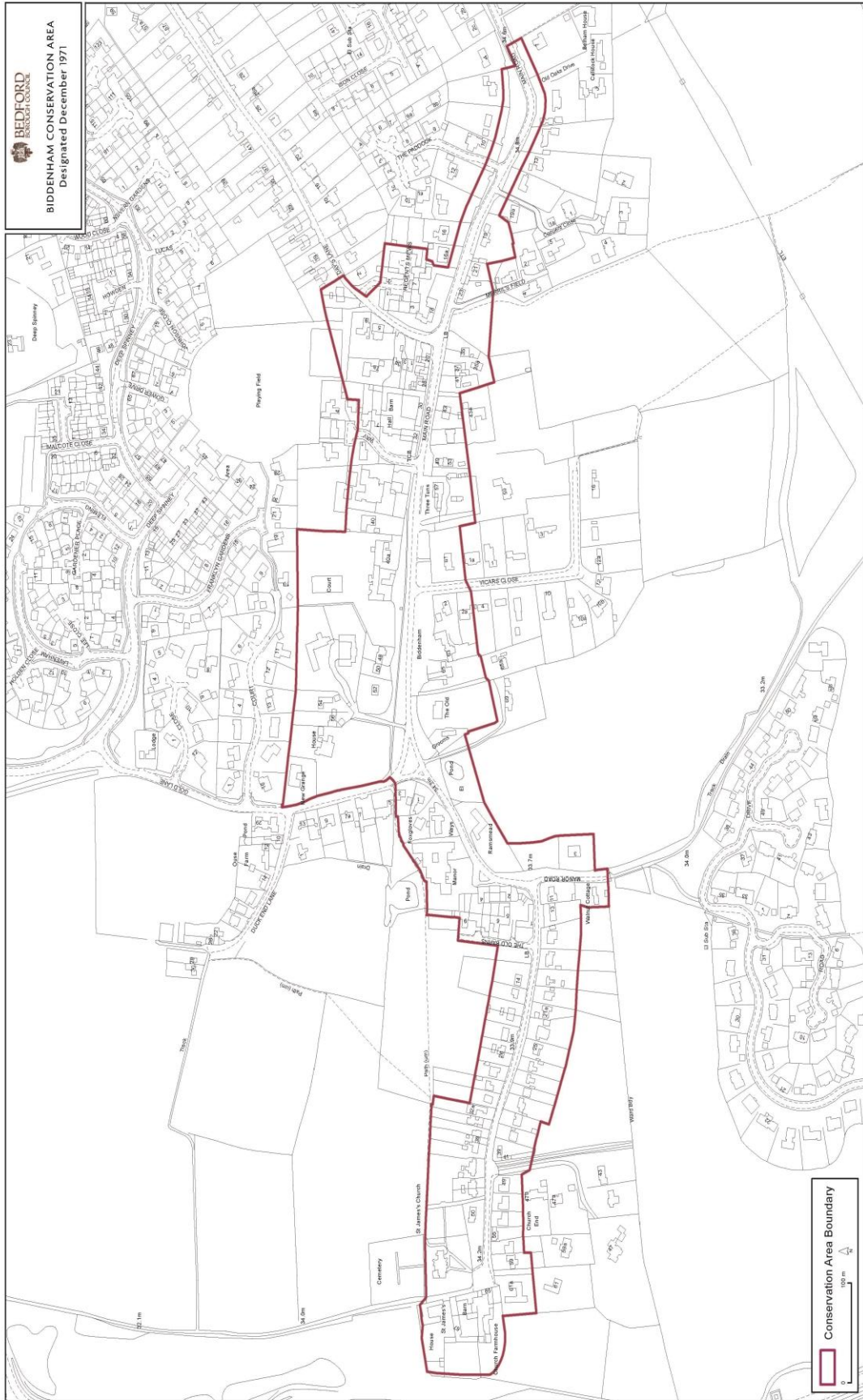
2.0. PLANNING POLICY FRAMEWORK

National

- 2.1. A Conservation Area is defined under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area 'of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.' Local planning authorities have a duty to designate such areas as conservation areas. Section 71 of the Act requires local planning authorities '...to formulate and publish proposals for the preservation and enhancement...' of these conservation areas.
- 2.2. Section 72 gives local planning authorities a duty towards conservation areas in the exercise of their planning functions, requiring that 'special attention shall be paid to the desirability of preserving or enhancing the character and appearance of that area'.
- 2.3. The National Planning Policy Framework 2012 includes government policies on the historic environment in section 12. Paragraph 127 requires that 'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the designation of areas that lack special interest.'

Local

- 2.4. The Bedford Development Framework Core Strategy and Rural Issues Plan has the following objectives relevant to conservation areas:
 - Achieving high quality design that takes into account, among other things, local character and local distinctiveness
 - Protecting and enhancing the Borough's built and cultural assets
 - Fostering the development of heritage and cultural tourism



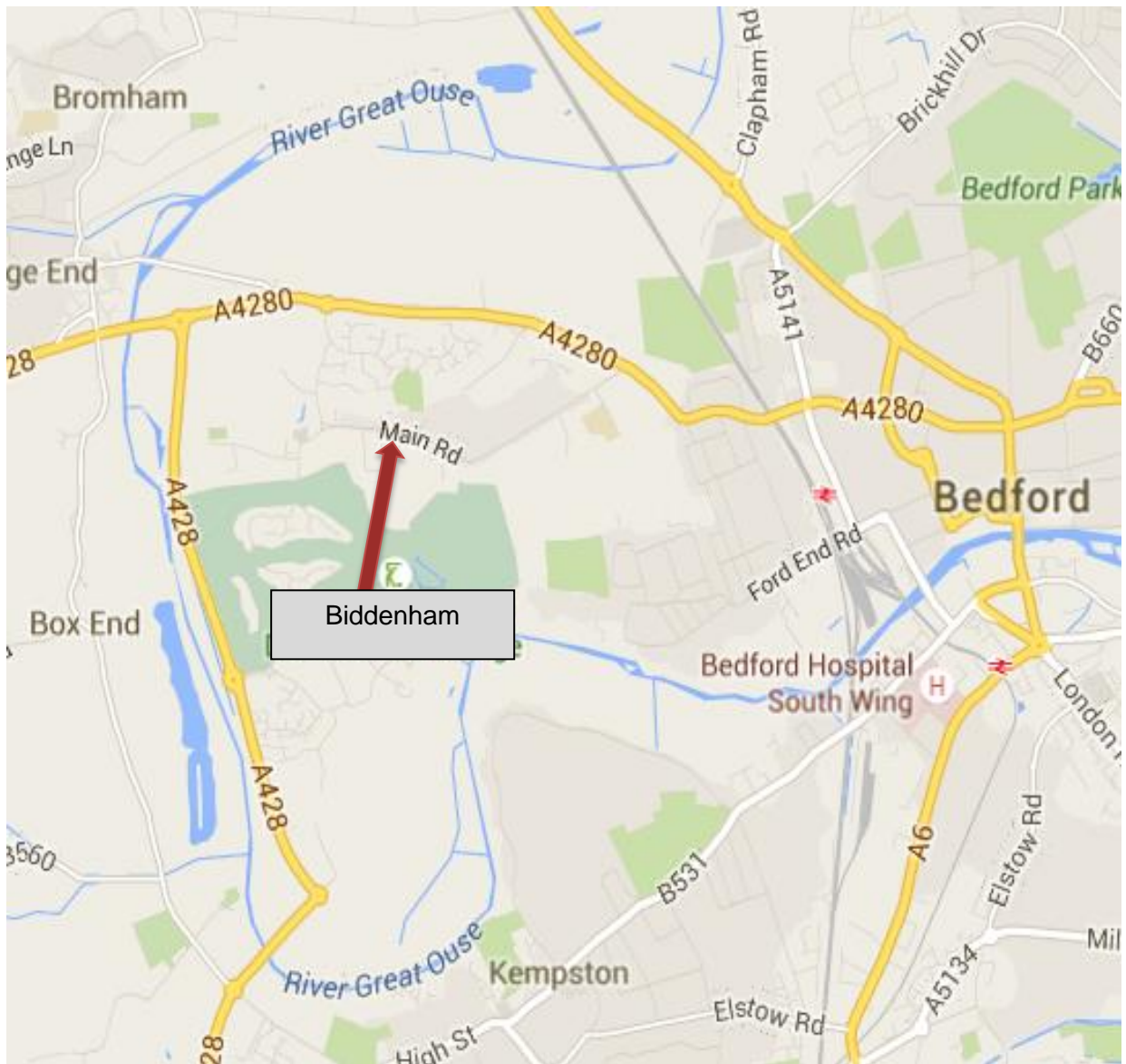
Map A: Conservation Area Boundary Map

3.0. DEFINITION OF SPECIAL INTEREST

- 3.1. Every conservation area has a distinctive character, which is derived from its topography, historical development and current uses. Features such as streets, hedges, buildings and place names are all important contributors.
- 3.2 The special interest of Biddenham Conservation Area lies in the preservation of its rural village character despite its proximity to Bedford, the large number of listed buildings, the numerous cottages, farms and ancillary buildings and the association with the Arts and Crafts movement. It is unified by the use of coursed rubble limestone and timber framed buildings. The village is extremely verdant throughout and is surrounded on the south and north west side by fields. The deep verges particularly in the centre of the village contribute to the feeling of openness. The village is laid out on a linear east/west axis and has several views out to the surrounding countryside which add to its rural character.
- 3.3 Summary of significance and special interest of Biddenham:
- An old-established and well-preserved rural village with a very long history of agricultural activity.
 - The listed buildings within the village mostly date from the seventeenth and eighteenth centuries.
 - A number of farms and their outbuildings laid out around large courtyards constructed of local materials.
 - The numerous cottages made from local building materials often with steep thatched roofs and buttresses.
 - The association with the Arts and Crafts movement in particular the architect H. M. Baillie Scott and the resulting houses from this period.
 - The local building material of coursed rubble limestone and timber framed houses which give the village a strong visual identity.
 - The verdant character of the village in terms of its trees, gardens, grass verges and views out into fields beyond the Conservation Area.
 - The open spaces between the buildings separated by gardens and driveways and the distinctive deep grass verges particularly at the west end of Main Road.
 - The linear layout of the village along Main Road and Church End on an east west axis
 - Views of the countryside outside the Conservation Area as these are important for Biddenham's character as an independent rural settlement.

4.0. LOCATION, TOPOGRAPHY AND LANDSCAPE

- 4.1. The village of Biddenham is located about three kilometres west of Bedford and two-and-a-half-kilometres west of Bedford Station. It is flanked by the major roads of Branston Way (A428) to the west, about one-hundred-and-fifty metres from the village, and Bromham Road (A4280) about half a kilometre to the north, while the suburbs of Bedford lie to the east, and agricultural land and Great Denham golf course and housing to the south. Immediately north of the village is the Deep Spinney housing estate, and further north, beyond the Bromham Road, is open land with planning permission for further residential development (Map B).
- 4.2. Biddenham village lies roughly at the centre of a parish of the same name. It is situated in the fertile river basin of the Great Ouse, which very nearly encircles it completely, except to the east where Bedford lies. The river is at a distance of about one-and-a-quarter kilometres north and south, and only a few hundred metres to the west. The river marks the boundary of the parish, which is flanked by the parishes of Bromham to the north and Kempston to the south.
- 4.3. Biddenham lies on alternating layers of clay and limestone, with the limestone overlain by a few metres of clay, then thin sandstone, then more clay. Sand and gravel were deposited over these layers by the action of the river. The resulting land is rather flat and low-lying, about forty-five metres above the river at the highest point, north of the village in the Deep Spinney estate, and about thirty metres at the lowest level. It consists of river-side meadows, and large agricultural fields divided by hedges. The farm land is now mostly arable but historically it included more pasture. The setting of the village is principally rural, with outward views over open country, but to the north the setting is suburban.



Map B: Location Map of Biddenham

5.0. HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Early History

- 5.1. The earliest signs of Biddenham's existence derive from archaeological investigation. It was a pre-Roman settlement, with evidence of six farmsteads, cemeteries, pits and a shrine complex dating from 1000BC. The church and church farm mark the position of the first small human settlement, being close to the river for food and water. There was a Roman Celtic community by the church, and various Roman finds have been made close by. Large pits worked for limestone are recorded at Church End.
- 5.2. The name of the village is probably derived from the Anglo-Saxon words "Beda or Baeda", and Ham meaning home, or in Bedfordshire, land in a river bed. It was part of the kingdom of Mercia, and St James's Church was probably a site of Christian worship since the seventh century. Biddenham is mentioned in the Domesday Survey of 1086. It had nine villagers, five small holders and five slaves, indicating nineteen households and therefore a population of about eighty, making it an average size settlement for the time.
- 5.3. The manor of Biddenham belonged to the Augustinian Priory of Newnham from the twelfth century to the Dissolution of the Monasteries in the mid-1530s. The manor house, Kirtons (lost), is recorded in the fourteenth century, and was occupied by a family of the same name. It was not in the village but at Ford End, a hamlet to the south-east, between Biddenham and Bedford.
- 5.4. It appears that the settlement grew gradually to the east, as westward growth was discouraged by the proximity of the River Great Ouse, but the stages are not known. It may have been in the middle ages that the centre of the village moved from the church at the west end to the green in the centre, and joined the main Bedford-to-Northampton road via Gold Lane and Day's Lane.

Post Reformation

- 5.5. After the Reformation the manor and village were owned by a succession of three major families, the Botelers, the Trevors and the Wingfields. When Richard Boteler, a London merchant, married Grace Kirton in the mid-fifteenth century, he began his family's rise to local prominence. Their son William was Master of the Grocers' Company several times, and Lord Mayor of London 1515-16, when he was knighted. He founded a chantry chapel in the parish church. His son William, a stapler or wool exporter, bought the manor of Biddenham in 1540 and consolidated the family's power and holdings in the area. This process was continued by the third William Boteler, who became Sheriff of Bedfordshire in 1588, and owned about half the parish by his death in 1601. His tomb is in the chancel of the church.
- 5.6. This aggrandisement brought the Botelers into conflict with the Dyves of Bromham, the neighbouring parish to the north. They acquired most of Bromham Manor in the fifteenth century, and Sir Lewis Dyves purchased the whole Bromham estate in 1565, becoming Sheriff of Bedfordshire in 1574. Each family had land in both parishes and regarded the other as a rival, and the history of the two parishes is interlinked as a result.

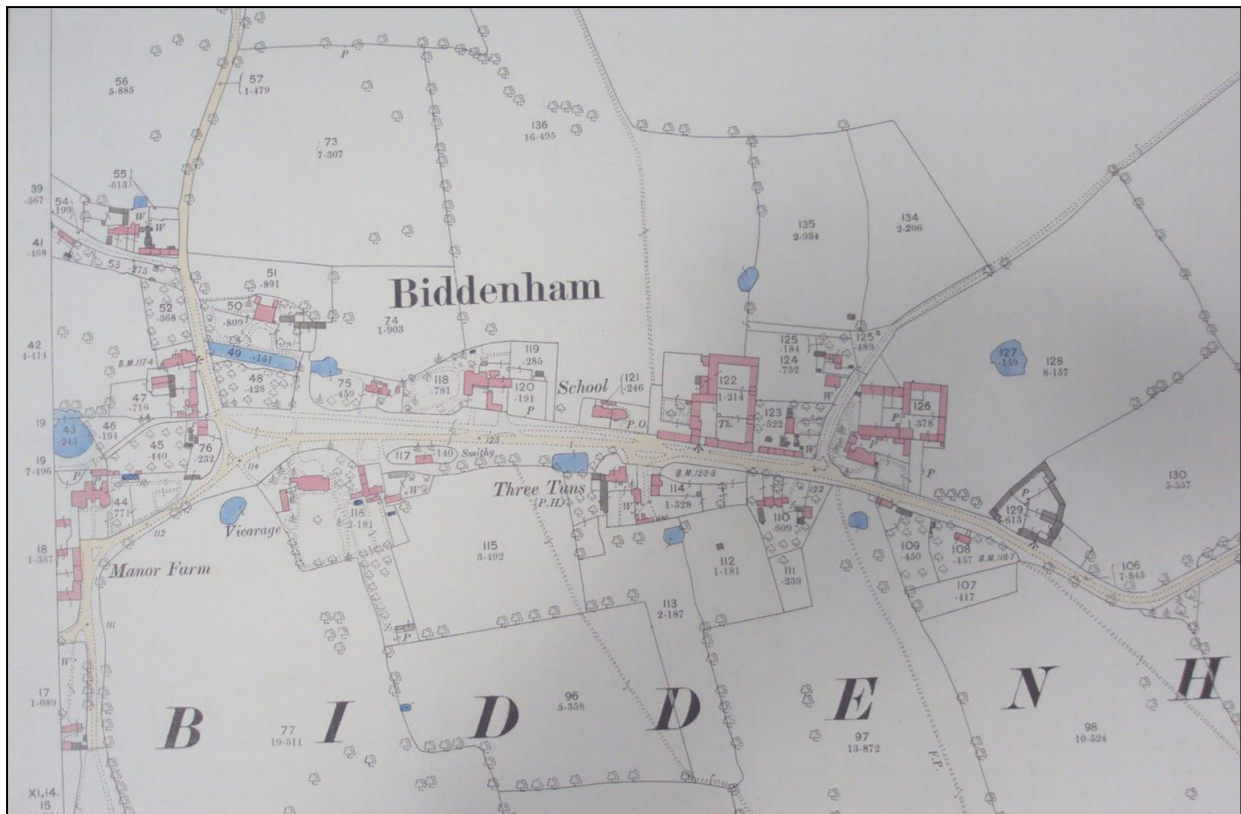
- 5.7. The Dyves fared ill in the civil war and never recovered their prosperity, and sold Bromham manor to Sir Thomas Trevor, Lord Justice of the Common Pleas, in 1708. His descendants acquired the Boteler holdings in Biddenham by 1758, and became Viscounts Hampden in 1776. Edward Wingfield married Frances Rice-Trevor in 1848, and the Wingfields became the largest landowner and leading family in Biddenham for the next century.
- 5.8. Until the First World War, Biddenham was dominated by agriculture. There were four main farms in the village, Church and Manor farms on Church End, and Clay and Grove farms on Main Road, which were farmed by a number of prosperous tenants. There was also a scattering of lesser farms and small holdings. By the mid-nineteenth century, three of the main farms in the village were all tenanted by members of the Lavender family, William at Church Farm, Joseph at Grove Farm, and John at Clay Farm. Another notable farming family were the Howards. Although the farmers were tenants, they remained long term, over successive generations, and may have erected their own buildings.
- 5.9. Other occupations recorded in the village in the seventeenth and eighteenth centuries include watchmaker, miller, solider, glazier, woollen draper and basket maker, as well as blacksmith and inn keeper. The Braham Road from Bedford to Northampton became a turnpike road in 1754, and the move of the village centre may have been associated with it. An Enclosure Act for Biddenham was passed in 1812, although little enclosure took place until 1828, and the village green was diminished in the process. A school opened in 1832. In 1838 the village had a bake house, smithy, shop, and public house. There were seventy-six lace makers by 1851, with a lace making school at 53 Church End. Shops appeared, a butcher on Main Road, a boot and shoe maker at 3 Gold Lane, a florist and a vermin destroyer are recorded. In the later nineteenth century there was a wheel wright's cottage on Duck End. In 1880 the first sub post office opened in School House, and by 1890 had moved to 28 Main Road.
- 5.10. There were many sand, gravel, clay, and stone pits in the parish. The stone pits were to the west of the parish, near the church, which were highly significant for the building history of the village. There was also a brick pit to the north of the parish in the eighteenth century, known as Clay Pit Furlong. The sand and gravel pits were mostly to the west and north, in the Bromham Road area. Sands and gravels were exploited to provide loose aggregate for the building industry from the mid nineteenth century. They could be widely distributed once the railway reached Bedford in 1858.
- 5.11. There is little documentary evidence about the building history of Biddenham, but early maps provide an interesting source. The earliest detailed map of Biddenham was made in 1794 after a survey by Thomas Gostelon (Map C), and it can be compared with the nineteenth century Ordnance Survey maps (Maps D and E) and the village as it is today. The 1794 map shows most of the historic buildings as they are today, apart from the farmyards which appear much smaller than they later became in the nineteenth century. It also shows a number of buildings lost in the twentieth century.



