

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 formally adopt the Bedford Conservation Area Appraisal and Management Plan as technical documents to support the Local Development Framework process and assist development control decisions.

2. Date of decision

24th February 2009
6th MARCH

3. Reasons for decision

Local planning authorities have a duty under section 71 the Planning (Listed Buildings and Conservation Areas) Act 1990 to formulate and publish proposals for the preservation and enhancement of any parts of their area which are 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 were consulted AND declared a conflict of interest	Nature of interest	Did Standards Committee give a dispensation for that conflict of interest? (If yes give details and date of dispensation)
None		

Signed CT Black Date 6/3/09

Name of Decision Taker _____
[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: 10.3.09

Date decision can be implemented if not called in: 18.3.09

Bedford Borough Council

Date: 17 February 2009

Report by the Acting Head of Planning and Housing Services

Subject: FORMAL ADOPTION OF THE BEDFORD CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

1. EXECUTIVE SUMMARY

The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as *an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*. Section 71 of the Act requires authorities to formulate and publish proposals for the preservation and enhancement of their Conservation Areas.

In order to meet this obligation, external consultants have been commissioned to undertake a study of the Bedford Conservation Area to inform and produce both a Conservation Area Appraisal (Appendix A) and Management Plan (Appendix B). Draft copies of both the Appraisal and Management Plan have undergone a four week public consultation, including discussion at a public meeting. In light of the responses following consultation, the documents have been amended and are now put forward for formal adoption and publication.

The Conservation Area Appraisal is intended to clearly analyse and define the current character and appearance of the area. The Management Plan provides a clear strategy for the management of the Conservation Area in a manner that will safeguard and enhance its character and appearance. They will be used as technical documents to provide both a sound basis for formulation of policies contributing to the Local Development Framework and to inform development control decisions.

2. RECOMMENDATION

That the Council formally adopt the Bedford Conservation Area Appraisal and Management Plan (attached as Appendices A and B) as technical documents to support the LDF process and assist development control decisions.

3. REASONS FOR RECOMMENDATIONS

To provide a sound basis for policy formulation and development control decisions and to comply with Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. KEY ISSUES

Resource

There are a number of proposed measures set out in the Management Plan that are stated as being subject to available resources. These are as follows:

- Application for statutory listing of those buildings identified in the Appraisal.
- Production of a list of locally important buildings to further safeguard the protection of selected buildings and thereby the historic character of the Conservation Area.
- The introduction of an Article 4 (2) direction to prevent loss of early architectural features and inappropriate alteration.
- Preparation of design briefs for specific sites within or in the setting of the Conservation Area.

Legal

Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities 'from time to time' to formulate and publish proposals for the preservation and enhancement of their conservation areas. The production of the Bedford Conservation Area Management Plan is in response to that duty.

Section 71 requires that proposals for preservation and enhancement i.e. the Management Plan, shall be submitted for consideration to a public meeting in the area to which they relate. In accordance with that requirement, a public meeting was held on Tuesday 26th February 2008 from 7-9.30pm in the Harpur Suite, Bedford. The event was attended by 20 people and public responses have informed the content of the final draft. A full report on the public consultation undertaken and Council comments on responses is attached as Appendix C.

Policy

Planning Policy Guidance Note 15 sets out Central Government advice on matters affecting the historic environment. It states that the more clearly that the special architectural or historic interest of a Conservation Area is defined or recorded, the sounder will be the basis for planning policies and development control decisions that seek to safeguard those special qualities.

Relevant Conservation Area policies saved from the 2002 Local Plan include BE9, BE11, BE13, BE15 and BE16. The Local Plan will eventually be replaced by the Local Development Framework (LDF). Relevant LDF documents include the Bedford Town Centre Area Action Plan and Core Strategy and Rural Issues Plan. These both contain various policies of relevance to the Conservation Area though of particular interest are Policies CP23, TC27, TC33 and TC36.

Risk

Formal adoption of the Conservation Area Appraisal and Management Plan for Bedford will strengthen the Council's ability to positively control and manage development in the Conservation Area. In the absence of formal adoption, there is a risk that the documents will not carry the same weight in appeal situations and may not be used to support grant applications for regenerative projects e.g. the proposed Heritage Lottery bid for the regeneration of High Street. It is a requirement of any bid to the Heritage Lottery Fund that the Appraisal and Management Plan have been formally adopted by the Council.

5. DETAILS

The purpose of the Conservation Area Appraisal is to provide a clear account of the nature and special qualities of the Bedford Conservation Area. The purpose of the Management Plan is to provide a clear strategy for the management of the Conservation Area in a manner that will safeguard and enhance its character and appearance. The Management Plan follows on from the Appraisal and the two documents should be read in conjunction with one another. The documents do not constitute planning policy. Rather, they will be used as technical documents to provide both a sound basis for formulation of policies contributing to the Local Development Framework and to inform development control decisions.