Map C: Map of Biddenham 1794



Map D: Ordnance Survey Map of Biddenham 1883, West End



Map E: Ordnance Survey Map of Biddenham 1883, East End

- 5.12. The population of Biddenham increased gradually through the centuries. It was estimated to be 183 in 1671, and 200 in the eighteenth century. The first census in 1801 recorded that there were 57 houses and 252 inhabitants. Population was 373 in 1851, including six farmers and 95 farm workers. Numbers declined slightly for the rest of the century to 325 in 1901, probably because of the increasing mechanisation of agriculture and consequent fall in the need for farm workers.

Twentieth Century

- 5.13. At the beginning of the twentieth century, farmers were being forced out by financial failure and villagers had to find work outside the village. At the same time, the invention of motor transport meant that people could readily live in Biddenham and work elsewhere. Suburban houses begin to appear, and Biddenham became increasingly a suburb of Bedford, largely owned by the Wingfields & Mr William Manning. The population increased from 325 in 1901, to 451 in 1911, and 550 in 1951. The early twentieth century growth of Biddenham included the construction of architect-designed houses. The well-known Arts and Crafts architect, M.H. Baillie Scott (1865-1945), designed two houses in the village, at 17 Church End and 11 Main Road, and the local architect Charles Edward Mallows designed three on the outskirts, 9 Main Road, 17 Biddenham Turn, and 43 Day's Lane. This reflects a degree of change of the status of people living in the settlement, including an increase in wealth and mobility and the move away from agriculture.
- 5.14. The last Lady Wingfield died in 1925 and left the Bromham and Biddenham estates to her two nephews. The Bromham estate was sold forthwith, but the other nephew

retained the Biddenham estate. It was sold on his death in 1954, and land and buildings then passed into multiple private ownerships.

- 5.15. However, growth remained gradual until the late twentieth century, when the Deep Spinney housing estate was erected in the north of the parish, outside the village boundaries. The population expanded from 715 in 1971 to 1250 by 1981. Further housing is planned adjacent to the estate to the north.

6.0. SPATIAL ANALYSIS

The Character and Interrelationship of Spaces within the Area

- 6.1. The village has a linear and dispersed layout running west to east, marked by the course of a single road, called Church End in the west and Main Road to the east. Although it lacks a clear centre, it has two focal points toward the middle, where the principal road turns. One is the village green, at the conjunction of Main Road, Church End and Gold Lane, and the other is at Manor Farm and the conjunction of Church End and Manor Road. There is another junction further east where Day's Lane leads north off Main Road, with a number of lesser turnings leading to small modern housing developments. The village has a strong termination at the west, marked by a cul-de-sac and Church Farm Barns, with a main road and river beyond. This contrasts with the east end of the village, where the historic settlement has been extended until it almost merges into the suburban spread of Bedford. There remains, however, a precious rural hiatus between the town and village, where Biddenham Turn, a continuation of the main west-east road, meets Bromham Road.
- 6.2. The approach from the east is along Biddenham Turn which as it leaves the A4280 has open fields on the east side and detached housing on the west side. The road passes the entrance to two schools to the east, St Gregory's Catholic Middle School and Biddenham Upper School. Large detached suburban houses set in generous plots by this point are located on both sides of the road set back behind hedging and trees. The road itself is bordered by well-maintained grass verges. The road curves to the west where the Conservation Area begins.
- 6.3. Days Lane is an ancient road that connects the A4280 in the north to the village but this is now a private road and is only used for access. Instead, the village can be approached from the north along Deep Spinney which leads into the new housing development on the north side of Biddenham. Gold Lane turns off to the south from Deep Spinney and passes open fields behind high hedging to the west and detached housing to the east. Two new cul-de-sac developments lead off to the east, Thorpe Close and Hampden Court before Gold Lane reaches the Conservation Area at Duck End Lane.

Open Space

- 6.4. Biddenham is characterised by its detached houses that line either side of the Main Road and Church End. Most houses are set back from the road in generous plots, although the historic buildings are often set at the edge of the road, variously positioned parallel or at right angles to it. The gaps between the houses particularly when separated by large gardens or set behind a deep verge, create a sense of openness throughout the Conservation Area. However, the two ends of the village in Church End and the eastern part of Main Road are narrower and have a more enclosed feel than the west end of Main Road with its generous verges.

- 6.5. The verges are another key characteristic of Biddenham Conservation Area. At the east end of the Conservation Area there is a broad verge as the road curves with a specimen chestnut tree marking the corner. The verge is narrower on the opposite side. Further along outside number 19 Main Road this is reversed with a deep verge on the south side and no verge opposite. This evens out to a similar depth further along on either side. However, between the Three Tuns public house and the junction of Main Road, Gold Lane and Church End the verges are so deep on either side that it creates the effect of a village green and greatly enhances the feeling of space here and the village character. There are good specimen trees planted at intervals, which further enhances this feeling. At the junction there is a triangle of grass where the roads meet with the Biddenham sign. The grass verges continue on the south side of Church End all the way down to the end although the depth does vary and is never as deep as on the main road.
- 6.6. In general the houses line the roads evenly on either side apart from opposite Grove Farm House which overlooks a field on the south side of the road which is hedged with a five bar gate and a smaller gate leading to a footpath. There is a field on the east side of the road where Church End meets Manor Road which opens out the linear quality of the village at this point. There is a further area of open land opposite the lane to The Old Barns off Church End. Church End continues to narrow down until it reaches Church Farmhouse and Barns by the Church where the road opens out into a broad tarmacked area. The graveyard that surrounds the church also contributes to the open feel to the north, as do the views to fields beyond.
- 6.7. The Conservation Area is surrounded by fields and pasture land along the south side and to the north of Church End that enhance the setting of the designated asset and preserve the link with its origins as a rural agricultural settlement in contrast to the suburban infill to the north. A footpath on the west side of 3 Gold Lane leads to the village pond and through meadowland and a field to the north side of the church.

Landmark Buildings

- 6.8. Within Biddenham there are a small number of landmark buildings; these are visually important structures that make a statement, form a full stop at the beginning or end of a view, hold an important corner position, can be seen at a distance, or stand above the general roof line of the surrounding buildings.

Landmark buildings within Biddenham:

Parish Church of St James's
Barn at Church Farm
Manor Farm House
Clay Farm Barns

Focal Points

- 6.9. Although it lacks a clear centre, Biddenham has two focal points toward the middle, where the principal road turns. One is the village green, at the conjunction of Main Road, Church End and Gold Lane, and the other is at Manor Farm and the conjunction of Church End and Manor Road (Fig. 1).



Fig. 1. Conjunction of Main Road, Church End and Gold Lane

Key Views and Vistas

- 6.10. Views of buildings, greenery, and countryside are an important feature of the area. The setting of the area includes many footpaths which generate important views and vistas. The views between buildings over gates and hedges into the countryside beyond are important for Biddenham's character as an independent rural settlement. They are mostly lost to the north, but several survive to the south, particularly on Main Road (Figs. 2-4).



Fig. 2. Main Road looking west to 3 Gold Lane



Fig. 3. Main Road looking south to Vicar's Close

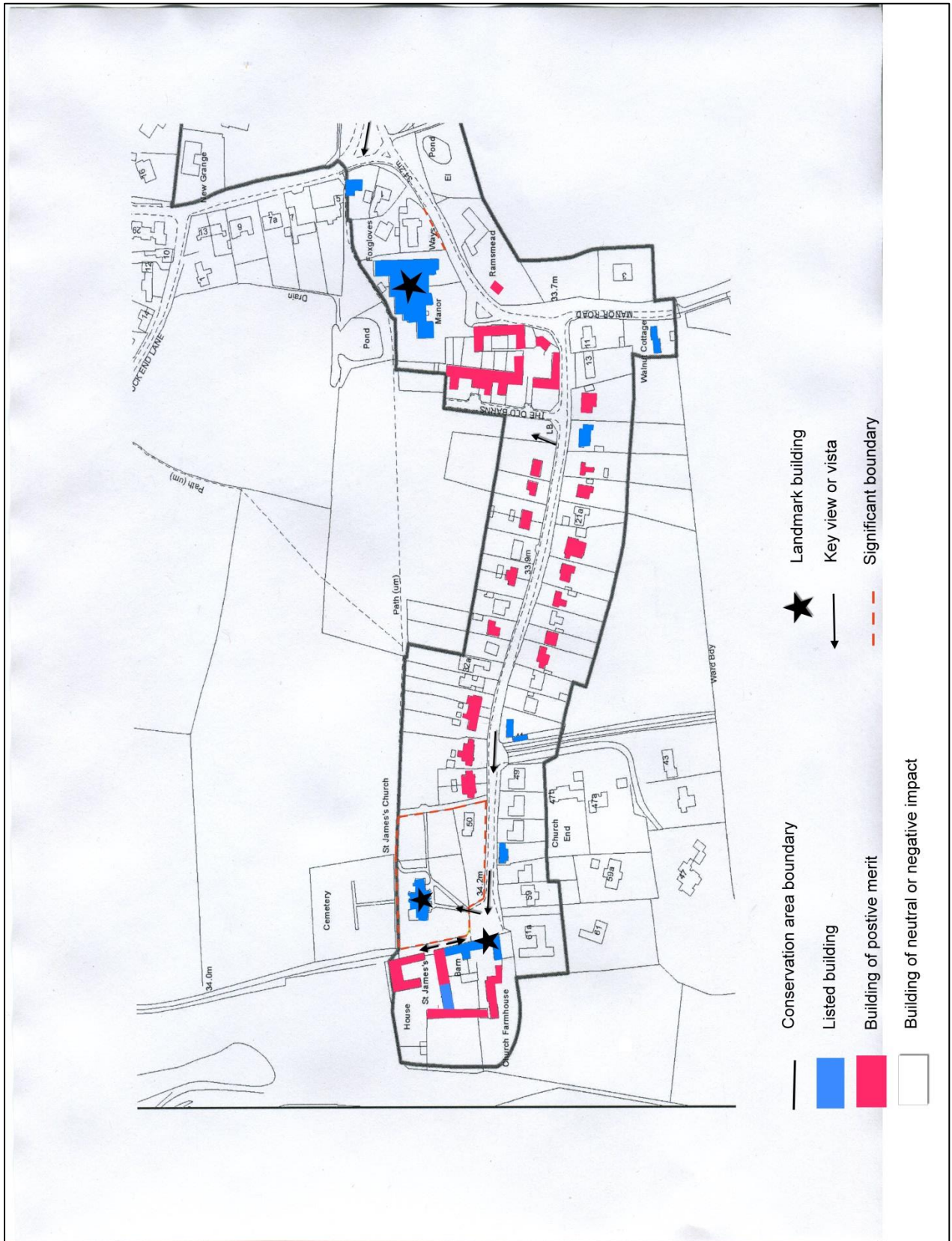


Fig. 4. Main Road looking south to countryside setting

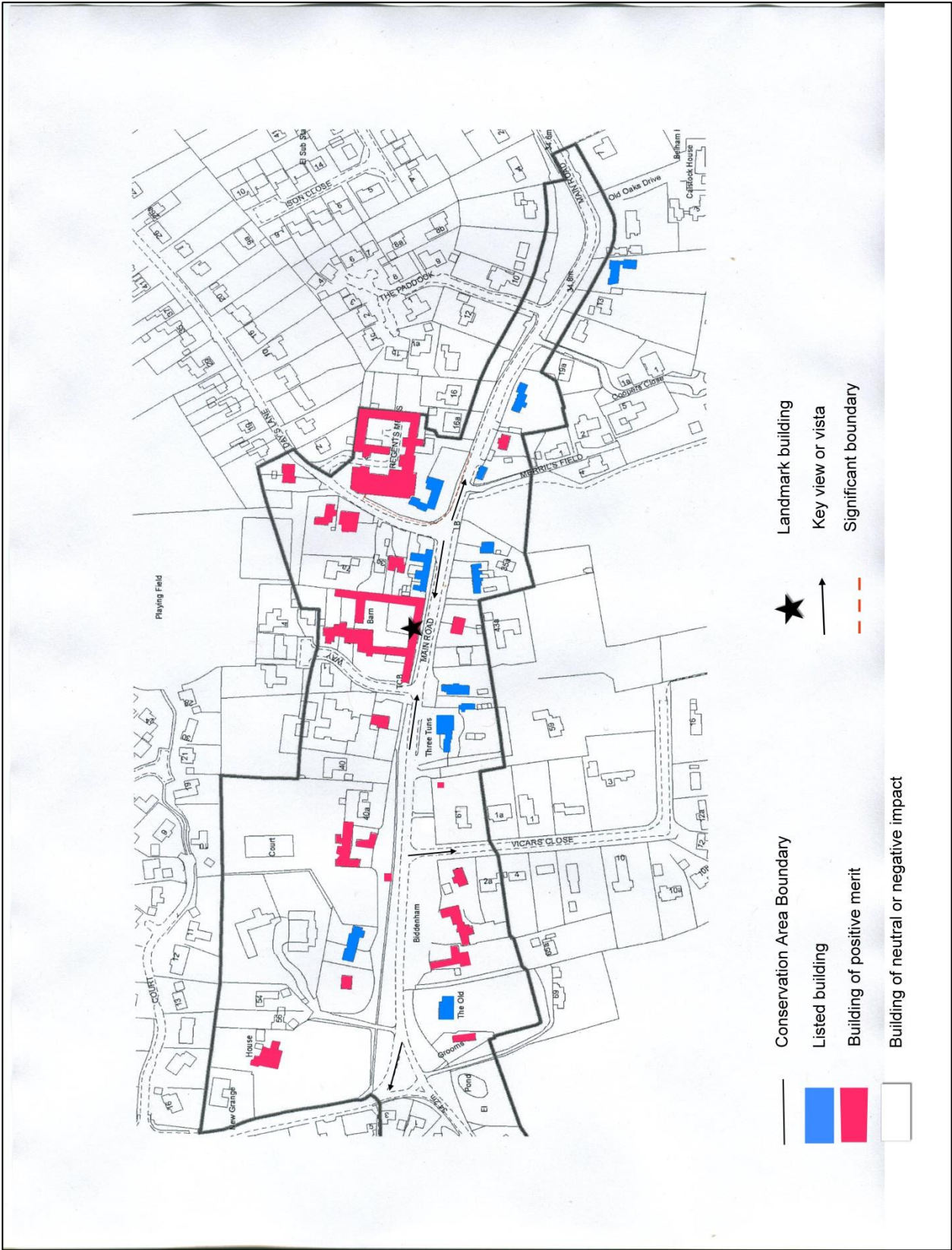
Trees and Vegetation

- 6.11. Biddenham is a very verdant Conservation Area, thanks to its gardens stocked with abundant trees, shrubs, and hedges. Most modern houses on Church End are bounded by hedges enclosing front gardens, with grass verges on the south side. Most of the roads have no pavements, although there is one on the north side at the east end of Main Road.
- 6.12. There are plentiful trees everywhere, on grass verges, in hedges, in gardens, forming an excellent backdrop to the buildings. The churchyard has an outstanding group of mature lime trees with yew hedges, while the Old Vicarage has a noteworthy single tree. In 1869 the Revd Henry Wood's brother-in-law brought six seeds of Cedar of Lebanon to Biddenham. Four of the seeds germinated and were planted in 1875, two at the Vicarage and two at the Church, and one splendid tree survives, in the front garden of the Vicarage. It makes a central feature of the village (Fig. 1).

7. CHARACTER ANALYSIS



Map F: Conservation Area Appraisal Map, West End



Map G: Conservation Area Appraisal Map, East End.

Architectural Quality and Built Form

- 7.1. Biddenham is a well-preserved historic village of great visual appeal. Even the Victoria County History acknowledges it to be 'picturesque', while Pevsner's Buildings of England recognises it as 'unspoilt'. Its characteristic buildings are large prosperous farms and numerous small cottages, along with other substantial houses such as the vicarage. Despite its early origins, little medieval work survives, and nearly all the buildings are seventeenth and eighteenth century, with the exception of the parish church. Biddenham has developed organically and therefore a description of Biddenham by character area is not appropriate.

Farms

- 7.2. The farms are old and well-established but, as they survive, are post-medieval. They are largely the result of later nineteenth century expansion and prosperity in the golden age of English agriculture. The farms have houses of architectural interest, but equally, if not more striking, are their extensive outbuildings, laid out in large courtyards, with coursed rubble limestone walls and clay tile roofs, both local building materials are a very important characteristic of the village. They include Church Farm and Manor Farm at either end of Church End, and Clay Farm at 42 and 32-30 Main Road, and Grove Farm at 18 Main Road on the corner of Days Lane (Figs. 5-10). All lie to the north of the road, and their outbuildings are now converted to residential use. All are prominent features in the village, with the possible exception of Grove Farm, where the outbuildings on Day's Lane are less visible from the public realm. The farm buildings are important evidence of the agricultural history of the village and its later-nineteenth-century prosperity.



Fig. 5. Church Farm, Church End



Fig. 6. Manor Farm House (now hospital)



Fig. 7. Manor Farm Barns (now dwellings)



Fig. 8. Clay Farm Barns, 30 to 32 Main Rd



Fig. 9. Clay Farm buildings, (Regent's Mews)



Fig. 10. Grove Farm House, 18 Main Road

- 7.3. The 1794 map of Biddenham (Map C) shows Church and Manor Farms with large rectangular farmyards, but Clay and Grove Farms have fewer outbuildings and evidently grew significantly in the nineteenth century.
- 7.4. Church Farm is a large and important feature of the village, and vital for Biddenham's character as a rural settlement with agricultural traditions. It forms the western termination of Church End and the Conservation Area. Its eastern range, seen from the road, consists of a series of distinct barns with roofs at several different levels, forming a very picturesque group. Notwithstanding residential conversion, the minimal fenestration on the outward elevations maintains the agricultural character of the buildings. Its tall cart entrance affords a view of the other farm buildings, and the farm house and cottage.
- 7.5. Manor Farm also forms a prominent group in the Conservation Area because of its central location, its size and design. The barns are much altered, but nonetheless of interest for their historic function. They stretch about five hundred feet in length from north to south, and are wonderfully evocative of the former power of the medieval manor. On the 1794 map they were still larger, reaching further north and turning east on an L-plan. Although Manor Farm house is mainly nineteenth century, there are documentary references to 'the farm of the manor' of 1519-20, and it probably existed much earlier, although there is little evidence about its buildings or even its whereabouts.
- 7.6. Clay Farm buildings also form an eye-catching element in the village, particularly their south range, which is visible from the public realm and rises from the road edge. It too maintains the unbroken mass of its outer walls and retains its agricultural character. Lavender Lodge, the former farm house to Clay Farm, is named after the Lavenders, a Huguenot family who settled in Biddenham in the late seventeenth century and became prominent local figures. The house is marked on the 1794 map of Biddenham, with a long range of outbuildings extending eastwards.

Cottages

- 7.7. The historic cottages are a prevalent building type of the village. They are dispersed throughout the settlement, with a group of seven on the south side of Main Road. Some are located along the road edge and are readily visible from the public realm,

but others are set back from the road behind garden hedges and are difficult to view. They are variously positioned parallel with the road or at right angles to it. Some are prominent features due to their position, particularly 3 Gold Lane, which is located at a focal point in the village and provides a terminal feature for the west end of Main Road (Fig. 11). Another is 20-28 Main Road, a large building comprising five cottages, prominently positioned along the road edge making an idiosyncratic whole, they are an outstanding feature of the village (Fig. 12).