The Appraisal and Management Plan have been prepared in accordance with the English Heritage documents 'Guidance on Conservation Area Appraisals' and 'Guidance on the Management of Conservation Areas'. In line with the advice given in those documents, the Appraisal splits the Conservation Area into 14 smaller 'character sub-areas'. These have been identified as having common factors that have shaped their present form such as: historic development, land use and archaeological potential, townscape character, current uses and architectural qualities. The use of character sub-areas assists clearer definition of the 'special interest' of each particular sub-area. The location and assessment of each of the separate sub areas may be found in the Appraisal document at Appendix A.

A comprehensive public consultation exercise has been undertaken and responses used to shape and inform the final scope and content of both documents. An informal workshop was held in November 2007 and, following publication of the draft document, a formal 4 week period of consultation took place from the 4th to the 29th February 2008. Letters were sent to 475 consultees and the draft documents made available on the Council's website. A public exhibition was held in the Harpur Suite on 19th February 2008 which then transferred to the Town Hall reception until the 23rd February. A public meeting was also held on the 26th February in the Harpur Suite which was attended by 20 people. A full list of the responses received and the Council's response may be found in Appendix C.

As part of the Appraisal process, the boundaries of the Conservation Area were carefully re-assessed (refer to Section 10 of Appendix A). This resulted in a recommendation to remove an area at the north end of Clapham Road from the Conservation Area as it was considered to possess only residual historic interest in the form of a single building.

Similarly, the Bedford Modern School Playing Fields were recommended to be excluded from the Conservation Area as they were of relatively modern origin. Three areas were recommended for inclusion within the Conservation Area: housing north of Russell Park, the west side of Foster Hill Rd and Bedford Cemetery. Three areas were recommended for further assessment comprising an area south of Bromham Rd, an area north of Tavistock Street and west of De Parys Avenue and a further area north of Russell Park. These boundary amendments are currently being considered and do not form part of the recommendation at this time. Once further assessment works have been considered and public consultation undertaken, a recommendation will be made to the Executive Committee.

6. SUMMARY OF CONSULTATIONS AND OUTCOME

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

Service Manager, Planning Policy.
Service Manager, Land and Property
Head of Economic Development and Regeneration

7. WARD COUNCILLOR VIEWS

Councillor Margaret Davey submitted a representation stating that the Appraisal was 'a well-written report of excellent quality.'

No other written responses were received by ward councillors.

<i>Report Contact Officer:</i>	<i>Ian Johnson, Conservation and Historic Buildings Officer email: ijohnson@bedford.gov.uk</i>
<i>File Reference:</i>	<i>X/07/03</i>
<i>Previous Relevant Minutes(s):</i>	<i>None</i>
<i>Background Papers:</i>	<i>English Heritage Guidance on Conservation Area Appraisals English Heritage Guidance on the Management of Conservation Areas</i>
<i>Appendix:</i>	<i>Appendix A- Bedford Conservation Area Appraisal Appendix B- Bedford Conservation Area Management Plan Appendix C – Report on Public Consultation Exercise</i>

Note: Appendices are very large documents, therefore copies are available to view by contacting Ian Johnson or Andrew Robertson (227210). (A compact disc (C.D.) is also available.)

BEDFORD CONSERVATION AREA CHARACTER APPRAISAL



BEDFORD BOROUGH COUNCIL

2008



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1.0 INTRODUCTION

1.1 Purpose

1.1.1 The purpose of this appraisal is to provide a clear account of the nature and special qualities of the Bedford Conservation Area. 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.

1.1.2 Conservation areas were introduced as a means to safeguard areas of special architectural or historic interest, rather than individual buildings and the Council is under a duty, imposed by Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

1.1.3 Designation of a conservation area introduces additional controls within an area, including control over the demolition of unlisted buildings, strengthened controls over minor development and provisions for the protection of trees. However, the intention is not to stifle change, but to provide for the positive management of these unique areas, allowing an area to prosper whilst ensuring that change accords with its special character and visual qualities.

1.1.4 Every conservation area has its own unique character, derived from its particular topography, historic development and range of past and current uses. The Bedford Conservation Area is no exception. It is a large and complex area, exhibiting evidence of the town's long history and comprising a range of building periods and styles, with a number of distinctive character zones, reflecting successive phases of historical development.