Fig. 11. 3 Gold Lane



Fig. 12. 20-28 Main Road

- 7.8. The construction of the cottages is typically either coursed limestone rubble, or timber-frame, often with buttresses. Most are rendered and colour-washed, and therefore the building material is not necessarily visible from the exterior. Roofing materials are tile and thatch.
- 7.9. The cottages have two or three rooms on each floor, and while some are two storey, most have a single full storey with an attic in the roof, lit by dormer windows, usually of eyebrow form. The thatched roofs are very steeply-pitched and deep, so that they are taller than the walls of the single storey cottages, making a very quaint form overall; for example 3 Gold Lane and 39 & 41 Church End (Figs 11 & 13). Most have flanking chimneys although some have internal ones, for example 3 Gold Lane. Almost all have white-painted wooden-framed casement windows, with two or three lights and glazing bars.



Fig. 13. 39 and 41 Church End

- 7.10. The historic function of the cottages was to provide housing for agricultural workers. Today, although they remain in residential use, their link with farming has ceased. Some have also changed use over the centuries. The pairing of numbers 39 & 41 is interesting as number 39, with a three-room plan, originally housed the parson, while number 41, with a two-room plan, accommodated his manservant. This function continued until the construction of a new vicarage on Main Road by 1762. Grooms Cottage, 67 Main Road, functioned as the stables of the old Vicarage, until it was converted into a cottage in the twentieth century, and its history explains its unusual appearance (Fig. 14). The Three Tuns Public House on Main Road is a converted cottage (Fig. 15). Number 28 Main Road housed the post office in the early twentieth century. 63 Main Road is the former blacksmith's cottage, with a forge to the east which was demolished in 1967 (Fig. 16).



Fig. 14. 67 Main Road



Fig. 15. Three Tuns Public House, Main Road



Fig. 16. 63 Main Road

- 7.11. The evolving form of 55 Church End is recorded in historic maps and old photographs (Fig.17). Now a single cottage, it was originally one of a row of four cottages, with flanking buildings to either side, of single storey and attic, but lost by fire in 1959. It is designated Dawson's Farm on the 1794 map.



Fig. 17. 55 Church End

- 7.12. A few cottages have two contrasting parts reflecting nineteenth- and twentieth-century extensions, for example Walnut Cottage on Manor Road, Buttercup Cottage 19 Main Road and The Three Tuns on Main Road (Figs. 18 & 19). In most cases, however, alterations are limited to porches and rear extensions.



Fig. 18. Walnut Cottage, Manor Road



Fig. 19. 19 Main Road

- 7.13. The cottages at numbers 65 and 63 Main Road are set back from the road and laid out on a U-plan, or a three-sided courtyard, and have strong group value (Fig. 20). The sides of the U are formed by outbuildings, modern and weather-boarded to the east, and nineteenth century and brick of varying heights to the west, with seemingly black boarded gates, which set off the houses to excellent effect.



Fig. 20. 65 Main Road

- 7.14. Number 65 Main Road is a brick building rare in Biddenham. Its unusual character and decorative treatment mark it out as an estate cottage, in contrast to the plainer constructions of the farmers and farm workers. It was erected for the agent of Biddenham estate. Numbers 48 & 50 Main Road were also estate cottages with decorative architectural treatment (Fig. 21).



Fig. 21. 48 and 50 Main Road

Other

- 7.15. There are a number of buildings that are neither farms nor cottages and yet play a key role in defining the character of Biddenham. The landmark building of St James' Church is clearly an important feature of the Conservation Area both in terms of its intrinsic architectural interest built over many years and including several arts and crafts features (Fig. 22). As a tall building that is readily visible within the relatively flat conservation area and its surrounding setting, the church acts as a focal point.



Fig. 22. St James's Church, Church End

- 7.16. Several buildings were built for particular roles within the village but are now in private ownership. 38 Main Road was the old School House built for the use of the head teacher of the school (Fig. 23). The Old Vicarage, a substantial eighteenth century building was for the use of the vicars of the parish and is a landmark building standing out by virtue of its position, elegance and Cedar tree within its grounds (Fig. 24).



Fig. 23. School House, 38 Main Road



Fig.24. The Old Vicarage, Main Road

7.17. Biddenham House is a large house now concealed by high hedging but is representative of grander houses that were not associated with the manor or farming life of the village (Fig. 25). A house on a more modest scale is number 17 Church End, designed by Baillie Scott and now Grade II listed (Fig. 26). It is the only Baillie Scott building currently included within the Conservation Area.



Fig. 25. Biddenham House, Gold Lane



Fig. 26. 17 Church End

- 7.18 Finally the war memorial situated to the north of the Main Road reminds the village of those who lost their lives in the First and Second World Wars (Fig. 27). It is a key feature of this part of the village and characteristic of so many rural villages.



Fig. 27. War Memorial, Main Road

Internal boundaries

- 7.19. Boundary treatments are very mixed, to the great advantage of the Conservation Area. The characteristic form of boundary is the stone wall. Stone walls surround the church yard (Fig. 28), and there are high stone walls on both sides of Main Road at its western extremity, before the village green. There are low stone walls for example at Walnut Cottage on Manor Road. New stone walls surround a modern stone house at Manor Cottage, on Main Road opposite Manor Farm House, integrating new with old in the Conservation Area in an exemplary fashion.



Fig. 28. Stone walls of St James's church yard

- 7.20. Stone walls can be very eloquent of the history of the village, for example, they represent the unity of the farm house and outbuildings of Grove Farm, even now that they are divided from one another, with the farm yard converted to Regent's Mews. Here the stone wall runs along the east side of Day's Lane by the farm buildings, and continues east on Main Road alongside the farm house and its former garden, terminating in an entrance with small stone gate piers, a welcome survival (Fig. 29).



Fig. 29. Stone walls and gate piers at Grove Farmhouse, 18 Main Road

- 7.21. Boundaries also include many hedges, which are dominant on Church End, some low brick walls, for example at 59 Church End, and some fences, for example wicket fencing at 55 Church End, and post-and-rail fencing with a five-barred gate at the Old Vicarage. All are consistent with the rural character of the Conservation Area. Close-boarded fencing can detract from a historic settlement as a modern form which erects an impenetrable barrier. Where this is seen within the Conservation Area, it is often low and combined with hedging and resulting in no ill effect.

Prevalent Building Materials

- 7.22. Biddenham has its own building material within the village and parish. It is Great Oolite limestone, a distinctive honey-coloured stone, full of fossil shell fragments and of variable quality. The best freestone can be cut and carved for elaborate mouldings arounds doors and windows, such as those seen at the church. The rest can be used for walling as coursed limestone rubble. It is a highly characteristic material of the Conservation Area, with its distinctive colour, form and texture, and most of the historic buildings are constructed from it. It can be used for contemporary buildings to great advantage, enabling them to harmonise with the Conservation Area and avoid undue prominence. Manor Cottage, opposite Manor Farm, is a good example.
- 7.23. Timber-framing is another characteristic construction type, with wattle and daub or lathe and plaster infill. Cottages of both stone and timber-framing are frequently rendered and colour-washed, and therefore the material is not visible, but is nonetheless important to the area's character. There is very little brick, with an example at Rose Cottage, 65 Main Road, and more in modern extensions to historic buildings, principally to the rear and little seen.
- 7.24. Roofs are principally thatched, plain clay tile, or pan tile and slate is rare although it is used for the roof of the Old Vicarage. Windows are mostly white-painted wooden-framed casements, with some sashes, although there are many modern standard windows with top-hung lights.

General Condition including Neutral or Negative Factors

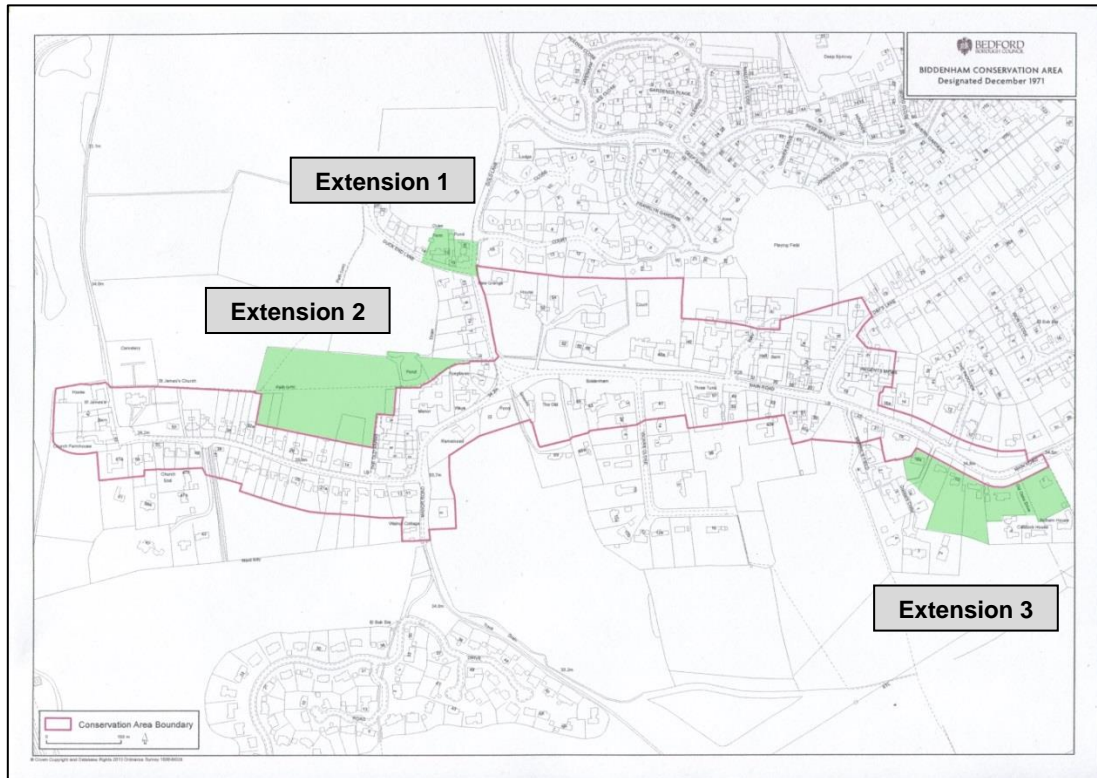
- 7.25. The buildings within the Conservation Area have been identified according to the contribution that they make to the character and appearance and special interest of the area. Buildings which have not been identified on the constraints maps as being of positive merit, recommended for local listing or listed buildings are considered to have a neutral or negative impact on the character or appearance of the Conservation Area. The Conservation Area includes many twentieth-century houses and bungalows which are neutral elements in the Conservation Area, neither contributing to its architectural and historic interest nor detracting from it.
- 7.26. There are very few negative buildings or features in Biddenham, unusually so for a historic village. Those that exist include the following:-
- Solar panels which are highly visible in the public realm of the Conservation Area and in the setting of the listed building can harm the character and appearance of the Conservation Area. They can disrupt the visual contribution of traditional roof materials. Some can have a reflective nature which draws further attention to these additions.
 - Whilst not prolific throughout the area, there are some uPVC windows present to buildings within the Conservation Area. The modern artificial material, and the highly reflective surface and unrelieved flatness of the accompanying glass, provide a harmful contrast to the natural wood and irregular glass of traditional windows which are predominant in the area.
 - Gates which block any inter-visibility of properties can alter the character of the area.

8.0. PUBLIC CONSULTATION

- 8.1 The Conservation Area Appraisal and Management Plan will be subject to public consultation as per Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As part of this consultation the document will be made publically available on the Council's website and statutory consultees and relevant interest groups will be informed with the opportunity to comment on the document. Public consultation will also include the convening of a public meeting to discuss the documents and proposed Management Plan.
- 8.2 Any feedback will be considered and relevant amendments made prior to the formal adoption of the document.

9.0. BOUNDARY REVIEW

The existing boundary of the Conservation Area has been reviewed. No reductions are envisaged, but three extensions are proposed (Map H).



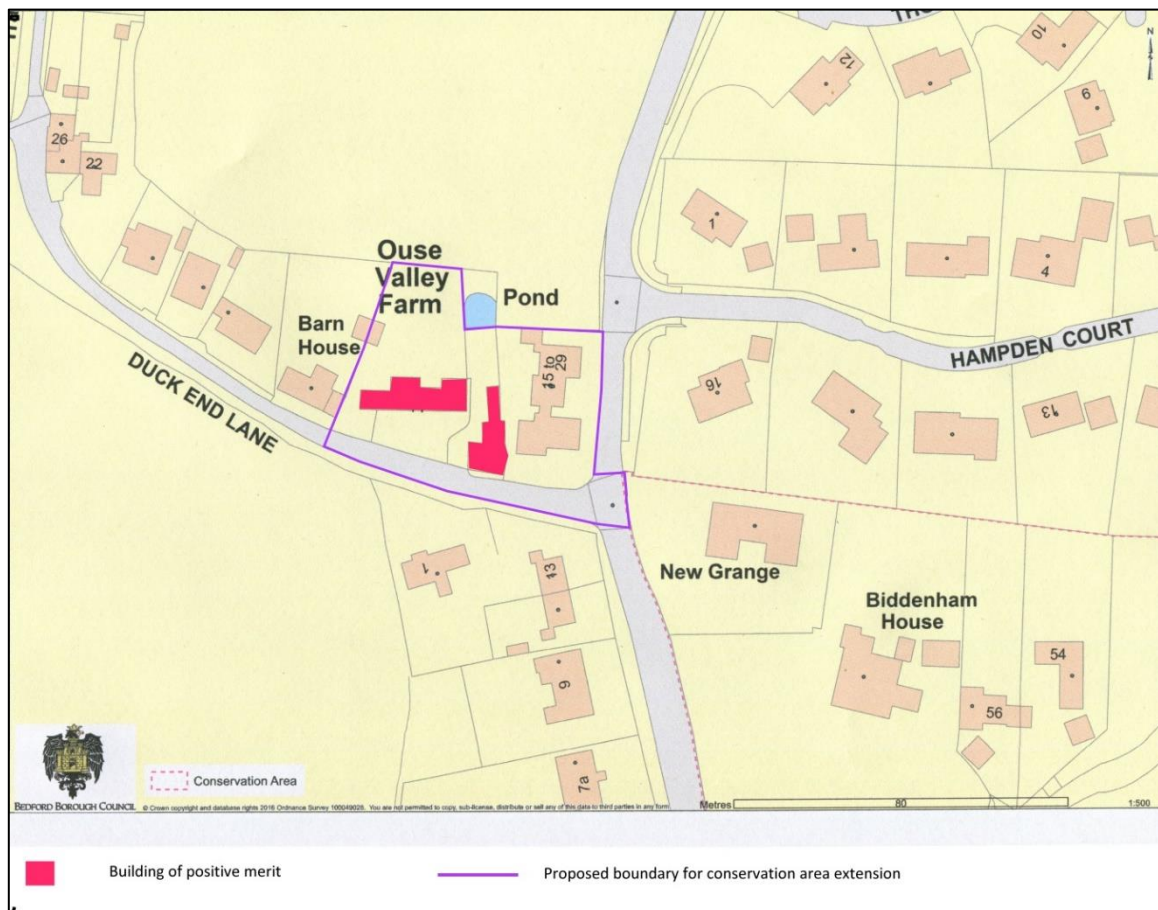
Map H: Proposed Conservation Area Boundary Extensions

Extension 1: Duck End Lane

- 9.1. The end of Duck End Lane where it joins Gold Lane is proposed as an extension to the Conservation Area as it further represents how the historic settlement of Biddenham has developed (Map I). Duck End Lane is a small dead end lane with a scattering of houses on the north side and views out to fields and pastureland on the south side of the lane. The rural origins of the village are strongly reinforced by the setting of the lane, the lack of street furniture, road markings or pavements. The character of the lane is strongly agricultural and reflects the history of Biddenham as a farming community.
- 9.2. There are two houses of interest at the beginning of the lane, number 8-10 Duck End Lane is a single storey coursed limestone rubble cottage (Fig. 30). Originally, it was the west end of a larger cottage that extended to the junction. The three eastern parts were demolished in 1970 and was replaced with modern housing. By including the modern housing in the Conservation Area there would be additional controls in place for any future development of this corner plot. Beyond number 8-10 is Ouse Valley Farmhouse, an attractive building with a two bay sixteenth century west end and three bay eastern end of a later date with tile hanging and mock timber framing. These buildings are clearly of historic and architectural interest and merit inclusion within the Conservation Area.



Fig. 30. Extension 1: 8-10 Duck End Lane



Map I: Appraisal Map of Proposed Extension 1: Duck End Lane

Extension 2: Pond and Meadow North of Church End

- 9.3. This area of land is proposed because of its historic interest and contribution to views into the Conservation Area (Map H). It includes a restored pond which was a carp pond dug in 1700 near Manor Farm House (Fig. 31). It also had a manor dovecote built in 1706 (demolished). It is crossed by a footpath on the site of a historic causeway or coffin path which led from the Manor Farm to the church, and was maintained in order to enable cottagers to carry their dead from the village to St James's for burial.
- 9.4. In addition to its historic interest, it provides important views into the Conservation Area, including the parish church and its tower, 17 Church End, the former farm buildings of Manor Farm, and the backs of buildings on the north side of Church End. The views from this area therefore provide an important context to the Conservation Area and therefore there is sufficient justification to include this area within the conservation boundary.



Fig. 31. Extension 2: Village Pond

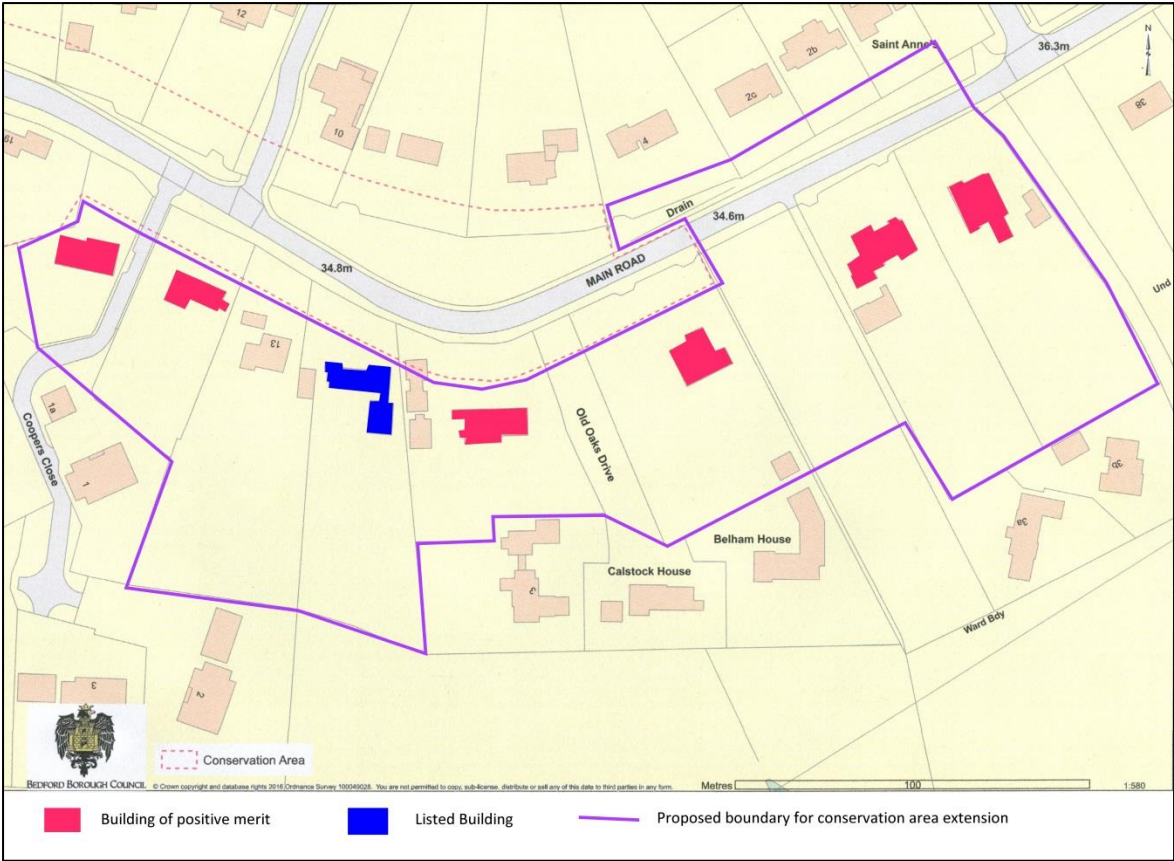
Extension 3: Main Road, East End, South Side

- 9.5. Extending the Conservation Area boundary to include the east end, south side of the main road would bring 11 Main Road (grade II listed) by M.H. Baillie Scott (Fig. 32) and 9 Main Road (unlisted) of 1899 by Charles Mallows (1864-1915) into the designated area (Map J). Both are considered worthy of inclusion, owing to their architectural interest, increased by their local architects, who had a leading role in the expansion and augmentation of Biddenham which began c.1900.



Fig. 32. Extension 3: 11 Main Road

- 9.6. Both architects are responsible for other buildings in Biddenham, Baillie Scott for 17 Church End (grade II listed and in the Conservation Area), and Mallows for 34 Days Lane (grade II listed), and 17 Biddenham Turn (grade II listed), which he designed in 1900 for his father-in-law, H.J. Peacock, a retiring farmer of Grove Farm, and where he lived himself 1905-15. Both 34 Days Lane and 17 Biddenham Turn are outside the proposed Conservation Area boundary extensions.
- 9.7. This extension would also bring into the Conservation Area numbers 17, 15 and 13, to the west of Ballie Scott’s house at 11 Main Road and to the east numbers 7, 3 and 1. These are mostly unlisted Edwardian buildings of positive merit. They are large detached houses set back from the road within generous front and rear gardens and mature trees and hedging. The houses have many similar characteristics, red tile roofs, gables, decorative timbering, feature windows and porches. The houses form a cohesive group reflecting the early twentieth century development of the village along Biddenham Turn, connecting the old village with the Bedford Road. This reflects the historic transition of the village from an agricultural settlement to a commuter village at the beginning of the twentieth century.
- 9.8. The desirability of bringing more of Biddenham Turn into the Conservation Area has also been reviewed. However, it is considered that such an extension would include too many buildings of very modest or no architectural or historic interest to merit special protection and designation. Too many of the plots are later twentieth century buildings that would not contribute positively to the Conservation Area although there are individual Edwardian houses of merit. The buildings do not form a coherent enough group to warrant their inclusion within the Conservation Area.



Map J: Appraisal Map of Proposed Extension 3: Main Road, East End, South Side

10.0. MANAGEMENT PLAN

Introduction

- 10.1. The designation and appraisal of a conservation area is not an end in itself. Its purpose is to provide a basis for the management of the Conservation Area in a manner that will preserve and enhance its character and appearance. This particular management plan follows from the Conservation Area Character Appraisal, in which the special character and visual qualities of the area are identified, along with any threats that are currently affecting the area.
- 10.2. The preservation and enhancement of the character and appearance of a conservation area is dependent, to a substantial degree, upon the retention and appropriate maintenance of its historic buildings and upon the nature of any alteration to the built fabric. Biddenham flourishes largely thanks to its building owners and their vigilance.
- 10.3. Biddenham is a settlement with a very high level of interest in its history and architecture among its residents. This is indicated by the existence of the Biddenham Society, the Biddenham Heritage Trail, the Biddenham Gardeners Association, etc. It is also clear from the physical evidence of the area itself. Biddenham Conservation Area is in a very good condition: it has no buildings at risk, there are very few negative features, and it has no Article 4 directions (extra controls) in place, nor is there any apparent need for them.
- 10.4. As identified in section 3 of the Conservation Area Appraisal, the distinctiveness of Biddenham Conservation Area derives from the preservation of its rural village character, the large number of listed buildings, the numerous cottages, farms and ancillary buildings and the association with the Arts and Crafts movement. It is unified by the use of coursed rubble limestone and timber framed buildings. The village is extremely verdant throughout and it is surrounded on the south and north west side by fields. There are several views out to the surrounding countryside which add to its rural character. The deep verges particularly in the centre of the village contribute to the feeling of openness.

New Development

- 10.5. Careful consideration must be given to the impact of new development on the character and rural setting of the Conservation Area. In particular, the redevelopment of individual houses in large plots may have an impact on the character of the Conservation Area.
- 10.6. New buildings should be appropriate in size, scale, massing, and boundary treatment, and materials should reflect the character of this Conservation Area. Any new development should have regard to the rural character of the village. The impact on important views which have been highlighted in this document must also be carefully considered.

- 10.7. Any future development whether on a large or small scale should seek to respect the unique character of the village and the Conservation Area by complying with all relevant planning policy and being based on good design principles.

New development should comply with all relevant planning policy and be based on sound design principles;

All new development within or affecting the setting of the Conservation Area should be contextually appropriate in respect of size, scale, massing, architectural character, use, relationship with adjacent buildings, alignment and treatment of setting;

Appropriate materials should be used, drawing upon the main materials used in the Conservation Area.

- 10.8. Much of the existing new development is discreetly located and positively screened by greenery which is in itself a positive feature, with an example at Vicar's Close.

Setting and Views

- 10.9. The setting of the Conservation Area is very important to its rural character, and key views have been identified within the Conservation Area Appraisal which include views out into the rural landscape. Any proposal which could impact on the rural character and/or on the key identified views will be carefully considered.

The Council will seek to ensure that all new development respects the important views, within, into and from the Conservation Area. The Council will seek to ensure that these views remain protected and that regard is paid to these views during public realm works or enhancement schemes.

Enhancement of the Public realm

- 10.10. The rural village character is further preserved by the lack of superfluous signage or traffic controls such as double yellow lines; this is a positive characteristic.

The Council will seek to ensure that new street furniture, including signage, is sympathetically placed and appropriate in scale while maintaining its statutory highway obligations;

The Council will seek to ensure that the replacement of existing street works or new street works across the Conservation Area are undertaken in agreed materials and design in order to produce a unified, consistent and high quality public realm that is consistent with the historic context.

Open Space/ Trees

- 10.11. The Conservation Area is characterised by its prolific greenery and open spaces. There are deep grass verges which contribute to its character, and in addition there are extensive private open spaces in the form of gardens.

The Council will encourage stakeholders and the local community to maintain the open spaces;

The Council will seek to ensure that the open spaces are well maintained and protected;

In partnership with other stakeholders, the Council will ensure that the tree population of the Conservation Area is protected in accordance with government guidelines.

Archaeological Remains

- 10.12. The archaeological interest of the area is high, as the Historic Environment Record shows.

Where proposed development may affect a site or area of archaeological interest, any application for development should be accompanied by an archaeological desk-based assessment.

Resources, Monitoring and Review

- 10.13. Many buildings have been identified in the appraisal as making a positive contribution to the character and appearance of the area. They and their settings should be accorded special consideration in the planning process.

- 10.14. The Conservation Area should be monitored to see whether there is any increase in the presence of any negative features and if so, extra controls could be considered. This is particularly true of the use of UPVC for windows and doors. It also applies to extensions, ancillary buildings such as garages, and boundary treatments.

Where funding and resources allow, the Conservation Area will be reviewed on a five yearly basis and the Conservation Area Appraisal and Management Plan will be updated where necessary.

Conclusion

- 10.15. For the management of the Conservation Area to be successful, the local planning authority and other stakeholders, including the inhabitants and those that work in the area must be collectively committed to the preservation of Biddenham Conservation Area.

Postal address: Bedford Borough Council
Planning Services,
Historic Environment Team,
4th Floor,
Borough Hall,
Cauldwell Street,
Bedford MK42 9AP.

Telephone: 01234 718068

Email: planning@bedford.gov.uk

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<http://www.bedfordshire.gov.uk/CommunityAndLiving/ArchivesAndRecordOffice/CommunityArchives/Biddenham.aspx>

APPENDIX 1

BIDDENHAM CONSERVATION AREA: LISTED BUILDINGS

ADDRESS	GRADE
Church End	
Barns at Church Farm	II
Parish Church of St James	I
55 Church End	II
39 and 41 Church End	II
The White Cottage, 17 Church End	II
Manor Farmhouse, Church End	II
Gold Lane	
3	II
Main Road	
The Old Vicarage, Main Road	II
48 & 50 Main Road	II
Three Tuns Public House, Main Road	II
55 Main Road	II
49-53 Main Road	II
37-41 Main Road	II
20-28 Main Road	II
35 Main Road	II
Grove Farmhouse, 18 Main Road	II
23 Main Road	II
19 Main Road	II
Manor Road	
Walnut Cottage	II

Total 19 Listed Buildings

There are four further listed buildings in Biddenham outside the Conservation Area:-

17 Biddenham Turn, by C.E. Mallows 1900	II
11 Main Road, by Baillie Scott 1907	II
66 Bromham Road 1869	II
34 Days Lane by C. E. Mallows 1908	II

Total 22 Listed Buildings

Bromham Bridge is a scheduled ancient monument

APPENDIX 2

HISTORIC ENVIRONMENT RECORD ENTRIES IN BIDDENHAM

Address	Entry Number
Parish Church of St James'	1021
Medieval/Post Medieval Occupation 20, 22, 24, 26 & 28 Main Road	17732 (at 43 Main Road) 1533
Barn at Church Farm	1545
Manor Farm	1542
The White Cottage, 17 Church End	5480
48 & 50 Main Road	5482
The Old Vicarage	1540
Clay Farm, 30-32 Main Road	4237
Walnut Cottage, 2 Manor Road	9160
55 Main Road	1537
39-41 Church End	1543
1-3 Gold Lane	1541
49-51 Main Road	1536
Buttercups, 19 Main Road	11771
Grove Farmhouse, 18 Main Road	1531
37, 39 & 41A Main Road	1535
61 Main Road	16296
St James School, 38 Main Road	4358
Three Tuns PH, 57 Main Road	1538
55 Church End	10132
23 Main Road	1532
35 Main Road	1534
Church Farm, Church End	1042
1-3 Days Lane	10142
Biddenham House, Gold Lane	1546
46-48 Church End	8398
63 Main Road	1539
War Memorial, Main Road	1070
42 Main Road	10146
Cottage, Old Vicarage, Main Road	14516
24-26 Church End	10133
Roman Coin, Main Road	2849
65 Main Road	10137
Granary, garden of 61 Main Road	16168
Barns, Manor Farm	12790
5-7 Days Lane	10141
Smithy, Biddenham Green	8707
Pound, Biddenham Green	8708
42-44 Church End	10135
Biddenham Medieval Village	17017
Biddenham Green	8671
37 Church End	15482
67 Church End	15483

Barns, Grove Farmhouse
St James' Parish Churchyard
Biddenham

10131
8860
MBB18951

APPENDIX 3

AUDIT OF HISTORIC BUILDINGS

FARMS

Church Farm, Church End (Fig. 5)

Status	east range listed grade II, other ranges unlisted but potentially curtilage listed
Date	seventeenth and eighteenth century east range, nineteenth century other ranges
Position	prominent western termination of Church End and conservation area
Materials	coursed limestone rubble, with some weather-boarding
Form	farmyard on irregular rectangle, with series of distinct buildings in single range, roofs at several different levels, minimal fenestration, deeply recessed openings in north range
Alterations	converted to residential use

Church Farm House, Church End

Status	unlisted
Date	nineteenth century rebuilding
Position	south-west corner of Church Farm yard
Form	T-plan building with roofs at different levels, prominent gables, elaborate chimney stacks. Also cottage to south, single storey plus attic, lateral chimney stacks

Manor Barns, Church End (Fig. 7)

Status	unlisted
Date	predominantly nineteenth century, recorded on 1794 map
Position	corner site immediately west of Manor Farm House
Materials	coursed limestone rubble walls, pan tile roofs
Form	extensive out buildings, single storey, some two storey
Alterations	rebuilding, modern pan-tile roofs, modern windows with stained wooden frames, now in residential use

Manor Farm House, Church End (Fig. 6)

Status	listed grade II
Date	nineteenth century, incorporating parts of earlier buildings 1794 map shows a building of very similar plan to the current farm house.
Position	
Materials	coursed limestone rubble
Form	large farmhouse on U-plan in Tudor revival style, gabled wings, windows with stone mullions, canted bays windows on ground floor, central gabled porch.
Alterations	large modern extension to the east, and extensive car parking to west, all well obscured from the road by greenery. now The Manor Hospital

42 Main Road, Lavender Lodge (Fig.33)

Status	unlisted
Position	
Date	eighteenth century (recorded 1794 map)
Materials	coursed limestone rubble,
Form	L-plan with multi-pane windows (eight by eight), with outbuildings



Fig. 33. 42 Main Road

30 and 32 Clay Farm Buildings (Fig. 9)

Status	unlisted
Date	recorded in eighteenth century (1794 map), predominantly nineteenth century
Position	street front ranges rises from the road edge, buildings spread northward
Form	farm yard on large rectangular plan, irregular west range, barns with plain walls
Materials	coursed rubble limestone walls, pan tile roofs
Alterations	first village hall opened in First World War, now converted to residential use

Grove Farm House, 18 Main Road (Fig. 10)

Status	listed grade II
Date	eighteenth-century
Materials	coursed limestone rubble
Form	two ample houses, five bays in all, two storeys, with gable-end chimneystacks. eastern house more elaborate, with dormer windows, lattice-work porch with concave lead roof, and windows with Gothic arched lights, a rare example in Biddenham of concession to architectural fashion, in this case the late-eighteenth-century Gothick.
Alterations	nineteenth century rear extensions.

Grove Farm buildings, Day's Lane

Status	unlisted
Date	predominantly eighteenth and nineteenth century
Position	rising from road edge on Days Lane, extending north of Grove Farm House
Form	in 1794 only the western part existed on a U-plan, by late-nineteenth century formed two linked courtyards open to the west.
Alterations	converted to residential use as Regent's Mews in the late twentieth century

COTTAGES

55 Church End (Fig. 17)

Status	listed grade II
Date	late-seventeenth or early-eighteenth century
Position	edge of road and parallel to road
Materials	timber-framed, rendered and white-washed walls, thatched roof
Plan & Form	two-storey, with flanking chimneys
Alterations	small porch, east extension, west garage and rear extension.

39 & 41 Church End (Fig. 13)

Status	listed grade II
Date	late-seventeenth or early-eighteenth century
Position	stand at the road-edge at right angles to one another, in an unusual pairing.
Materials	timber-framed and colour-washed, brick and stone buttresses, thatched roofs Form single storey plus attic, and chimney stacks

Walnut Cottage, Manor Road (Fig. 18)

Status	listed grade II
Position	at right angles to road, in large garden without surrounding buildings
Form,	two contrasting parts, both white-washed and both single storey with attic,
Date,	west range eighteenth-century with deep thatched roof, east range
Materials	nineteenth-century with tiled roof and dormer windows.

3 Gold Lane (Fig. 11)

Status	listed grade II
Date	seventeenth-century
Position	at focal point in village, terminal feature for west end of Main Road
Materials	coursed limestone rubble and buttressed walls, very deep thatched roof,
Form	three-room plan of one storey and attic, and central and lateral chimneys.
Alterations	rear extension

Grooms Cottage, 67 Main Road (Fig. 14)

Status	unlisted
Position	set at right angles to road
Materials	thatched roof
Alterations	converted from Vicarage stables to cottage in twentieth century

65 Rose Cottage

Status	unlisted
Date	late-nineteenth-century
Materials	brick, chequer work pattern of red stretchers and vitrified blue-black headers
Form	three-bay front with lateral chimneystacks; roof, gabled upper windows, hood over entrance door all with projecting eaves

The Forge, 63 Main Road (Fig. 16)

Status	unlisted
Materials	limestone to east, timber-framed to west, thatched roof
Form	single storey with attic lit by three dormers with bargeboards, thatched hood over entrance porch
Function	former blacksmith's cottage, forge to the east demolished 1967

48 & 50 Main Road (Fig. 21)

Status	listed grade II
Date	seventeenth century
Form	four-room plan, single storey and attic with four dormers
Material	colour-washed plaster over limestone rubble, thatched roof
Alterations	divided into two cottages in nineteenth century, number 50 being house of Biddenham Estate overseer 1824 to 1887, reworked with and lattice windows, and dormer windows given very steep gables and prominent bargeboards

modern brick and tile rear and side extensions.

Three Tuns Public House, Main Road (Fig. 15)

Status listed grade II
Date seventeenth- or eighteenth-century
Materials coursed limestone rubble walls, thatched roof
Form two storeys, L-plan, with chimneys at the ends,
Alterations lower nineteenth-century brick and tile west extension
Out-building to south, weather-boarded and thatched, longer and attached to main building in nineteenth century

55 Main Road (Fig. 34)

Status listed grade II
Position right angles to road
Materials coursed limestone rubble and colour-washed plaster walls, thatched roof
Form two-room plan, single storey with attic and eyebrow dormer, large external brick gable-end chimney stack to north, integrated chimney stack to south



Fig. 34. 55 Main Road

49-53 Main Road (Fig. 35)

Status listed grade II
Form T-plan with lateral chimney stacks
Materials coursed limestone rubble walls, part thatched roof, part tile roof
Alterations toward road, brick extension with pan tile roof



Fig. 35. 49 to 53 Main Road

37-41 Main Road (Fig. 36)

Status listed grade II
 Date seventeenth or eighteenth century
 Position set back from road at right angles to it
 Materials colour-washed plaster over limestone rubble and timber-framing,
 Form row of three cottages, number 37 single storey, numbers 39 and 41 single storey with attic and eyebrow dormers, lateral external chimney stacks



Fig. 36. 37 to 41 Main Road

35 Main Road (Fig. 37)

Status listed grade II
 Form two-room plan, single-storey, lateral external chimney stacks, limestone to south, brick to north
 Materials timber-framed walls, thatched roof
 Alterations modern porch and windows.



Fig. 37. 35 Main Road

20-28 Main Road (Fig. 12)

Status	listed grade II
Position	parallel to the road and rising from the road edge
Date	mid-eighteenth-century
Form	row of five cottages, of eight bays in total, with dormers on the wall plates, and boarded doors,
Materials	timber-framed structure, uniformly colour-washed, thatched roofs,
Alterations	large single-storey rear or north extensions with pan tile roofs

1-3 Day's Lane (Fig. 38)

Status	unlisted
Date	seventeenth- or eighteenth-century
Materials	thatched roof, colour-washed
Form	one storey with attic and central chimneystack, roof gabled to north and hipped to south, with central east dormer
Alterations	a later bay, and many modern standard windows.



Fig. 38. 1 and 3 Day's Lane

23 Main Road (Fig. 39)

Status	listed grade II
Form	two-storey, lateral chimneystacks
Materials	colour-washed and scribed plaster over limestone rubble walls, thatched roof
Alterations	small west extension of exposed stone and a slate roof



Fig. 39. 23 Main Road

Buttercup Cottage, 19 Main Road, (Fig. 19)

Status	listed grade II
Date	seventeenth-century and twentieth century
Position	parallel to road and rising from road edge
Materials	colour-washed plaster over limestone walls, thatched roofs
Form	two parts of four different heights, to west long low single-storey with attic and eyebrow dormer, and central chimney and back-to-back fireplaces
Alterations	to east a tall two-storey modern T-plan section

OTHERS

Parish Church of St James, Church End (Fig. 22)

Status	listed grade 1
Position	set back from the road within its churchyard
Date Material	12 th century Norman origins with late medieval exterior
Form	nave and chancel with steeply pitched roofs, later aisles with flatter roofs and battlements and a battlemented west tower.
Alterations	C.E. Mallows designed the metal-work lectern, reading desk, rood and cross

Biddenham House, 18 Gold Lane (Fig. 25)

Status	unlisted
Position	In ample grounds near village centre, little seen from public spaces
Date	eighteenth century, possibly from 1766, with nineteenth century additions
Materials	
Form	a large house dates on a double-pile plan of five bays, with flanking chimneys on four gable ends, and dormer windows
Alterations	a pair of board-school bay windows on the south front, linked by a hood over the entrance. An early photograph records its previous form.