1.1.5 Understanding the distinctive historic and architectural character of the Bedford Conservation Area is an essential starting point for ensuring that its unique and cherished qualities are safeguarded in the longer term. A clear and comprehensive appraisal of an area's distinctive character is therefore an essential tool for managing change. On the one hand, it enables the Borough Council to set out a sound basis for decision making, whether in terms of day to

day planning decisions, or in relation to proposed improvements to the area (traffic management proposals, for example, or public realm works), or in relation to schemes elsewhere that will impact upon the conservation area, such as the erection of tall buildings. On the other hand, it helps residents and occupants of property within the area to gain a clear understanding of an area's special character and interest, and thereby take account of these special qualities when undertaking maintenance or proposing alterations or extensions.

- 1.1.6 This character appraisal defines the special architectural and historic interest of the Bedford Conservation Area. In doing so it goes beyond simply documenting its historical development, recording the appearance of the area, and its individual buildings. It also seeks to define those aspects of the area (and its constituent parts) that are valued by the community and need to be safeguarded in the future and negative features that are causing harm. The approach used in preparing this document is based on current guidance on good practice, as set out in 'Guidance on Conservation Area Appraisals' (English Heritage, 2006).
- 1.1.7 The Bedford Conservation Area was created in a piecemeal fashion. A Town Centre Conservation Area was first designated by Bedfordshire County Council in 1969 and, at the same time, conservation areas were designated in two adjoining areas: one north of the town centre, including St Peter's Green, St Peter's Street, The Grove and part of Kimbolton Road; the other between Bromham Road and Tavistock Street, including The Crescent and Adelaide Square. In 1970, two further designations were made: one covering De Parys Avenue, the other incorporating The Embankment and an area immediately to the north.
- 1.1.8 After Local Government reorganisation in 1974, North Bedfordshire Borough Council re-examined all five areas and in 1975, after public consultation, then designated a single conservation that encompassed and extended the previously protected areas. The only significant alteration since that date took place in 1992, when boundary changes were made to include St Michael's Road, St Augustine's Road and the playing fields north of Clapham Road (see Figure 1 overleaf).

Note: Map based upon Ordnance Survey with the sanction of the Controller of HM Stationery Office, Crown Copyright reserved. Licence No 100023275, 2008