The Old Vicarage, Main Road (Fig. 24)

Status	listed grade II
Position	set well back from road
Date	eighteenth century, probably 1762
Material	coursed limestone rubble walls, slate roof
Form	square plan, villa character, shallow pitched roof, three bay front, central door with margin lights, robust mid-nineteenth century windows.
Out buildings	two-storey stone outbuilding on cross axis to east, modern single-storey garages to the west.

War Memorial, Main Road (Fig. 27)

Status unlisted
Position on greensward north of Main Road
Date unveiled in 1922
Form simple Celtic stone cross on pedestal and three steps,
Architect Frederick Lanseer Gibbs, RA, ARA, former apprentice to local architect C.E. Mallows,

38 Main Road (Fig. 23)

Status unlisted
Position 1832
Material coursed limestone rubble,
Form rectangle with gabled cross wing, small gabled windows and porch.
Function Built as the School House, the school which accompanied it was demolished in 1960s

The White Cottage, 17 Church End (Fig. 26)

Status listed grade II
Position Standing back from road in garden
Date 1910
Architect M.H. Baillie Scott
Form front elevation of two contrasting gables with cat-slide roof between, and entrance under small east gable, west elevation with gable and cat-slide roof with hip-roofed dormer, east end idiosyncratic design with cluster of gables and chimney rising between them, garden front completely sheer surface, with line of three gables, and three bays of casement windows .
Out building small early garage with mono-pitch roof

STEWARTBY CONSERVATION AREA
CHARACTER APPRAISAL
AND
MANAGEMENT PLAN



2016

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1.0 INTRODUCTION

Background

- 1.1 This appraisal of Stewartby Conservation Area was conducted by BEAMS Ltd, the trading company of the Hertfordshire Building Preservation Trust, in conjunction with Bedford Borough Council between September 2015 and April 2016.
- 1.2 Stewartby Conservation Area was designated on 14th July 1986; its boundary has not altered significantly since designation. Designation of a conservation area introduces additional planning controls within the boundary, including control over the demolition of unlisted buildings, strengthening control over development and provides additional protection for trees. However, conservation area designation does not stop change; it ensures that change respects the character and appearance of the conservation area.

Objectives

- 1.3 The objective of this appraisal is to define the special interest of Stewartby Conservation Area by analysing its historic development, landscape setting, views and spaces and through the assessment of the architectural and historic qualities of its buildings. The appraisal will identify positive, negative and neutral features and spaces, and the problems, pressures and capacity for change. It is intended to assist and guide all those involved with development proposals. The approach used in preparing this document is based on current good practice guidance as set out by Historic England in *Understanding Place: Conservation Area Designation, Appraisal and Management* (English Heritage, 2011).

Public Consultation

- 1.4 There is a strong emphasis on community involvement in the production of appraisals to ensure the documents are as accurate as possible by assessing local knowledge, to encourage local involvement and to give people the chance to influence the document. Further details regarding the public consultation exercise can be found in section 8.0.

Status and Contacts

- 1.5 The appraisal will be used as a technical document to inform planning decisions and will be subject to a process of monitoring and review.
- 1.6 The Council offers a charged for pre-application advice service which presents the opportunity to discuss proposals and their acceptability prior to submitting a full application. Due to the sensitive nature of conservation areas and in order to preserve/enhance their special interest development within the area is subject to stricter standards and regulations and applicants are encouraged to use this service.

Postal address: Bedford Borough Council
Planning Services,
Historic Environment Team,
4th Floor,
Borough Hall
Cauldwell Street
Bedford MK42 9AP

Telephone: 01234 718068

Email: planning@bedford.gov.uk

2.0 PLANNING POLICY FRAMEWORK

National

- 2.1 A conservation area is defined under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Local planning authorities have a duty to designate such areas as conservation areas. Section 71 of the Act requires local planning authorities '...to formulate and publish proposals for the preservation and enhancement...' of these conservation areas.
- 2.2 The National Planning Policy Framework 2012 includes government policies for conservation in section 12. Paragraph 127 requires that 'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest'.
- 2.3 Further paragraphs in section 12 give guidance to local planning authorities in the exercise of their planning powers in conservation areas.

Local

- 2.4 The Bedford Development Framework Core Strategy and Rural Issues Plan has the following objectives relevant to conservation areas:
- Achieving high quality design that takes into account, among other things, local character and local distinctiveness
 - Protecting and enhancing the Borough's built and cultural assets
 - Fostering the development of heritage and cultural tourism



Fig.1. Stewartby Conservation Area map

3.0 DEFINITION OF SPECIAL INTEREST

3.1 Every conservation area has a distinctive character, which is derived from its topography, historical development and current uses. Features such as streets, place names, landscaping, views and buildings are all important contributors.

3.2 The special interest of Stewartby Conservation Area lies in its history as a planned model village. It was built between 1927 and 1978 for the brick workers of the London Brick Company. Of particular interest is the retirement complex of Sir Malcom Stewart Homes, the first phase of which was designed by Sir Albert Richardson and which remains largely untouched since it was built (No's 1-24 being grade II listed). Two landmark buildings are of particular note, the Sir Malcolm Stewart Homes Common Room (grade II listed) and the Stewartby Memorial Hall which both retain their architectural character and detailing. Other notable points of interest are the village centre with its numerous landmark buildings, the open space between Stewartby Way and The Crescent, the views within the Conservation Area and out to the brickworks, the broad verges and numerous trees.

3.3 Summary of significance and special interest:

- Planned model village associated with the London Brick Company including housing, amenities and community spaces.
- Low density plan form as part of the planned village layout which contributes to the open character of the village.
- Limited palette of materials notably the use of the Fletton rustic brick and clay roof tiles that gives a great unity to the built form
- Landmark buildings, notably the Sir Malcolm Stewart Homes Common Room and the Stewartby Memorial Hall that form focal points within the Conservation Area and contribute to key views and vistas
- Associations with notable architects including Sir Albert Richardson, architect of the first phase of Trust Homes, Oswald Milne, designer of Stewartby Middle School and E Vincent Harris, architect of the Memorial Hall
- Open spaces and trees, both public and private that contribute to the open character of the area and contribute to important views
- The open nature of frontages with little/no boundary treatment to define separation between the public and private realm
- Setting of the Conservation Area adjacent to the LBC brickworks with the listed chimneys evident in a number of views throughout the Conservation Area and beyond.

4.0 LOCATION, TOPOGRAPHY AND LANDSCAPE



Fig. 2. Stewartby, view from west of listed chimneys and kilns

- 4.1 Stewartby is located four miles south of Bedford in the Vale of Marston and approximately ten miles north east of Milton Keynes. It is a civil parish, created in 1937, by amalgamating Wootton Pillinge and Wootton Broadmead from the parish of Wootton, and Kempston Hardwick from the parish of Kempston Rural as well as part of Houghton Conquest and Marston Moretaine. The original village of Stewartby lies on an east/west axis and for the most part is included in the Conservation Area. To the north is an area of more densely planned housing built after the Second World War along Park Crescent, Pillinge Road and Rousbury Road (Fig.1).
- 4.2 The village is surrounded by evidence of its industrial origins as a brickworks. To the west lies the now redundant site of the London Brickwork Company with its grade II listed four surviving chimneys and two kilns which will form part of the new housing development (Fig. 2). To the south the old clay pits have been turned into lakes, the largest is known as Stewartby Lake. Surrounding this is the Marston Vale Community Forest. The area is bounded to the west by the A421 and to the east by the B530. Stewartby is also situated between two railway lines, the Marston Vale Railway line connecting Bletchley to Bedford to the west and the Midland Mainline Railway to the east (Fig. 3). The effect of the roads, railways lines, lakes and brickworks is to create an inland island community at Stewartby.
- 4.3 Stewartby lies on a sedimentary rock known as Peterborough Member. The sub soil is Oxford Clay which runs in a belt from the Humber down to the Dorset coast. The area around Stewartby has one of the largest exposures of Oxford Clay and is the reason for the development of the brickworks in this area. There are some exceptions however, around Broadmead Farm and in the middle of Stewartby there are areas of alluvium and head. This is a mixture of clay, silt, sand and gravel deposited by the movement of water. The land is essentially flat and low lying at 111 feet by the lake but rises gently to the east, where the Sir Malcolm Stewart Homes are located, to a height of 154 feet above sea level.



Fig. 3. Aerial view of Stewartby showing brickworks to the west and lakes to the south

5.0 HISTORIC DEVELOPMENT AND ARCHAEOLOGY

Nineteenth Century

- 5.1 At the beginning of the nineteenth century Wootton Pilling was a small rural hamlet but by the end of the century the brickwork industry was beginning to transform the area. One of the key events and a catalyst for the development of the brick industry was the arrival of the railways in the area. In 1844 a group of local businessmen promoted the idea of a line to Bedford which was supported by George Stevenson. It was agreed that a line from Bletchley to Bedford would be built and it would join the London to Birmingham line at Bletchley. The engineers would be George and Robert Stevenson. Work began in 1844 and the line finally opened in November 1846. The line ran through Marston Vale and had seven stations. Stewartby would not have its own station until 1905. The London and Birmingham Railway and the Manchester and Birmingham Railway amalgamated with the Grand Junction Railway to form the London and North Western Railway. The line was extended to Oxford in 1851 and from Bedford to Cambridge in 1862.
- 5.2 Wootton Pilling lies on a layer of Oxford Clay which runs diagonally across the country from Weymouth in Dorset to Scarborough in Yorkshire passing through Oxford, Bedford and Fletton, near Peterborough. The origins of the Stewartby brickworks lie in events in Fletton near Peterborough in the nineteenth century. James McCallum Craig bought land in Fletton just south of Peterborough on which he started a brickworks in 1879. The bricks were made from surface clay which made them heavy and expensive to transport and restricted their market to the local area. McCallum subsequently leased his brickworks to George Seale and James F O'Connor of Finsbury Park who got the Hempstead brothers to run it. It is believed to be the Hempstead brothers who made the crucial discovery in 1881 that by using lower Oxford Clay beneath the surface clay, a better, cheaper brick could be created. This would have a profound effect on the future of Wootton Pilling.
- 5.3 The lower Oxford clay is a shale-like, grey-green clay deposit known as The Knott. The natural moisture content and low plasticity allows it to be crushed and then pressed into brick shapes and crucially fired immediately without having to wait, as with green bricks, to be cured. The clay also contained sufficient organic combustible material to virtually burn itself during firing, hence the reason it has been called "the clay that burns", this ensured lower fuel costs. In addition, the lime content was constant, which prevented the bricks from cracking during firing. There were also few impurities in the clay and those that there were could be easily removed. The result was an altogether better quality cheaper brick.
- 5.4 The only negative aspect of the discovery was the production of very oily fumes which necessitated the redesign of the Hoffman kilns with a transverse arch which in turn meant the process of firing was better controlled and ultimately fewer bricks were spoiled and discarded.
- 5.5 The demand for Fletton bricks grew, particularly in London where the brick was still cheaper than local bricks, despite the cost of transporting them by train. It was the railway infrastructure that allowed the business to flourish. The Fletton brick was a structural brick and had no aesthetic appeal.

5.6 One of the largest exposures of Oxford Clay lies south west of Bedford in the Vale of Marston. It was here In 1897 B J Forder & Co opened a brickworks at Wootton Pillinge and at Elstow that would be the origins of the vast brickworks that would develop on the site in the twentieth century.

Twentieth Century

5.7 In 1900 B J Forder & Co was floated and sold to the Keble brothers of Peterborough who were brick makers and Halley Stewart, the prospective liberal candidate for Peterborough and his son Percy Malcolm (known as Malcolm). The Stewarts had money to invest, having recently sold a family business. It quickly transpired that the Keble brothers wanted a fast return on their investment in contrast to the Stewart family and they left the partnership in 1906. Halley Stewart became Chairman and Malcolm Stewart became Managing Director of the company. The company's interest initially lay in all building materials but by 1912 they had sold the lime and cement side of the business to British Portland Cement and concentrated on the developing of brick production at Wootton Pillinge.

5.8 The London Brick Company had been founded at Fletton in Peterborough by J C Hill a builder who needed a continual supply of bricks and found it logical to buy his own brickworks. The company expanded and eventually bought land at Wootton Broadmead (and in other parts of Bedfordshire). In 1905 the London Brick Company bought four hundred and fifty acres in Wootton Pillinge. After the war in 1920 the London Brick Company bought the Wootton Pillinge Brick Company which had been founded in 1901. There were now only four brickworks in the area - The London Brick Company, BJ Forder & Co, the Itter Companies and the United and Northern Brick Company. It made sense for them to merge and reduce their costs and thereby increase their profits. In 1923 The London Brick Company merged with B J Forder & Co to become The London Brick Company and Forders Ltd.



Fig. 4. Wootton Pillinge, Ordnance Survey map, 1925

- 5.9 In 1924 Sir Halley Stewart stepped down as Chairman and his son Malcolm succeeded him. Malcolm Stewart had been instrumental in modernising brick production and increasing output at the firm. Halley used his new found time to focus on a long held dream to build a model village for the brick workers along the lines of Bournville for the Cadbury workers in Birmingham or Port Sunlight for the Lever soap factory workers. Halley was a Congregationalist and a Liberal MP both of which informed his strongly held beliefs regarding the importance of the welfare of his workers to the success of the business.
- 5.10 When the Stewart family first became involved in Wootton Pilling there were a handful of farms and a few cottages. By 1910 two blocks of four cottages had been built for the workers. However, the first comprehensive plans for a model village providing modern spacious and sanitary accommodation were drawn up by the company architect, Mr F. W. Walker in 1926 and work began soon after. The model village was inspired by the garden city movement of Hampstead Garden Suburb and Letchworth where low density housing was situated in a landscape setting with large gardens. A sense of space and greenery were essential and desirable characteristics.
- 5.11 In 1928 the first phase of housing was completed around Churchill Close. The houses had running water, electricity and drainage facilities. They had indoor bathrooms with flushing toilets. The houses were spacious and gardens large and all for a low rent. They must have seemed luxurious in comparison to typical Victorian terraced housing with outside toilets and small gardens. The next phase of housing was built along Stewartby Way up to School Lane and from where the Memorial Hall stands down to the station.
- 5.12 In 1929 the Stewartby Memorial Hall was opened in memory of the villagers who had lost their lives in World War One. It is now commonly known as the village hall. The building was designed in a neo-classical colonial idiom by the architect E. Vincent Harris. It completed the first phase of building work at Stewartby incorporating the south-west segment of the village and was, and still remains a focal point for village life.
- 5.13 Ever concerned for the welfare of the workers the focus of the model village turned to providing communal spaces. In 1932 The Club House was designed by E. Vincent Harris and the following year the General Store opened. The same year Halley Stewart was knighted.
- 5.14 In 1934 the company architect F.W. Walker again provided plans for the next phase of development to the north of Stewartby Way. These were Alexander, Montgomery and Wavell Closes. The houses were built around *cul de sacs* which were perpendicular to Stewartby Way. The names were changed to the names of leaders after the Second World War.
- 5.15 In 1936 Sir Halley Stewart died. In the family's honour and in particular to commemorate the life of Sir Halley, Wootton Pilling was renamed Stewartby. Soon after, at the suggestion of his son Malcolm, a new parish was also created called Stewartby, which was almost entirely formed by land owned by the company. This included land in Wootton Pilling and Wootton Broadmead from the parish of Wootton as well as Kempston Hardwick from Kempston Rural. Unsurprisingly the first chairman of the parish council was Sir Malcolm Stewartby.

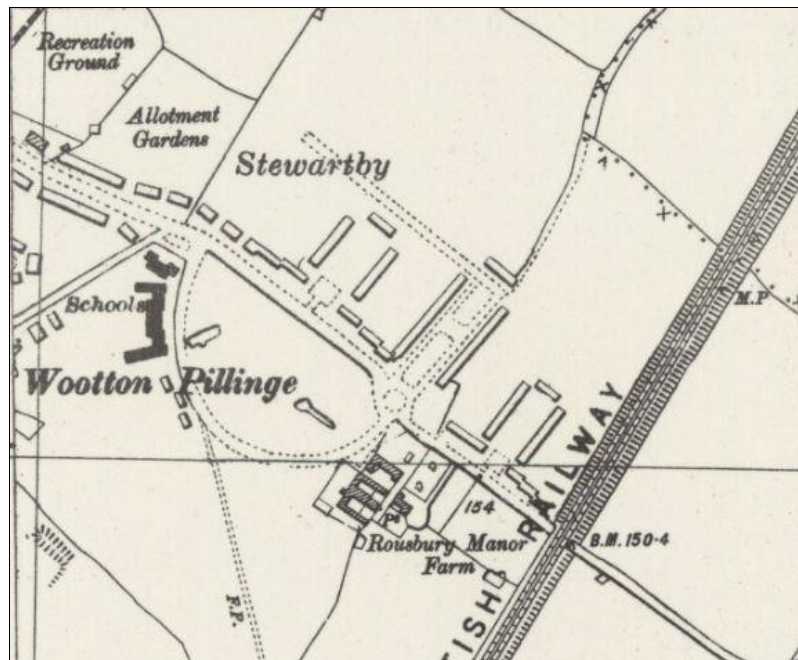


Fig. 5. Stewartby, Ordnance Survey map, 1938

- 5.16 At the same time that the village was renamed, Stewartby opened a middle school in the village, which had been planned from the conception of the village but took ten years to come to fruition. It was built by Bedford Borough Council on land given by the Company and was designed by Oswald P Milne. Prior to this children had to be bused to neighbouring villages.
- 5.17 Following the end of the Second World War a new phase of development was undertaken to develop north of Alexander, Montgomery and Wavell Closes with Park Crescent, Pillinge Road, Rousbury Road and Magpie Avenue. This included a play area and a long awaited place of worship, the Stewartby United Church, a non-denominational place of worship for the community sited near the junction of Park Crescent and Stewartby Way.
- 5.18 Sir Malcolm Stewart, the son of Sir Halley Stewart was always concerned for the welfare of his workers and like his father correlated their well-being to the success of the company. In the 1950s he set up a charitable trust to ensure the comfort of company workers in their retirement. The eminent architect Sir Albert Richardson, a notable inhabitant of Bedfordshire at his eighteenth century town house in Ampthill, was commissioned to design two courtyards of bungalows and a Common Room that would be situated on high ground to the south east of main village.
- 5.19 Richardson was an establishment figure. He was an esteemed architect, architectural historian and conservationist. Before the war he was professor of architecture at the Bartlett with his own architectural practice and editor of the architectural journal. After the Second World War he taught at Cambridge and was appointed President of the Royal Academy in 1954 just before he began designing the Malcolm Stewart Homes. He was knighted in 1956. His scholarly passion for Georgian architecture and neo-classicism fed into his professional work where he blended the style of these with the demands for modern living. He published two works on Georgian architecture; *London Houses from 1660 to 1820: a Consideration of their Architecture and Detail* (1911) and *Monumental Classic Architecture in Great Britain and Ireland* (1914). He was a founder of The Georgian Group.