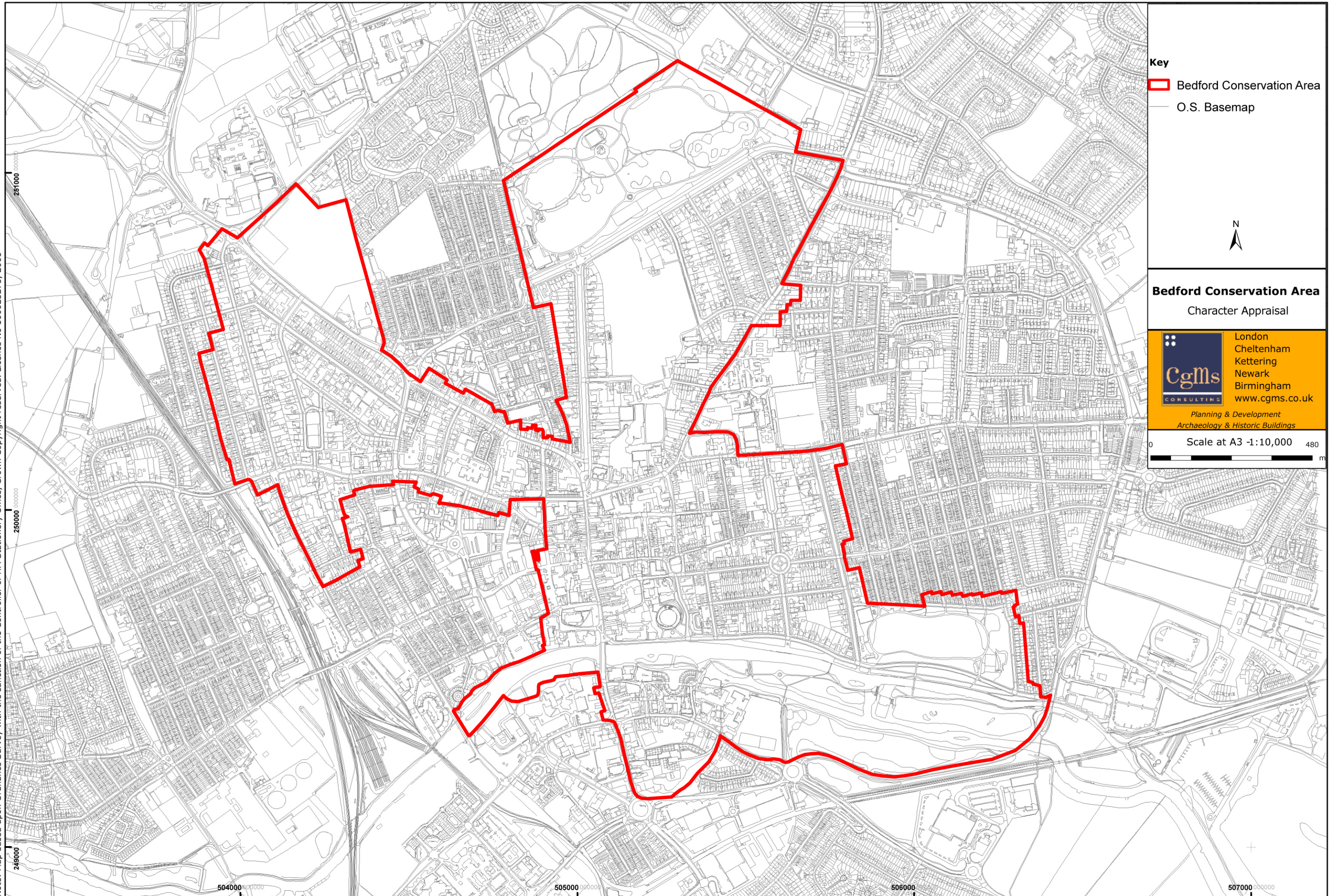


Figure 1: Conservation Area Boundary

1.2 Current project including scope

- 1.2.1 In 2000, the Council commissioned BEAMS Ltd to undertake a preliminary appraisal and character study of the Bedford Conservation Area. The present appraisal and management plan, undertaken by CgMs Consulting Ltd, has reviewed and builds upon the work undertaken by BEAMS.
- 1.2.2 This appraisal covers the whole conservation area. Following the Introduction, Section 2 outlines the current planning policy framework. Section 3 provides an executive summary of the special interest of the conservation area, drawn from the findings of the study and more detailed evidence then follows. Section 4 focuses briefly on the location and topography of the conservation area, before Section 5 addresses its history and development. Section 6 provides a spatial analysis, while Section 7 deals with building scale, style and materials. Section 8 then introduces the identification of distinct sub-areas, before Section 9 describes each sub-area with reference to its general character, architectural qualities (including public realm), specific heritage assets and general condition (including negative features and capacity for change). Finally, section 10 deals with possible boundary changes. Such matters as Council contacts and sources consulted in preparation of the appraisal can be found in the appendices. So too can a current list of formally designated heritage assets within the area and relevant planning policies.
- 1.2.3 Substantial documentary and cartographic research has been carried out to inform the preparation of the appraisal and a list of the sources consulted can be found at Appendix 1. Extensive fieldwork has also been undertaken right across the conservation area to underpin an understanding of the area and the identification of distinct sub-areas within it.

1.3 Public Consultation

- 1.3.1 There is a strong emphasis on community involvement in the production of appraisals in order to ensure the documents are as accurate as possible by accessing local knowledge, to give people the chance to influence the document and to encourage local involvement in and commitment to the care of the conservation area. The preparation of this appraisal and the associated

management plan are in line with the Council's Statement of Community Involvement, adopted in May 2006.

- 1.3.2 An informal workshop was held in November 2007, during the period of evidence gathering, to allow interested parties to inform the scope and content of the document. The views expressed were carefully considered in preparing the draft appraisal.
- 1.3.3 Then, with the publication of the draft appraisal, a formal 4 week period of consultation provided another opportunity for public involvement. Comments on the documents were invited via the Council's website: www.bedford.gov.uk/planning or by post, direct to CgMs Consulting Ltd. A response form was made available on the website or from the Council offices with a deadline for comments of the 29th February 2008.
- 1.3.4 Following the closing date, a summary and evaluation of the responses received was prepared to inform preparation of the final version of the documents. That report on public consultation also explains how the expressed views of the local community have been incorporated in the published appraisal and management plan and is available from the Council, as a companion document.

1.4 Status and Contacts

- 1.4.1 The appraisal will be used as a technical document to inform planning decisions, including those that relate to the Bedford Development Framework and will be subject to a process of monitoring and review.
- 1.4.2 General advice about matters relating to the historic environment, including conservation areas and listed buildings can be sought from the Council's Conservation Section, which is part of Planning Services at the Town Hall:

Postal address: Bedford Borough Council,
Town Hall,
St. Paul's Square,
Bedford
MK40 1SJ

Telephone: 01234 221729
Fax: 01234 325671
Email: planning@bedford.gov.uk

2.0 PLANNING POLICY FRAMEWORK

2.1 National

2.1.1 The key government guidance on the historic environment is found in Planning Policy Guidance Notes No 15 and 16 (PPG15 and 16), which are founded on the Town and Country Planning Act 1990 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.1.2 Central Government advice, set out in Planning Policy Guidance Note No 15 (PPG15) stresses that the more clearly that the special architectural or historic interest of a Conservation Area is defined or recorded, the sounder will be the basis for planning policies and development control decisions that seek to safeguard those special qualities.