- 5.20 The twenty-four bungalows and the Common Room designed by Richardson were officially opened in 1956. In 1964 thirty-six further bungalows were built, eighteen in 1970 and a final eight in 1978, all designed by the estate office to harmonise with the original bungalows. Those workers who had been with the company for fifty years or more were entitled to a home. However, with the closure of the brickworks there are fewer retired workers and a number of the houses are now in private hands.
- 5.21 After the war there was a shortage of labour, as returning soldiers turned their back on working in the brickworks. Some prisoners of war, who had remained in the country, found work at Stewartby. Eventually due to the shortage of labour, workers had to be hired from overseas. The first wave came from Italy particularly around Naples and later waves came from India, Pakistan and the West Indies. In 1950 Sir Malcolm Stewart finally retired and was succeeded by the deputy chairman, Arthur Warbouys. He died in 1966 and Sir Ronald Stewart, Malcolm Stewart's son succeeded him. However, by the late 1960s the building sector was in recession. Sir Ronald realising that the company needed to diversify set up London Brick Land Fill Ltd. In the early 1970s there was an economic slump and men were laid off, the original Forder & Co works closed at Elstow. In the 1980s there was a drive towards modernisation and some of the chimneys were destroyed. In 1984 the Hanson Trust bought a majority share in the business. On 14 July 1986 the south of Stewartby was designated a conservation area in recognition of its special architectural and historic interest. Attempts by the company to build a super plant failed because of concerns about the environmental impact. Sir Ronald Stewart died in 1999 and Stewartby brickworks finally closed in 2008. The remaining kilns and chimneys were granted listed status in January 2008.

6.0 SPATIAL ANALYSIS



Fig. 6. Stewartby Lake from Green Lane

The Character and Interrelationship of Spaces within the Area

- 6.1 Stewartby is characterised by a feeling of green space throughout, whether this is the public space of The Crescent or the more private space of Churchill Close or simply the generous verges that line the streets. The main artery of the village is Stewartby Way which has a far greater sense of enclosure at the west end near the village centre than where it rises to higher ground in the east and opens out into The Crescent. Stewartby Way reflects the path of earlier rural roads that passed through the area. An east/west road from Wootton Pillinge which descended the hill to meet the north/south road to Wootton Broadmead is now Broadmead Road to the east and Green Lane to the west. The approaches from the east and west are different in character, the eastern approach is more rural and the western approach is more industrial.
- 6.2 The approach from the east off the Ampthill Road (B530) and along Stewartby Way is a fairly short and straight entrance to the village across flat countryside rising gently on its arrival in the village. Both sides of the road are lined with hedges and small trees which restrict views out across the surrounding landscape. The railway bridge itself forms a key entrance point into the village. Semi-detached housing begins immediately on the right as one passes under the bridge. The Malcolm Stewart Homes also begin at this point but are less visible as they are set back behind trees and a deep verge.
- 6.3 The approach from the west is off the Bedford Road. Initially the road has unkempt hedging on either side. It rises gently and curves where it begins to run parallel to Stewartby Lake, the leisure lake that now fills the clay pits (Fig. 6). Hedges also screen the large area of industrial wasteland at the beginning of the road on the east side. The hedging is replaced by post and rail fencing on the east side of the road and the view opens out to the drama of the surviving chimneys and kilns of the London Brick Company. The road passes under a corrugated iron covered bridge and over the railway crossing. Immediately on the east side are buildings from the brickworks sited next to the road. The character of the approach changes and hedging resumes on either side of the road, poplar trees are visible at the

entrance to the village where the road curves to the north and semi-detached housing begins on the east side of the road.

- 6.4 The village can also be approached from the north along Broadmead Road which branches off the Bedford Road to the north of Green Lane. The road has kept its rural character as it winds across open countryside. The only indication of the industrial nature of Stewartby is the slag pile on the south side of the road at the beginning and the views across the fields to the surviving chimneys and kilns of the London Brick Company (Fig. 7). At the entrance to the village is a light industrial estate and shortly after the London Brick Company Headquarters appears on the west side of the road and the Stewartby Memorial Hall is visible ahead.



Fig. 7. View of Stewartby from Broadmead Road to the north

Open Space

- 6.5 One of the chief characteristics of Stewartby is the generosity and scale of its open spaces. The principal open spaces in Stewartby are The Crescent and the area that forms the village centre, between the Stewartby Memorial Hall and the London Brick Company Headquarters as well as the area behind the Hall known as Churchill Close. There are smaller open spaces between the Malcolm Stewart Homes and their accompanying allotments.
- 6.6 The village centre is the publicly accessible heart of the village. It has large grass verges to the rear, front and sides of the Memorial Hall. There are two roundabouts linked by a rectangle of lawn between the Memorial Hall and the London Brick Company Headquarters. Lying to the east is a crescent shaped area of lawn in front of the Club House. On the west side of the space is a bus shelter with tiled gabled roof next to which is sited the Stewartby sign. A large proportion of this open space is tarmac. There are a number of trees, a horse chestnut on the rectangle of grass and a variety of specimens including some conifers on the western boundary of the space and some mature specimens lining the curve of the crescent in front of the sports hall (Figs 8, 9, 10, 11).



Figs 8, 9, 10, 11. The village centre, clockwise from left, central grass area, area in front of London Brick Company Headquarters, view towards Club House and Shop, The bus shelter and Stewartby sign.

6.7 Behind the Memorial Hall is Churchill Close, a publicly accessible triangular area of grass surrounded by semi-detached houses (Fig. 12). There is a now defunct fountain and several trees on the triangular green at its centre (Fig. 13). There are deep verges in front of the houses with original street lighting and the remains of a brick fragment path running along parallel to the road (Fig. 14).



Figs. 12 & 13. Churchill Close, central grass area (left) and fountain (right)



Fig. 14. Churchill Close, path and street lamp

- 6.8 The Crescent is, as its name suggests, is the crescent shaped area of open space formed by Stewartby Way to the north and the curve of The Crescent road to the south (Figs. 15 & 16). The area is large and open with few trees apart from the north-west corner where there is dense foliage and a village pond and playground near to the school. On the west side overlooking the space is the school and several large detached houses; on the east side overlooking the open space are the Sir Malcolm Stewart Homes.



Figs. 15. The Crescent open space, looking west

- 6.9 The Sir Malcolm Stewart Homes are arranged around carefully planned open spaces and where they face the road have deep grass verges (Fig. 16). There is a central avenue with two grass covered roundabouts at The Crescent end. The avenue leading up to the Common Room is lined with a double avenue of cherry trees and is overlooked on either side by a terrace of bungalows. To either side of this centrally planned space are grass courtyards surrounded by bungalows. To the rear are curved grassed areas with rose beds and other ornamental planting either side of the Hall (Fig. 17). On the east side of the centrally planned section of the Homes is a larger four sided grass courtyard to the rear of which are the allotments that are also part of the complex (Fig. 18). There is one further smaller grass

courtyard to the east by the railway line. Throughout there is original street lighting and careful planting of trees and all areas are publicly accessible although the courtyards have a more private and intimate feel than the area to the either side of the hall.



Fig. 16. Sir Malcolm Stewart Homes, open space, grass verges



Fig. 17. Sir Malcolm Stewart Homes, open space, the rose garden



Figs. 18. Sir Malcolm Stewart Homes, allotments

- 6.10 Open spaces outside the Conservation Area, but within Stewartby, also contribute to its character and setting. To the north between Park Crescent and Broadmead Road is a large recreation area from which good views across to the rear of the houses along Stewartby Way, the Sports Club and the Stewartby brickwork chimneys are visible. To the south of the

larger houses along The Crescent are the playing fields of the Marston Vale Middle School, these are not publicly accessible. The village is surrounded by clay pit lakes to the south, industrial wasteland to the north-west and countryside to north and east which all form part of the setting of the Conservation Area and contribute to Stewartby's unique character.

Landmark Buildings

- 6.11 Within the Conservation Area are a small number of landmark buildings; these are visually important structures that make a statement, form a full stop at the beginning or end of a view, hold an important corner position, can be seen at a distance, or stand above the general roof line of the surrounding buildings.

Landmark buildings within Stewartby Conservation Area are:

- Stewartby Memorial Hall
- London Brick Company Headquarters
- Club House
- Stewartby village shop
- Sir Malcolm Stewart Homes Common Room
- Marston Vale Middle School

Focal Points

- 6.12 The principal focal point of Stewartby Conservation Area is the centre of the village with its cluster of landmark buildings around the intersection of the three roads into the village. In particular the Memorial Hall can be seen from Green Lane, Broadmead Road and the end section of Stewartby Way. Other focal points include Marston Vale Middle School at the junction of Stewartby Way and Park Crescent with a large lay-by in front. The Sir Malcolm Stewart Homes Common Room is also a visual focal point which can be viewed from The Crescent as well as the curved gardens to either side.

Key Views and Vistas

- 6.13 The western part of the Conservation Area is relatively flat and the buildings low rise so that there are few opportunities for really dramatic views. The eastern end of the Conservation Area has greater opportunities for key views due to the topography and the particular urban plan of the Sir Malcolm Stewart Homes. There are dramatic views across The Crescent from the south-east down towards Stewartby Way with great stretches of grass, trees and sky above and from the roundabout at the top of Stewartby Way. Conversely looking from Stewartby Way up to the Malcolm Stewart Homes across The Crescent is also a key view (Fig. 19). There are key views of the Sir Malcolm Stewart Common Room from The Crescent and from either side across the rose gardens (Fig. 20).
- 6.14 There are important views looking ahead (west) as one descends along Stewartby Way to the brick chimneys outside the Conservation Area.



Fig. 19. The Crescent viewed from the north



Fig. 20. Sir Malcom Stewart Trust Homes, the avenue looking towards the Common Room

Trees and Vegetation

- 6.15 Trees and vegetation play a key role in the character of Stewartby, partly inspired by the Garden City Movement but also likely to have been a conscious choice in contrast to the lack of greenery in the brick factory area. There are deep grass verges throughout the Conservation Area (Fig. 21). In places there are carefully planted avenues of trees although some specimens are now missing.



Fig. 21. Trees and grass verges along Stewartby Way.

7.0 CHARACTER AREAS

- 7.1 Stewartby Conservation Area can be divided into two distinct character areas. Each area has a different character and appearance that relates to its past and current function, the design of the street layout and its buildings and the types of material used in their construction. These character areas are illustrated in Fig. 22 and are discussed separately below.
- 7.2 Character Area 1 encompasses the majority of the Conservation Area excluding the Sir Malcom Stewart Trust Homes (Fig. 22). This includes the east side of Green Lane as it enters the village, Churchill Close; the area between the Memorial Hall and the London Brick Company Headquarters and the Club House; the area either side of the length of Stewartby Way up to the railway bridge at the east end of the village; the open space of The Crescent and the school; and large houses to the south-west of The Crescent.
- 7.3 Character Area 2 is a sub area of the village known as the Sir Malcolm Stewart Trust Homes (Fig. 22). The homes were built in a number of planned stages to house retired brick workers. They were part-designed by the architect Sir Albert Richardson and were funded by the Sir Malcolm Stewart Trust. The area covers the south-east corner of the Conservation Area and radiates out from the semi-circle of the eastern half of The Crescent. The centre point for the plan appears to be on the north side of The Crescent open space, opposite the centre of the access road to Alexandra Close. From this point a series of courtyards, avenues and gardens surrounded by single storey bungalows radiates out. Road access is from Stewartby Way and the avenue off The Crescent.
- 7.4 The Sir Malcom Stewart Trust Common Room and No's 1-24 of the Trust Homes are grade II listed and lie within the Stewartby Conservation Area. The two kilns and four chimneys at the Stewartby Brickworks are also listed grade II and are visible from parts of the Conservation Area.

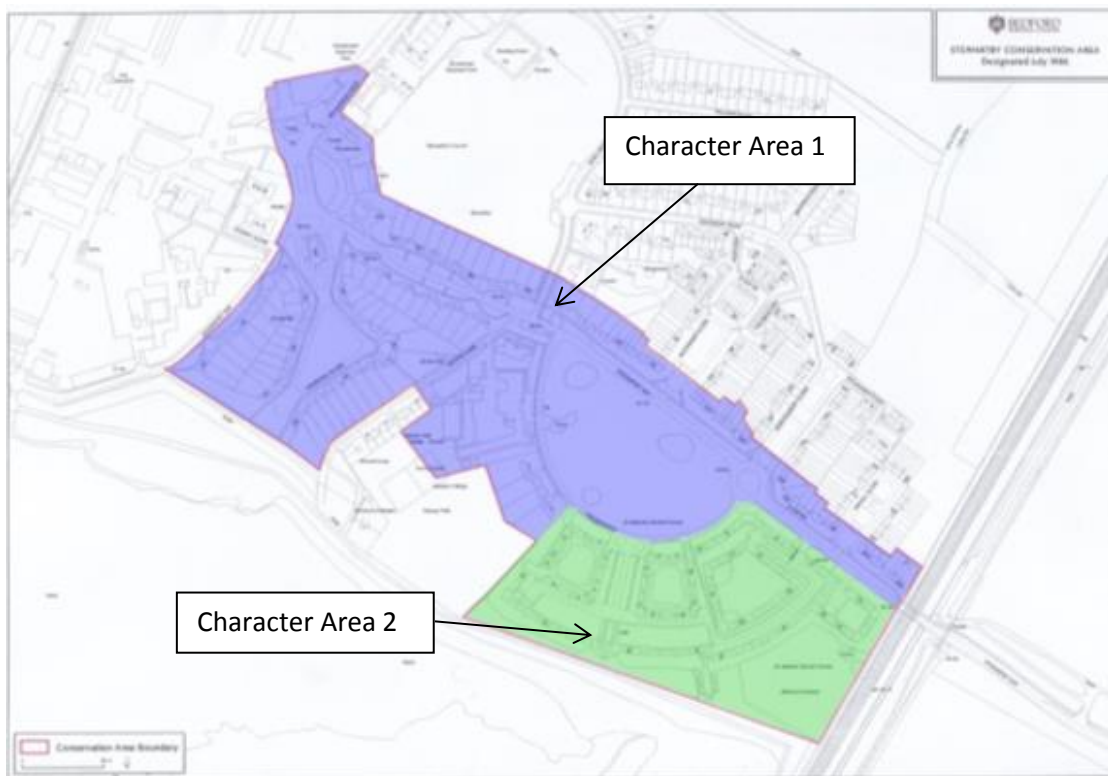


Fig. 22. Map of Stewartby illustrating character areas 1 & 2

7.5 CHARACTER AREA 1: STEWARTBY WAY, GREEN LANE AND CHURCHILL CLOSE

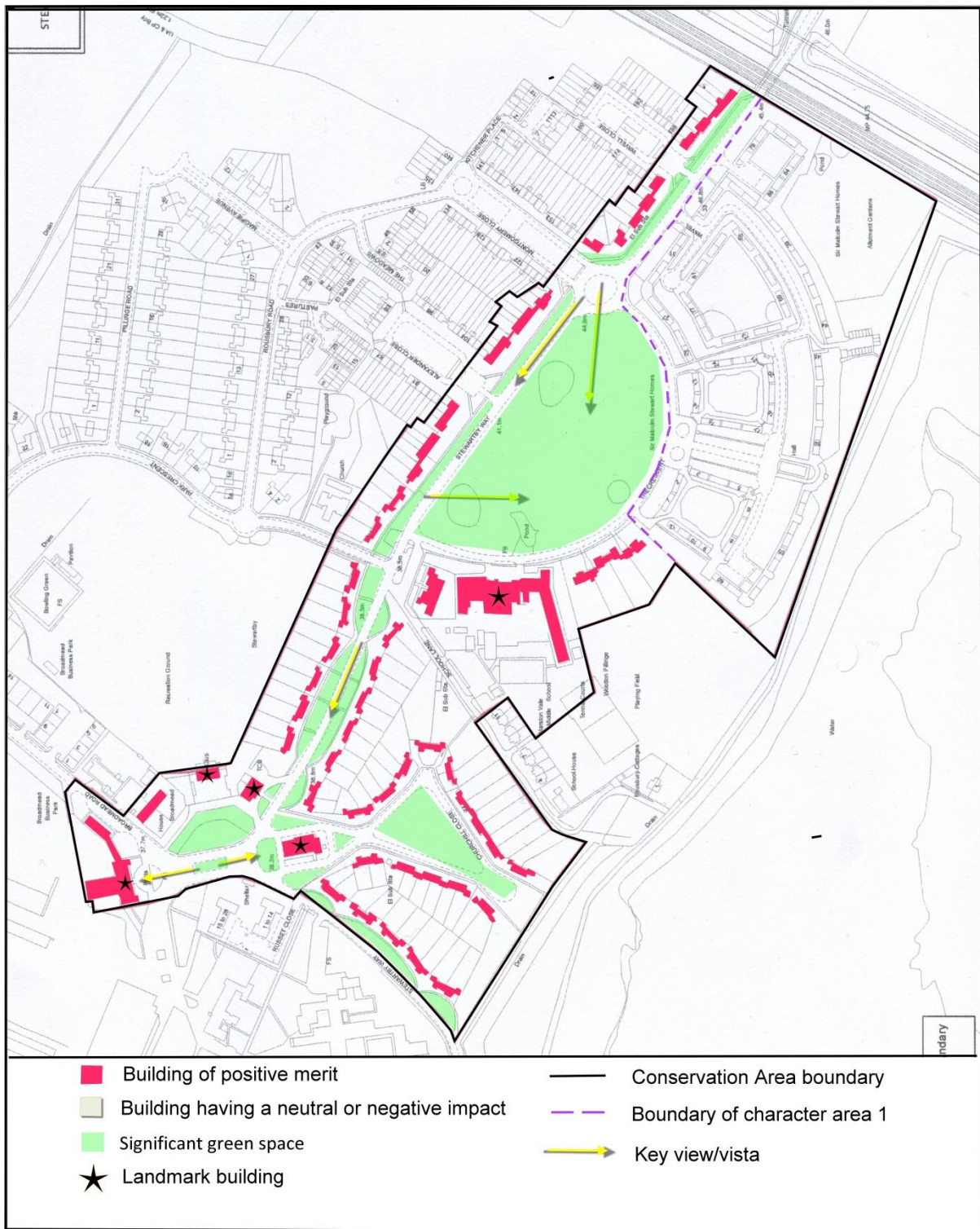


Fig. 23. Character Area 1, appraisal map

- 7.5.1 The overall character of Character Area 1 is suburban with a mix of greenery and mostly semi-detached housing. The majority of buildings are in residential use and were built as such. Originally they were rented out to brick workers and their families but are now privately owned. The village has its own shop in a purpose built building, a sports club built for the brick workers and a Memorial Hall which fulfils the function of a village hall. There are no public houses.
- 7.5.2 Stewartby Way forms the spine that runs east/west across Character Area 1 and remains the principal road of the village. Where Green Lane and Stewartby Way meet, forms the heart of the village, surrounded by public buildings generously set within deep grass verges. Broadmead Road, the main approach from the north, enters the village by the London Brick Company Headquarters. Opposite the school, Park Crescent meets Stewartby Way and leads to the village outside the Conservation Area. On the south side of Stewartby Way, The Crescent curves round the large open green space. Stewartby Way continues on the north side of The Crescent with semi-detached housing set behind deep verges and a line of horse chestnuts. Alexander Close, Montgomery Close and Wavell Close run perpendicular to Stewartby Way but only their entrances are included in the Conservation Area. At the top of the hill there is a roundabout at the north end of the intersection between Stewartby Way, Montgomery Close and The Crescent. Stewartby Way continues east with more semi-detached housing set behind green verges and trees until it passes under the railway bridge and finishes when it meets the B530.

Architectural and Historic Qualities of the Buildings

- 7.5.3 On entering the village from the east along Green Lane, the first group of houses consists of five pairs of semi-detached houses (Fig. 24). The end pairs have their own small semi-circular green verges in front with a red cement semi-circular footpath between the grass and the houses. The central three have a larger semi-circular verge and a more open aspect due to the absence of trees in front of the houses and the shallowness of the curve. The houses themselves were built in the late 1920s, after Churchill Close but are similar in character to the pair of gable ended houses at the entrance to Close. The houses are two storeys with a single storey side extension and are constructed of brick. They have projecting gable ends, steep tiled roofs with overhanging eaves and chimneys projecting above the roof line. The front doors with one exception are all half glazed and are mostly UPVC but retain their original flush profile with original flat door hoods. The windows are all now UPVC but have mostly retained the detail of the original metal framed casements with multiple panes replicating the glazing bar details of the original. The boundary of the Conservation Area runs down the centre of the road.