2.2 Regional & Local

2.2.1 The Planning and Compulsory Purchase Act 2004 introduced a new system for the preparation of development plans, which will comprise a Regional Spatial Strategy and a set of documents known as the Local Development Framework (LDF). For Bedford, this means the draft East of England Plan (EEP), which incorporates the Milton Keynes and South Midlands Sub-Regional Strategy, and the Bedford Development Framework (BDF).

2.2.2 The draft EEP identifies Bedford as a key centre and priority area for regeneration and includes among its objectives the protection and enhancement of the natural, built and historic environment and the encouragement of high quality design.

2.2.3 Within the framework provided by the regional plan, the BDF Core Strategy and Rural Issues Plan sets out a long term spatial vision and spatial objectives, policies and proposals to guide decisions about the planning of the Borough. Part of the stated vision for 2021 is that:

‘Bedford will have reclaimed its role as the county town building on its distinctive personality and redevelopment will have contributed to the revitalisation of the town centre.’

2.2.4 Other objectives relevant to the Conservation Area include:

- fostering the regeneration of the town centre;
- achieving high quality design that takes account, among other things, of local character and local distinctiveness;
- protecting and enhancing the green infrastructure of the Borough; and
- protecting and enhancing the Borough's built and cultural assets and fostering the development of heritage and cultural tourism.

2.2.5 Relevant policies CP20, 22, 23, 24, 25 and 29 can be found at Appendix 2.

2.2.6 The Bedford Town Centre Area Action Plan (submission version), published in July 2006, is to form part of the BDF and provides a framework for the regeneration of the town centre, identifying key areas of change, along with detailed policies and proposals. The draft proposals map shows four key areas of change located within the Conservation Area and a further four located within its immediate setting.

2.2.7 In addition, the Council has adopted a supplementary planning document entitled Shopfronts and Advertisements in Conservation Areas as part of the LDF scheme (November 2005). The aim of this guidance is to encourage shopfront design that respects the character both of individual premises and of the setting within the Conservation Area.

2.2.8 For a transitional period a number of policies from the old style Bedford Local Plan, adopted in 2002, have also been saved and remain in force. Of specific relevance to conservation areas are policies BE9, BE11, BE13, BE15, BE16 and BE26 which cover a range of issues, including the control of development both within and within the setting of a conservation area. In addition, policies BE18, BE19, BE20, BE21, BE22, BE23, BE24 and BE25 are relevant to issues concerning listed buildings and sites of archaeological interest. Copies of these policies can be found at Appendix 3.

3.0 SUMMARY DEFINITION OF SPECIAL INTEREST

3.1 Each townscape tells a different story and provides a distinctive sense of place and continuity borne out of its historic development, characteristic built form and layout.