Fig. 24. Green Lane, looking west

7.5.4 Churchill Close was the first part of Stewartby to be built in 1928. It is characterised by the large expanse of green at its heart. There are twelve semi-detached pairs of houses regularly spaced around the triangle of grass and two further pairs facing each other across the entrance to the Close. The entrance houses and one example in the south-west corner are similar to the design of the houses on Green Lane (Fig. 25). The other houses are all two storey with a single storey side extension, which in the case of the west side of the Close, actually link the neighbouring houses together. This type of house has a hipped roof with overhanging eaves with a slightly projecting central bay with a gabled roof with entrance doors to either side of the central bay (Fig. 26). The doors have overhanging bracketed flat door hoods. There are several examples of original doors in the Close but the majority are UPVC replacements. Two houses retain their original metal framed windows but the rest have been replaced with UPVC most of which are sympathetic to the form of the original metal windows. The brickwork has been used decoratively with arches over the windows with alternate bricks and clay tiles and a brick string course with projecting bricks across the central element of the houses. The houses have a central chimney and a tall prominent chimney stack at either end.



Fig. 25. Churchill Close, gable ended house type



Fig. 26. Churchill Close, central gable house type

- 7.5.5 The verges have pathways running parallel to the road constructed of fragments of Fletton brick, pathways perpendicular to this run up to the front and side doors of the houses. Where the side extensions have been turned into garages, driveways have been built across the grass verges to the road. The original street lamps remain (Fig. 27) as does the now defunct fountain in the centre .



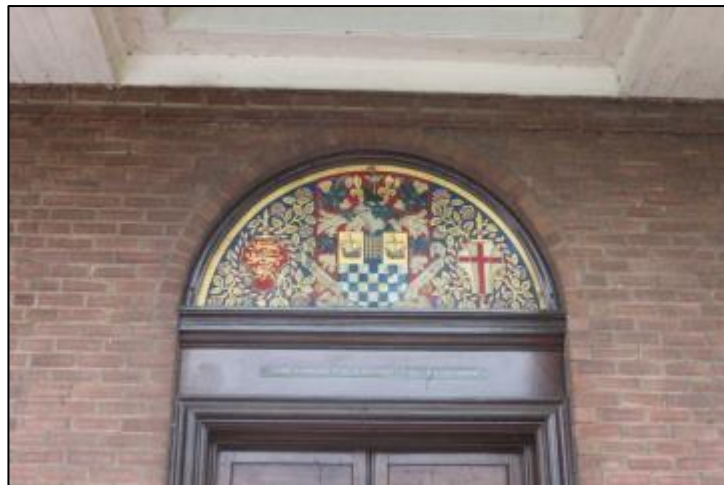
Fig. 27. Churchill Close, west side, brick pavement and original street lamp

- 7.5.6 The Stewartby Memorial Hall sits at the entrance to Churchill Close and was designed by the architect E. Vincent Harris and built in 1929 (Fig. 28). It is the architectural highlight of Character Area 1. It faces north and is placed on an island around which roads access Churchill Close. It is built in a neo-classical colonial style with a temple façade surmounted

with a clock tower facing the London Brick Company Headquarters. The building is built of Fletton brick including the four brick columns which support the pediment. The pediment is weather boarded with the symbol of a beehive in the centre (Fig. 29). There are large wooden double entrance doors with a coat of arms above in the tympanum (Fig. 30). There are casement windows either side. To the rear is a three storey cross wing built in an arts and crafts style. The front of the building is of two storeys as is the hall is at the back, this is reflected in the metal framed windows with wooden surrounds on the side of the building. A single storey extension was added in 1978 on the hall's east side. The roof is Westmoreland green slate which is the only use of this material within the Conservation Area.



Fig. 28. Stewartby Memorial Hall



Figs. 29 & 30. Stewartby Memorial Hall, pediment with beehive and tympanum with coat of arms

7.5.7 The London Brick Company Headquarters opposite the Memorial Hall and at the westernmost edge of the Conservation Area was the link between the village and the workplace (Fig. 31). It is a single storey flat roofed building entirely constructed of brick in a classical idiom. The ends project forward with central arches which incorporate circular flower beds reached up four steps and set into the arch. There are classical urns on either corner of the projecting arches at roof level (Fig. 32). It has a central wooden panelled door

reached up four steps and with a classical stone architrave (Fig. 33). On either side are four windows, which are now boarded up and the building remains unused. The chimneys of the brickworks and other ancillary buildings are visible from this part of the Conservation Area.



Fig. 31. London Brick Company Headquarters, south elevation



Figs. 32 & 33. London Brick Company Headquarters, arch with flower bed and entrance door

- 7.5.8 On the opposite side of the road is a large semi-detached house built of Fletton brick and accessed from Broadmead Road (Figs 34 & 35). It has a steep tiled roof with chimneys stacks either end situated parallel to the ridge and a central stack which lies transversly. One house is known as Pillinge House and the other Broadmead House. The rear of the houses overlook the grass crescent in front of The Club House. The size of the building and its prominent situation suggest that it was for two senior members of the company.



Figs. 34 & 35. Pillinge House and Broadmead House, west elevation (left) and south elevation (right)

7.5.9 The Club House was designed by E. Vincent Harris and opened in 1932 as a sports and leisure facility for the brick workers (Fig. 36). It is a single storey building with an attic floor built of Fletton brick. It has a distinctively steep hipped and tiled roof covering the central section of the façade. There are flat roofed side extensions which continue the curve of the façade. On the ground floor are three full height arched windows with three further dormer windows at attic level. It has large chimney stacks at either end. Two modern doors have been inserted into the main façade at the south end.



Fig. 36. Club House, west elevation

7.5.10 The village shop opened for provisions in 1933 (Fig. 37). It is Fletton rustic brick under a steep tiled roof with overhanging eaves. It has two facades, one facing the crescent in front of the Club House, which is the private face of the shopkeeper's house and the public face onto Stewartby Way which is the shop. This façade has projecting gabled wings which have large bay windows on the street between which is the main door of the shop under a catslide roof. The windows have all been replaced with UPVC. The eaves of the east side of the shop break into a pediment shape over a window. From this side of the shop views out to the recreation ground behind and outside the Conservation Area are visible.



Fig. 37. Village Shop

7.5.11 The houses along the west end of Stewartby Way between the shop and Park Crescent were built in the late 1920s. There are twelve pairs of semi-detached brick houses. These follow the pattern of the main prototype in Churchill Close. They are two storey with a single storey side extension. The roofs are hipped and have a projecting central gable with tall chimney stacks at either end (Fig. 38). The pattern of footpaths and green verges is similar to the houses on Green Lane. The pairs at either end have small crescent shaped footpaths apart from the two last houses on the north, while all the houses in the middle have large crescent shaped footpaths. Footpaths lead off the main path to the front and side entrances. Driveways have now been built across the verges in many cases. The overall character of this section of Stewartby Way is lush and verdant and more enclosed than elsewhere in the Conservation Area. There are views between the houses on the south side through to mature gardens beyond. On the north side the views are more open between the houses which back onto the recreation ground.



Fig. 38. Stewartby Way, west end, looking east, central gabled house type

7.5.12 The Marston Vale Middle School was designed by Donald P. Milne and opened in 1937 (Fig. 39). It is stylistically different to the other public buildings in Stewartby and has a more municipal feel. The clock tower is a small concession to the Memorial Hall and the Stewartby architectural ethos. It has a long façade fronting onto The Crescent set back from the road and overlooking the village pond. The windows are large and horizontal and would originally have been metal framed. The glazed central doorway is set into a large stone architrave.



Fig. 39. Marston Vale Middle School with village pond

7.5.13 Further along The Crescent are four houses which are different in character to the other houses in Stewartby as they are larger in scale and grander in detail and must clearly have been built for senior members of the Company (Figs. 40 & 41). The central two are semi-detached and linked by single storey wings and garages to two “L” shaped detached houses on either side. They are brick under steep tiled roofs with overhanging eaves. The windows were originally timber framed and survive on the detached house to the west. The front doors are panelled timber with classical architraves on the semi-detached houses and door hoods on the detached houses. They combine features and styling from other houses in Stewartby and the Sir Malcolm Stewart Homes which they are located next to. The gardens are wider and larger than other houses in Stewartby. They have open plan front gardens with a low brick wall in front and driveways up to the garages and footpaths to the front doors.



Figs. 40 & 41. Large houses on The Crescent (left), detached end house (right)

7.5.14 The north side of The Crescent from Park Crescent to Montgomery Close commences at the west end with two familiar semi-detached house types, the hipped roof with a gabled centre and the gabled ended house. The next house along begins a run of symmetrically planned houses centred on Alexandra Close. The houses either side of the entrance to the Close form a terrace of four houses. The end house has a centrally planned façade facing onto Alexander Close (Fig. 42). The façade fronting Stewartby Way has a central archway to access the rear, either side of which are the two central houses with half glazed doors. The end of the terrace furthest from the Close is gabled and forms the fourth house with its entrance on the side (Fig. 43). The windows would originally have been metal framed. The

doors have stone architraves around them and are noticeably different from the doors of the earlier house types.



Figs. 42 & 43. Stewartby Way, terraces at entrance to Alexander Close

7.5.15 The two terraces either side of those fronting onto Alexander Close have four houses each and express this in their facades onto Stewartby Way (Fig. 44). They also have a central archway for rear access. They have paired entrance doors with stone surrounds to the houses to either side of the archway. The eastern most house on the eastern block appears to have its original metal framed windows which have a horizontal character akin to the windows in the school building (Fig. 45). The UPVC windows that have replaced the originals have given these houses a more neo-Georgian character than was perhaps originally intended.



Figs 44 & 45. Stewartby Way, north side, terrace of four houses (left), original metal windows (right)

7.5.16 Finally, at either end of the run of houses symmetrically planned on Alexander Close are two houses which appear to be detached but are in fact semi-detached with two houses incorporated (Fig. 46). They are “L” shaped with steep tiled roofs and with overhanging eaves and a projecting gable with one entrance door to the front and one to the side.



Figs. 46 & 47. Stewartby Way, north side, semi-detached house (left) and view from The Crescent (right)

- 7.5.17 The two types of terraces and the semi-detached houses at the end are all linked by single storey links unifying the scheme (Fig. 47). They sit behind a line of mature chestnut trees and deep grass verges. The verges are dissected by a footpath running parallel to the road. Driveways now cross the verges and footpath. The gardens are open plan. The houses look out across the expanse of grass that is The Crescent.
- 7.5.18 On the north side of Stewartby Way, between Montgomery Close and the railway bridge, the pattern of house types change again. There are two detached houses, one overlooking Montgomery Close and the other overlooking the roundabout (Fig. 48). They have asymmetrically placed front doors with two windows to the side and three above. On their flanks there are box style bay windows. The two are linked by a flat roof extension. Wavell Close forms the central axis of another run of symmetrically planned houses. Either side of Wavell Close are two semi-detached houses, each with one façade facing the Close and one facing Stewartby Way (Fig. 49). The treatment of the doors is similar to the houses further west. They have steep gabled roofs with prominent chimney stacks on their sides as in the earlier houses around Churchill Close. Either side of these are some simple semi-detached houses which have a more block like character than the earlier houses. To the west there is another semi-detached house on the same design. However, to the east next to the railway line the symmetry is lost and there is a four house terrace with the archway in the middle that replicates others further west of the roundabout on Stewartby Way (Fig. 50). It has a projecting gable end to the east and a central arch for rear access. All the blocks of housing are linked by a single storey link with an arch to access the rear. There are deep verges and a footpath that runs parallel to the road. Driveways have been created across the verges to access the houses.



Figs. 48 & 49. Stewartby Way, Roundabout detached houses (left) and semi-detached houses (right)



Fig. 50. Stewartby Way, east end, terrace

Building Materials



Fig. 51. Fletton rustic brick

7.5.19 Throughout Character Area 1 the palette of building materials is extremely restricted which has the effect of unifying the area as a single entity. All the buildings are built of bricks from the Stewartby brickworks whether that is the public buildings or the private houses. The particular brick manufactured at Stewartby was known as the Fletton brick, this was reddish in colour and the size of a man's hand making it easy to lay. It was and still is the workhorse of all bricks. The particular kind of brick that is found in Stewartby is known as the Fletton rustic and is distinguished by the wave pattern on the exterior facing side (Fig. 51). The type was invented in 1922 at Stewartby shortly before work began on the model village. It is also possible to see the use of bricks in a more decorative way over the windows where bricks and clay tiles alternate to create interest.

7.5.20 The original windows were constructed of metal on the houses but have now largely been replaced with UPVC (Fig. 52). The Memorial Hall still retains its original metal framed windows although those on the other public buildings, the shop and Club House have been changed, those on the London Brick Company Headquarters are currently boarded up. The doors were constructed of wood but have also now mostly been replaced with UPVC (Fig. 53). The roof tiles are red clay with the exception of the Memorial Hall which has green Westmoreland slate. The houses have painted wooden soffits and there is liberal use of painted wood weatherboard on the clock tower and pediment of the Memorial Hall.



Figs. 52 & 53. Original metal window (left) and wooden door (right)

General Condition, including Neutral or Negative Factors

- 7.5.21 The area is in generally good condition. The houses are now privately owned and with few exceptions are well maintained. Stewartby Way is a fairly quiet road apart from the beginning and end of the school day when the street becomes congested with cars for a short period. There are no yellow lines in the Conservation Area which is a positive for maintaining the look of the area. Most residents park in their own driveways and there is parking at the shop for those visiting it, for those picking up from the school there is a tarmac area on the corner of Stewartby Way and The Crescent.
- 7.5.22 The grass verges throughout the area are well maintained and contribute to the paternalistic feel of the model village. Extensions to the sides of houses have been successfully limited to single storey extensions though those with the ridge set just below eaves level are less successful in terms of maintaining the massing of the original design and subservience of the side extension (Fig. 54).
- 7.5.23 Modern living has inevitably impacted on the houses and changed their overall character. The houses all have UPVC windows with few exceptions. UPVC is a modern material and cannot accurately capture the form or material of the original metal framed windows. Many of the replacement windows do attempt to follow the glazing bars of the original windows and do not impact too negatively. However there are examples of dark stained wood UPVC windows or glazing bars that do not reflect the original that have a negative effect on the individual house as well as the houses collectively (Fig. 55).
- 7.5.24 The addition of modern elements such as satellite dishes and solar panels can disrupt the uniformity of the built form and detract from architectural detailing. In some instances this is evident within the character area and can have an adverse impact (Fig. 56).
- 7.5.25 A key characteristic of Stewartby is the open plan front gardens which blend into deep grass verges. However there are a few examples where boundary fencing or walls have been installed which affect the uniformity of design and create a more cluttered impression and is therefore regarded as negative.
- 7.5.26 The London Brick Company Headquarters has boarded up windows and remains unused. The area in front has grass growing up between cracks and the overall impression of a derelict and unused building is detrimental to the Conservation Area (Fig. 57).
- 7.5.27 The surviving brick mosaic footpaths survive well around Churchill Close and act as a reminder of the origins of Stewartby Village. Elsewhere they have been replaced with red tarmac which harmonises with the original intention and is neutral. However, there are examples of dark tarmac patches of pavement which impact negatively and detract from the uniformity.
- 7.5.28 The houses were sometimes created with discreet driveways. However many of these have been turned into hard standing driveways which is inevitable given the need to park close to the houses. However, sometimes these are less successful where the driveway is too wide or unsympathetic materials have been used (Fig. 58).
- 7.5.29 Street lighting is often original and positively enhances the area. There are good examples in Churchill Close and several examples in a different style outside the large houses on The Crescent. Elsewhere the modern lighting is discreet and has a neutral effect on the area.

7.5.30 Signage is generally limited, although there is an example of a larger scale sign along the verge on Stewartby Way (Fig. 59).



Figs 54 & 55. Large side extension reaching eaves (left) and brown stained replacement windows (right)



Figs. 56 & 57. Solar panels and satellite dish (left) and boarded up LBC Headquarters (right)



Figs. 58 & 59. New driveway on an inappropriate scale and sign on Stewartby Way

7.6 CHARACTER AREA 2: SIR MALCOLM STEWART TRUST HOMES

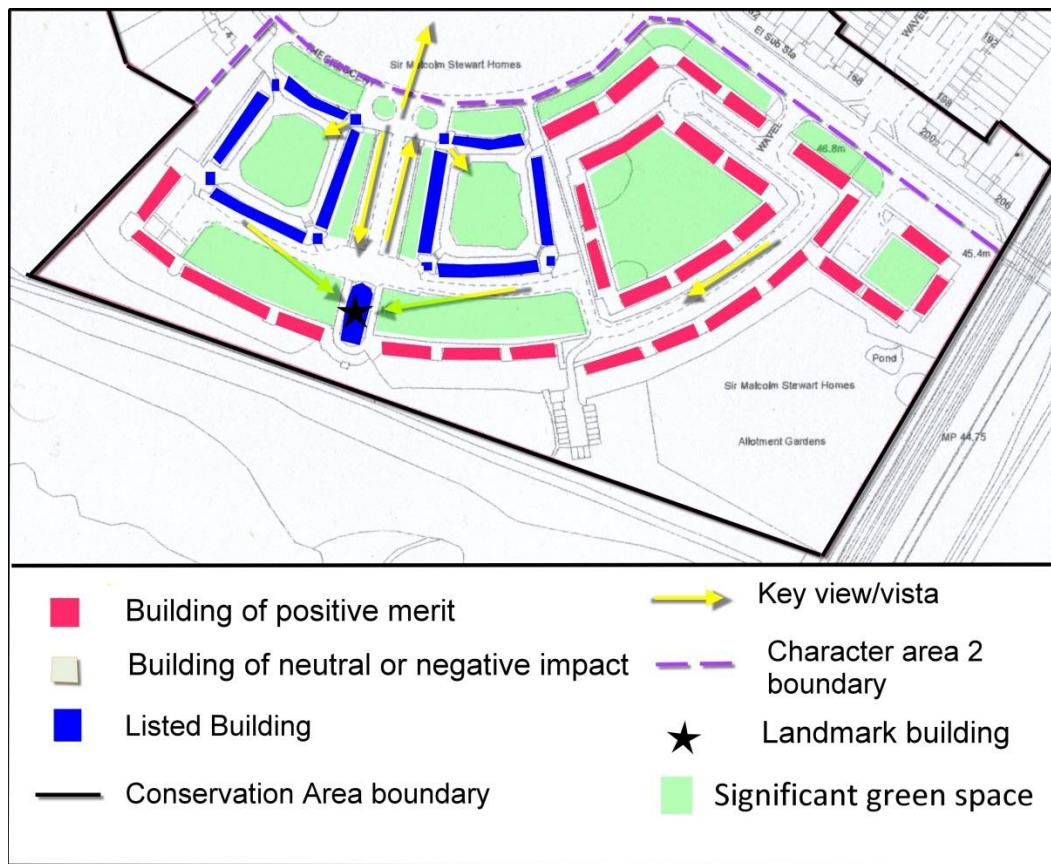


Fig. 60. Character Area 2, appraisal map

- 7.6.1 The character of area 2, which comprises the Sir Malcolm Stewart Trust Homes, is orderly and peaceful with a consistent uniformity of architectural scale, character and detail. There is a feeling of retreat from the rest of the busier parts of the village. Once inside the development there is a sense of enclosure due to the nature of the urban plan based on a series of courtyards. The roads inside the area do not have names, instead the house numbering orders the area and where there would be road signs there are signs indicating the directions to access house numbers.
- 7.6.2 Despite the sense of enclosure there are many attractive views into and out of the area. From the houses on The Crescent there are sweeping views down towards Stewartby Way and the village centre. Within the area there are important views either side of the Sir Malcolm Stewart Common Room, across rose gardens on either side and along the avenue to The Crescent. There are also gaps between the houses which afford views on the south side, out to the allotments and on the west side, the chimneys of the brickworks can be seen. Interesting views are also created along the crescent shaped road as it curves. Finally there are enticing views into and out of the courtyards from the corner openings.