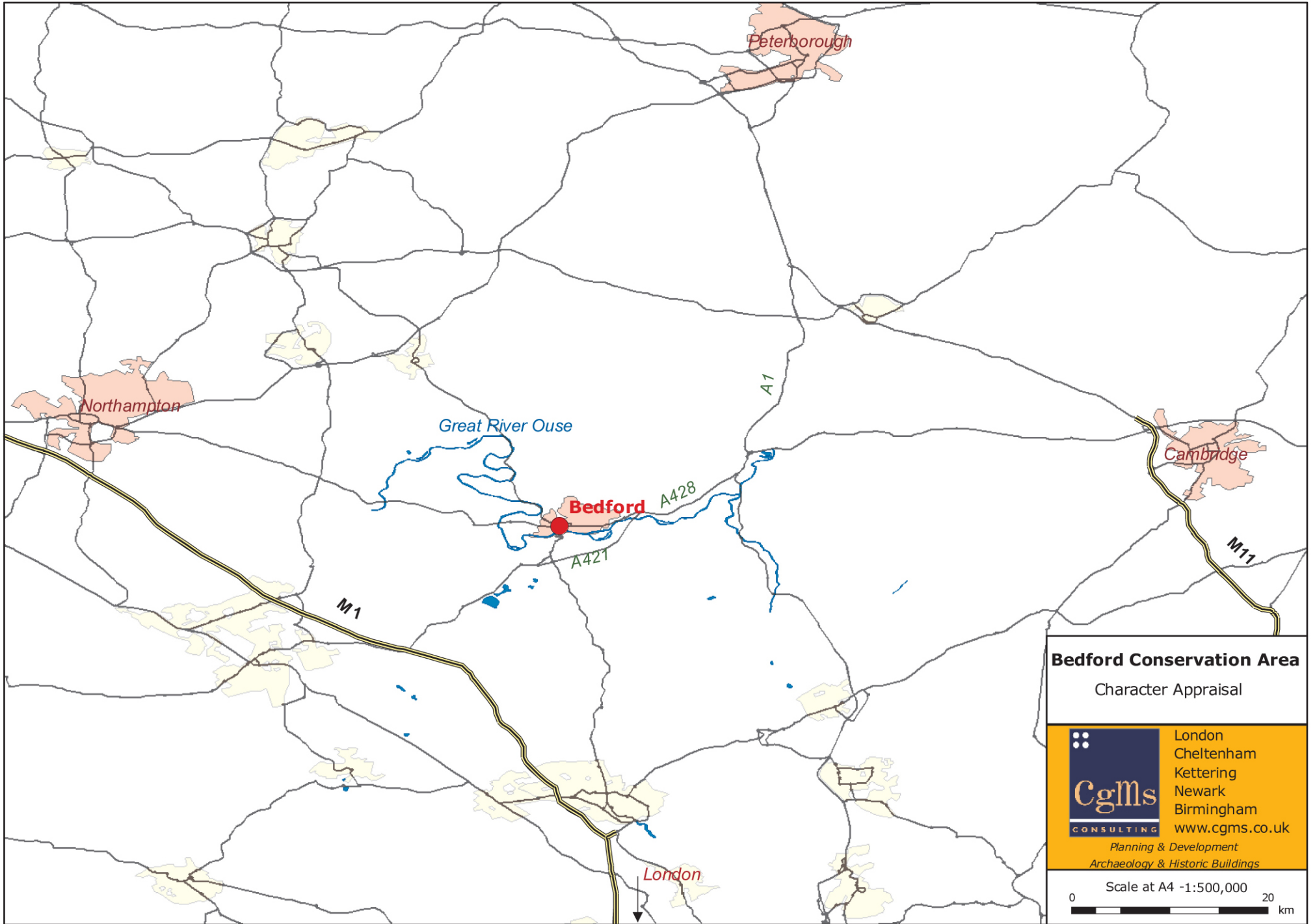
3.2 The distinctiveness of the Bedford Conservation Area derives from:

- Its location at the heart of an historic market town, with a rich legacy of historic structures, particularly from the C18 and C19, including 114 listed buildings;
- Its relationship with the River Great Ouse as a primary topographic feature in an unaccented valley landscape, as an east-west axis and anchor of built form and also as an historic source of trade and sustenance and with a present function as a key amenity space;
- The survival of a medieval street pattern based upon an even older north-south route to and from the river crossing point and upon the layout of two fortified Saxon burh's protected by ditches, including the surviving King's Ditch;
- The continuing significance of the river crossing point, which is marked by the Town Bridge, a listed structure and part of a scheduled ancient monument;
- The survival of ancient sites, including the Castle mound and early church buildings, and a legacy of archaeological potential;
- Its ability to tell a coherent story of settlement from the Saxon period to the present day;
- Its long term civic and educational role and the associated range of historic buildings and spaces;
- The consistency of plot layout, building lines, building scale and proportion and an intricate but accessible skyline;
- Enclosure of the private realm;
- Building and tree framed views, with subtle accents such as St Paul's spire and the suspension bridge;


- The consistent quality of its Georgian and Victorian architecture and the presence of mature public space and tree planting;
- The predominant use of red and soft yellow-grey stock brick, slate and red clay tiles and timber sash windows, in variety and often with richly detailed entrances, recessed porches and decorative features but also with an important vein of ashlar and stucco;
- The unifying presence of stone kerbs and stone sett detail to carriageway margins.

4.0 LOCATION, TOPOGRAPHY AND LANDSCAPE

- 4.1 Bedford is the county town of Bedfordshire, located some 52 miles north of London and about midway between Cambridge to the east and Northampton to the west (see Figure 2 overleaf).
- 4.2 Bedford lies in the shallow valley of the River Great Ouse, built on riverborne alluvium and gravels and surrounded by agricultural land on low hills of Oxford clay and boulder clay. The topography of the Conservation Area is therefore very gentle, with almost imperceptible gradients.
- 4.3 The settlement originally developed at a river crossing point, close to the frontier between Wessex and Danelaw, and the river has always been and remains the prime topographical feature of the town centre, providing an east west axis that is complemented by a primary north-south land route along the line of High Street, St Mary's Street and St John's Street. This framework plays a critical role in determining the character of the Conservation Area.



Bedford Conservation Area
Character Appraisal

	London
	Cheltenham
	Kettering
	Newark
	Birmingham
	www.cgms.co.uk
	Planning & Development
	Archaeology & Historic Buildings

Scale at A4 -1:500,000
0 20 km

Figure 2: Location plan

5.0 HISTORY AND ARCHAEOLOGY

5.1 Introduction

5.1.1 There is archaeological evidence that the valley of the River Great Ouse has been inhabited since prehistoric days and, on the basis of some Roman finds, it is thought that a north-south route, associated with use of the river crossing and now followed by High Street, St Mary's Street and St John's Street, may pre-exist the development of the town.

5.1.2 From the middle Saxon era, evidence appears for the beginnings of a consolidated settlement and the place name, Bedford, is likely to be a derivative of 'Beda's ford', Beda being an Anglo-Saxon personal name. As Albion Archaeology point out, this makes Bedford one of the earliest of the Saxon towns in the country (Albion Archaeology, 2001, P75) and the present town is therefore the result of 1400+ years of continuous settlement. There are four Scheduled Ancient Monuments within the Conservation Area, along with 114 listed buildings and a registered park (see Appendices 4 and 5).

5.2 The Saxon Core

5.2.1 The Middle Saxon core of Bedford was on the north side of the river. It consisted of an embryonic street grid, still recognisable at the heart of the Conservation Area, and was surrounded by a defensive boundary ditch. Captured in about 875, Bedford briefly became part of Danelaw, before being retaken by Edward the Elder in 915, when another fortified burh was built on the south side of the river. This was protected by the King's Ditch and existing roads that converged on the river crossing were modified to create an east-west route across the burh. Much of the King's Ditch has been culverted but other parts of the earthwork remain evident and form the south-east boundary of the Conservation Area between Rope Walk and Cardington Road, and the intersecting pattern of the main streets also survives as St Mary's Street/St John's Street and Cauldwell Street/Cardington Road.

5.2.2 In the C10 and C11, Bedford was important both as a trading centre, with coins minted in the town, and as the central burh of the shire and its significance is reflected in the growth of the town. By the end of the Saxon era, despite further

invasions by the Danes, the north burh had expanded as far north as St Peter's church, with associated extensions of the street grid, possibly based on the lines of intermediate boundary ditches, and several churches had been established, including St Mary's, St Cuthbert's and St Peter's and the forerunner of St Paul's.

- 5.2.3 The street pattern at the heart of the Conservation Area is therefore of very early date. It is of considerable archaeological potential and exerts a strong influence on the character of the present town centre.

5.3 Norman and Medieval

- 5.3.1 After 1066, Bedford became a stronghold of the new Norman regime and, during the reign of William II, a huge motte and bailey castle was built in a strategic position on the north bank of the river and then rebuilt in stone. A period of unrest, however, led to a siege of the castle in 1224 and, when it fell, Henry III ordered it to be dismantled. All that remains today is the ditch and mound of the original motte and bailey, now the centrepiece of a small park and a Scheduled Ancient Monument.
- 5.3.2 Despite political struggles, the town experienced a period of consolidation, during the Norman/Medieval period. Local commerce flourished and religious houses and hospitals were founded. These included St John's hospital, chapel (later church) and grounds, in the south-east corner of the Conservation Area, founded in the late C12 and now among the most important medieval sites in the town. Throughout the medieval era, however, Bedford remained no more than a market town, largely serving its own agricultural hinterland, with the river providing a vital trading route. The population was decimated by the Black Death in the C14 and a new river crossing at Great Barford undermined the local economy by drawing traffic and trade away from the town. There was little further growth and the town was largely contained within its Saxon framework, as can be seen from John Speed's map of Bedford dated 1610 (see Figure 3 overleaf). Few buildings from this period survive other than the churches and the remains of the George Inn, a Scheduled Ancient Monument, to the rear of Debenhams. However, there is considerable archaeological potential along the north bank of the river connected with the Saxon and medieval waterfront.