Architectural Detailing and Historic Qualities of the Buildings

- 7.6.3 The first two courtyards on the west side with the avenue between and the Common Room were all designed by the architect Sir Albert Richardson in 1955-56 and are now grade II listed. They were officially opened in 1956. This section of The Sir Malcolm Stewart Trust Homes is centrally planned. The houses themselves are all single storey with clay tiled roofs and Fletton brick elevations. There are two houses overlooking The Crescent and three at the rear overlooking the Common Room (Fig. 61). There are three houses on the side overlooking the avenue and four on the outer side.



Fig. 61. 1956 phase of development, houses overlooking The Crescent

- 7.6.4 At the end of each range of bungalows there is a half glazed door in the centre of the elevation between brick pilasters. To either side are circular windows with glazing bars (Fig. 62). The elevations of the north side of the courtyards, overlooking The Crescent, are symmetrically planned and introduce the essential architectural idiom of the courtyards. In the centre between the two houses is a square opening with an arched timber entrance which leads through to the courtyard (Fig. 63). To either side are the centrally located main entrances with three sash windows on the arch side and two on the outer side. The main entrance doors are solid wood six panelled doors which retain most of their door furniture (Fig. 64). They are surrounded by an elegant architrave painted white with a small door hood and are accessed up a footpath from the street. The windows are timber framed six over six sash windows set flush within the reveal (Fig. 65). There are two chimney stacks projecting from the roof ridge of each house. The original copper guttering remains as does copper flashing along the top of the entrance doors and over the bay windows (Fig. 66). The down pipes are UPVC and are a replacement. On the courtyard side these ranges are similar apart from the introduction of timber framed bay windows at either end of each house with four sash windows in between (Fig. 67).



Fig. 62. 1956 phase of development, end elevation with central door and circular windows



Figs. 63 & 64. 1956 phase of development, square opening (left) and entrance door (right)



Fig. 65. 1956 phase of development, six over six sash window



Figs. 66 & 67. 1956 phase of development showing copper guttering (left) and bay window (right)

7.6.5 The three houses along either side of the avenue are arranged with two square openings leading to the inner courtyard to separate the three houses (Figs. 68 & 69). The central house has three sashes to either side and the outer two have three on the inner side and two on the outer side. Each house has two chimney stacks projecting from the roof ridge. The window, door and guttering details remain the same as the north side and the introduction of square profiled bay windows overlooking the courtyard is also the same.



Figs. 68 & 69. 1956 phase of development, bungalows overlooking the avenue, west side (left) and east side (right)

7.6.6 The ranges of houses to the south of the courtyards are different to the other three sides as they reverse the elevations. The bay windows appear on the road side of the range and the main entrance is on the courtyard side (Figs. 70 & 71).



Figs. 70 & 71. 1956 phase of development, south range, road side (left) and courtyard side (right)

7.6.7 The outer sides (ie the east side of the east courtyard and the west side of the west courtyard) differ in the detail of the fenestration and doors. They don't have any bay windows on the courtyard side, instead they have projecting bays and wider timber framed windows (Fig. 72). The main entrance doors are located on the outside of the courtyard. They are also wooden six panelled doors but have windows to either side and a wider setting (Fig. 73).



Fig. 72 & 73. 1956 phase of development, outer range of bungalows, courtyard side (left) and entrance door (right)

7.6.8 The central courtyards have a grass centre with a broad gravel path around the outside and further grass verges up to the houses (Fig. 74). Adjacent to the houses is a small strip of gravel. The central grassed area is planted up with fruit trees. Residents have planted some shrubs outside the houses on the courtyard side which contributes to the more informal character of this side. An avenue of fruit trees adds to the character and appeal of the avenue.



Fig. 74. 1956 phase of development, courtyard

7.6.9 The Common Room was designed and built by Sir Albert Richardson in 1955-56 and is part of the original development (Fig. 75). It is now grade II listed. Its function was as a meeting place for the community. It is designed in an elegant neo-classical style and is both mentioned and illustrated in Pevsner, where its Scandinavian influence is remarked upon. It

is constructed of Fletton brick and set on a paved stone plinth. Its key feature is its deep panelled eaves canopy supported on slender Doric columns. The canopy roof is covered in copper sheeting. It is in an extremely good state of preservation.



Fig. 75. Sir Malcolm Stewart Trust Common Room, north elevation

7.6.10 To the front are double half glazed doors with top lights above and an inscription between. There are six columns along the front elevation supporting an entablature. The side elevations have nine columns and tall casement windows with glazing bars. To the rear of the side elevations are two square shaped bay windows similar to those on the houses (Fig.76). The underside of the roof is coffered and painted in white and blue (Fig. 77). The guttering and downpipes are all copper.



Figs. 76 & 77. Common Room, west elevation, bay window and downpipe (left) and coffering (right)

7.6.11 To either side are crescent shaped rose gardens which contribute to the setting of the building. There are gravel paths along the sides of the building which open out into a crescent shape gravel area to the rear with a brick and metal fenced boundary overlooking woodland outside the Conservation Area (Fig.78). The elegance and openness of its setting enhances the character of the building. When built the area around it was entirely open, since then new housing has been built and the sense of enclosure increased.



Fig. 78. Common Room, curved gravel area to rear

7.6.12 In 1964, after Richardson's death, thirty-six more homes were built around the perimeter along The Crescent and Stewartby Way and curving back to the Common Room and beyond (Fig. 79). They were specifically designed by the Estates Office to blend in with the existing two courtyards. They successfully achieve this but there are a number of differences none the less. The houses are made of Fletton brick with hipped tiled roofs on the same scale as the Richardson houses. They also use copper for the guttering and downpipes and painted timber windows. All these elements combine to harmonise the different phases. However there are numerous differences in the detail which are subtle enough not to upset the whole.



Fig. 79. 1964 phase of development, bungalows overlooking The Crescent

7.6.13 These houses are all pairs and dispense with any of the squared openings of the earlier houses to demarcate separate houses. The end elevations also have half glazed doors and pilasters but are flanked by square windows rather than round windows (Fig. 80). The chimneys are simplified from the earlier houses where the two flues are expressed in the brickwork of the chimney stack, here the stacks are smooth and block like (Fig. 81). They retain copper flashing around the base of the chimney which is not the case in the earlier houses. The front elevations take the form of the square profiled bay window and extend the top to create a porch with a side support which replicates the glazing of the bay windows (Fig. 82). These are filled with opaque lined glass. The doors themselves are wooden and flush and retain their door furniture and are in contrast to the panelled Georgian inspired doors of the Richardson designed houses (Fig. 83). To the side of the door is a glazed panel with glazing bars to match the porch support. The whole feature is set on a white tiled plinth. Each house has one timber framed sash window to the side of the porch. The rear elevations of the houses are plain and consist of four sash windows on each house. The sash windows although painted timber differ from the earlier examples as they are eight over eight rather than six over six (Fig. 84).

7.6.14 Most of the pairs have wide openings between them with views which works particularly effectively on the south side, as these views are through to the allotments of the Homes beyond. There are communal washing lines between the houses and the allotments (Fig. 85). On The Crescent and Stewartby Way pairs of pairs are joined by high brick walls with a timber arched gate embedded in the wall. They are accessed with a path from the road which splits to access the front doors.



Figs 80 & 81. 1964 phase of development, end elevation with square windows (left), block-like chimneys with copper flashing (right)



Figs. 82 & 83. 1964 phase of development, bay window with attached porch (left) and door and glazing of porch (right)



Figs. 84 & 85. 1964 phase of development, eight over eight sach (left) and south elevation overlooking allotments with washing lines (right)

7.6.15 Along the curved road within the development, there are deep verges in front of the houses with a paved path running along directly in front of the houses with occasional links to the road. The western half of this group overlook the gardens to either side of the Common Room and now forms part of its setting.

7.6.16 In 1970 a further eighteen houses were built. These were also built as pairs around a courtyard on the pattern of the first phase. The north side of the courtyard is in fact a terrace of four houses. In all other details they follow the pattern of the 1964 houses. The open courtyard is larger than the original courtyards and has a few randomly planted small trees and shrubs (Fig. 86). It is not as appealing or characterful as the early courtyards and lacks the intimacy of those spaces. There are deep verges on the road side and a paved path following the line of the houses.



Fig. 86. 1970 phase of development, courtyard

7.6.17 In 1978 a final eight houses were built to the south of the other houses accessed off Stewartby Way (Fig. 87). These follow the 1964 house type and are arranged in pairs around a partially grassed and partially tarmacked courtyard. They lack attention to detail of the earlier houses and are lacking the use of copper guttering and downpipes. They have metal windows.



Fig. 87. 1978 phase of development, courtyard

Building Materials

7.6.18 The limited range of building materials used throughout the Sir Malcolm Stewart Homes unifies the different building phases and creates an harmonious entity. The roofs are all tiled with red clay tiles although those on the 1978 houses appear to be a slightly different type. Throughout Fletton rustic bricks are used on the elevations and also on walling between the houses. The windows are all timber framed and painted white. Doors are all wooden with metal door furniture. Ceramic tiles are used on the entrance step to the 1964 houses and later. One notable material that is used throughout the Homes and which distinguishes them is the use of copper which has turned to Verdigris. It is used extensively on the roof of the Common Room but the incidences of it on the guttering and chimney flashing and over the main entrances and on top of the bay window entrances and the lampposts all help to tie the scheme together with flashes of green. The lamp posts and lanterns on timber posts at the entrance to the courtyards are also all copper (Fig. 88). The square openings in the original houses have brown stained wooden arched entrances.



Fig. 88. Copper lamp post

7.6.19 Gravel is used around the houses, the paths around the houses and across the stepped entrances to the courtyards have concrete slabs. The pavements are tarmac and both they and the verges have cobbled or bricked edges.

General Condition, including Neutral or Negative Factors

7.6.20 The Sir Malcolm Stewart Homes are extremely well maintained by the Trust that built them and continues to look after them. This has served them well and has resulted in very little change to the houses most probably because they have been so well maintained it has not been necessary. Even small details such as the door furniture survive. Had they been in private ownership there would have been far greater pressure for change and renewal.

7.6.21 The few negatives that exist are relatively minor. The downpipes in some of the houses have been changed from copper to UPVC and this is to be regretted. The colour of the Verdigris copper is a distinctive feature of the area and to replace it with UPVC lessens its visual impact (Fig. 89).

7.6.22 The corner areas into the original courtyard have been redesigned to aid access. They now have ramps and handrails. Given that the occupants are retired it is inevitable that mobility issues will need to be accommodated. In some instances modern, reflective materials have been used and could be better integrated with the use of a more sympathetic material (Fig. 90).

7.6.23 When the houses were designed wheelie bins were not catered for. As a result they clutter the corners of the original courtyards and ends of the other ranges of houses and have a negative impact upon the area.

7.6.24 Some of the half-glazed doors at the ends of the houses have been replaced (Fig. 91). These are generally reasonably similar but it would be preferable wherever possible to extend the life of the original doors.



Fig 89. 1964 Phase of development, UPVC downpipe (top left)

Figs. 90 & 91. 1956 phase of development, chrome handrails (top right) and replacement half glazed door (bottom left)

8.0 PUBLIC CONSULTATION

- 8.1 The Conservation Area Appraisal and Management Plan will be subject to public consultation as per Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. As part of this consultation the document will be made publically available on the Council's website and statutory consultees and relevant interest groups will be informed with the opportunity to comment on the document. Public consultation will also include the convening of a public meeting to discuss the documents and proposed Management Plan.
- 8.2 Any feedback will be considered and relevant amendments made prior to the formal adoption of the document.

9.0 MANAGEMENT PLAN

Introduction

- 9.1 The designation and appraisal of any conservation area is not an end in itself. The purpose of this plan is to provide a strategy for the management of Stewartby Conservation Area in a manner that will safeguard and enhance its character and appearance. It follows on from the Conservation Area Character Appraisal, in which the special character and visual qualities of the area are identified, along with any issues that are currently affecting the area.
- 9.2 The condition of Stewartby Conservation Area varies depending on the character area. Character Area 1 is in a mixed condition whereas Character Area 2 is in a very good condition. This guidance draws upon the themes identified in the character appraisal as “General condition including neutral/negative areas”.
- 9.3 The Management Plan will be used as a technical document to provide guidance for owners and businesses in the Conservation Area and to inform and guide the development control process and policy formation.

Statutory Controls

- 9.4 Designation as a conservation area brings a number of specific statutory provisions to assist in the preservation and enhancement of the area. Additional planning controls exist within conservation areas including, but not limited to, those set out below:
- Demolition or substantial demolition of a building will usually require the Council’s consent.
 - It will become an offence to carry out works to trees without first notifying the Council consent although certain exemptions apply.
 - The Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area when exercising its powers under the Planning Acts/ Historic Buildings and Ancient Monuments Act.
 - Planning applications require a greater level of publicity.
 - Permitted development rights are more restricted.
 - Specific statutory duties are placed on telecommunication operators.
 - The right to display certain types of illuminated advertisement without consent is excluded.
- 9.5 If an applicant is unsure whether planning permission is required for works the Council offers a charged for pre-application planning advisory service which will highlight the need for permission and any additional requirements.
- 9.6 There is an existing Article 4 Direction in effect in Stewartby in order to preserve the character and interest of the area. This restricts the scope of permitted development rights and a planning application may be required for development that would have otherwise been permitted development.

Building Repair, Maintenance and Alteration

9.7 The preservation and enhancement of the character and appearance of a conservation area is dependent, to a substantial degree, upon the retention and appropriate maintenance of its historic buildings and upon the nature of any alteration to the built fabric. In 1987 Stewartby Conservation Area was served an Article 4 Direction which in effect withdraws certain permitted development rights.

- *The Council will consider the design guidance written in 1987 for the Article 4 Direction and the options for amending this guidance in light of changes which have taken place since its original publication.*
- *When determining applications for planning permission for alterations to the buildings within the Conservation Area, the Council will ensure that all proposed works and/or new development within, adjoining or likely to affect the setting of the Conservation Area, preserves and/or enhances its character and appearance. The issues to be considered in assessing such applications will include proportion, height, massing, built, use of materials, relationship with adjacent buildings, alignment and treatment of setting.*

Buildings At Risk

9.8 The derelict state of the London Brick Company Headquarters is a cause for concern and is having a negative impact on the Conservation Area.

- *The Council will support schemes for the re-use of the Headquarters building which preserves the building's architectural and historic significance.*
- *The Council will also monitor the building's condition and consider the effect of this on the amenity of the area when considering the use of its statutory enforcement powers.*

Additional Planning Controls

9.9 Some minor works to unlisted buildings in use as single residential dwellings can normally be carried out without planning permission. Development of this kind is referred to as "Permitted Development" and falls into various classes as listed in the Town and Country Planning (General Permitted Development) Order 1995. Unfortunately these minor alterations can cumulatively have an adverse impact upon the character and appearance of the Conservation Area. Certain power exists, known as an Article 4 Direction, which can withdraw some permitted development rights in the interests of preserving/enhancing the character and appearance of the Conservation Area.

- *The Council will consider the existing Article 4 Direction introduced in 1987 and the options for amending this guidance in light of changes which have taken place since its original publication.*

New Development

9.10 Any future development whether on a large or small scale should seek to respect the unique character of the village and the Conservation Area by complying with all relevant planning policy and being based on good design principles.

- *New development should comply with all relevant planning policy and be based on sound design principles.*

- *All forms of new development in the Conservation Area or affecting the setting of the Conservation Area should be contextually appropriate in respect of proportion, height, massing, bulk, use, relationship with adjacent buildings, alignment and treatment of setting;*
- *Carefully chosen materials should be used in order exactly match or convincingly complement those in the immediate setting;*
- *Careful attention should be paid to detail including roof pitch and distribution, proportions and details of openings*

Setting and Views

- 9.11 The setting of the Conservation Area is very important and development proposals which are likely to affect the historic skyline and interrupt important views of the Stewartby chimneys should be carefully considered.
- 9.12 Due to the planned nature of the Conservation Area there are a number of significant views across the area including the open space and focal points, such as the identified landmark buildings. Any proposals which will impact on these views will be carefully considered.
- *The Council will seek to ensure that any future development respects the key views, within, into and out of the Conservation Area. The Council will seek to ensure that these views remain protected and that regard is paid to these views during public realm works or enhancement schemes.*

Open Plan Character

- 9.13 A key characteristic of Stewartby throughout the Conservation Area is the open plan character of the front gardens and verges.
- *The Council will seek to ensure that the open plan character of Stewartby is respected and preserved as far as possible through its statutory planning powers.*
 - *The Council will seek the preservation of open frontages in determining any proposals for development in the Conservation Area.*

Enhancement of Public Realm

- 9.14 The historic character of the streetscape is relatively well-preserved in Stewartby, which contributes positively to its character. Street lighting is a combination of original lighting or low key modern lighting.
- *The Council will ensure that new street furniture and surfacing is sympathetic to the character of the Conservation Area while maintaining its statutory highway obligations.*

Open Space/Trees

- 9.15 Stewartby Conservation Area is characterised by its greenery and open spaces. The key open spaces that have been identified in the appraisal are the open space between Stewartby Way and The Crescent and Churchill Close. There are deep grass verges throughout the Conservation Area which contribute to its character. In addition there are more private open spaces in and between the Sir Malcolm Stewart Homes.

- *The Council will encourage stakeholders and the local community to maintain the open spaces*
- *In partnership with other stakeholders, the Council will ensure that the tree population of the Conservation Area is protected in accordance with government guidelines*

Resources, Monitoring and Review

- 9.16 Where funding and resources allow, the Conservation Area will be reviewed on a five yearly basis and the Conservation Area Appraisal and Management Plan will be updated where necessary.

Conclusion

- 9.17 For the management of the Conservation Area to be successful, the local planning authority and other stakeholders, including the inhabitants and those that work in the area must remain collectively committed to the preservation of Stewartby Conservation Area.

Postal address: Bedford Borough Council
Planning Services,
Historic Environment Team,
4th Floor,
Borough Hall
Cauldwell Street
Bedford MK42 9AP

Telephone: 01234 718068

Email: planning@bedford.gov.uk

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www.british-history.ac.uk for Victoria County History of Wootton Pillinge

<http://www.bedfordshire.gov.uk/CommunityAndLiving/ArchivesAndRecordOffice/CommunityArchives/Stewartby/StewartbyIndexOfPages.aspx>

www.stewartbyparishcouncil.org.uk

<http://clutch.open.ac.uk/schools/marston-brickies00/website/brickworks/parentbrick.html>

APPENDIX 1

Historic Environment Records relevant to Stewartby

LOCATION/ADDRESS	HER REFERENCE
Two Kilns and four chimneys at Stewartby Brickworks	13503
Coronation Brickworks & Clay pit <i>(now destroyed, to north of Stewartby, classified as a monument)</i>	8474
Bedford-Bletchley Railway	11594 Monument
Moat, Wootton Pilinge <i>(now under clay pit lake)</i>	3431 Monument
Brickworks, London Brick Co.	8473 Monument
Community centre, The Crescent	8468
Village Hall, Stewartby Way	8467
Original Brickworks of B J Forder	8472 Monument
Brickworks, Wootton Pilinge Brick Co.	8471
Moat, Wootton Broadmead	8294
Deserted Medieval Village, Wootton Pilinge	8292 Monument
Club House, Broadmead Road	8469
Iron age features, Stewartby Recreation Ground, Park Crescent	MBB21738, Monument
Post Office Stores, Stewartby way	15185
Cropmarks, Wootton Broadmead	9603 Monument
Clay Pit	2989
Brickfield and Kilns	7138
Brickfield and Kiln	7137
Main Building LBC Stewartby Works	8466
Stewartby School	1130
Wootton Broadmead Medieval Settlement	17039 Monument
Clay Pit	6683
Mortar	8293

APPENDIX 2

Listed Buildings within Stewartby Conservation Area

Sir Malcolm Stewart Homes, nos 1-24, seven lamp standards and railings

Sir Malcolm Stewart Trust Common Room