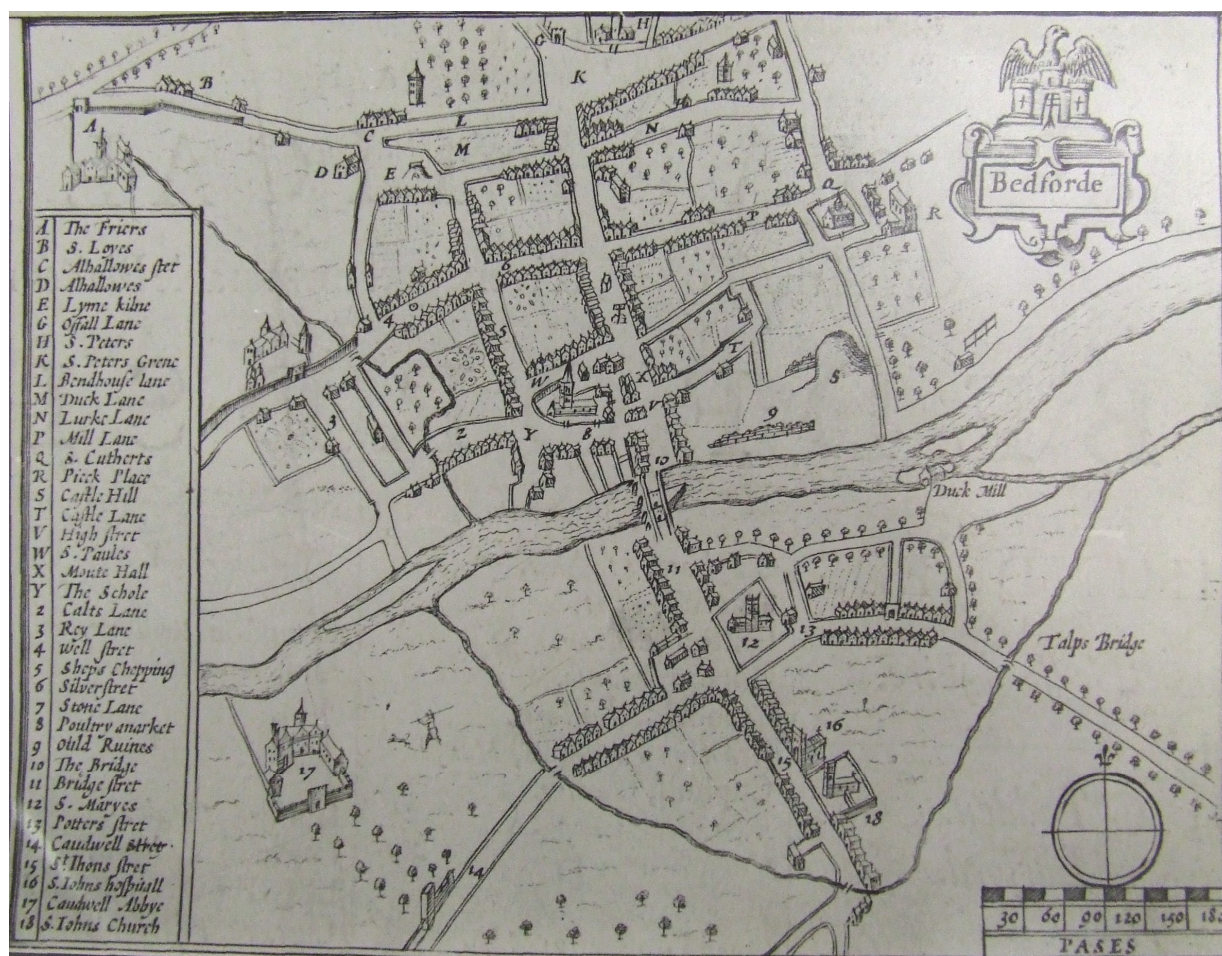


Figure 3: John Speed's Map

5.4 Post Medieval

5.4.1 At the start of the post-medieval period, the dissolution of the monasteries under Henry VIII dealt a further blow to the town's prosperity but its fortunes began to revive with the receipt of letters patent from Edward VI, allowing the foundation of a grammar school. Set up in 1552, in the building which is now the Town Hall, the school was generously endowed by Sir William Harpur as a 'free and perpetual grammar school' and the town quickly became known as a centre of educational excellence, which attracted middle class families to settle there. In time, the endowment led to the creation of the Harpur Trust in 1764. The Trust had a wider educational agenda and the establishment of more schools followed, including The Writing School (later Bedford Modern), Bedford High School and the Dame Alice Harpur School for Girls.

- 5.4.2 The revival of Bedford also benefitted from the River Navigation Act, which opened the way for works that made the River Great Ouse navigable between Bedford and King's Lynn. The construction works were completed in 1689 and generated an increase in riverborne traffic and trade.
- 5.4.3 Bedford became the headquarters of Cromwell's army from 1646-1647 and the puritan influence established during the Civil War lived on after the Declaration of Indulgence in 1672, when the town became a centre for non-conformist preachers such as John Bunyan, one of the town's most famous sons. Non-conformist meeting houses and chapels were built, including the Moravian chapel and associated housing in St Peter's Street, dating from 1751, the Howard Congregational Chapel in Mill Street (1772) and a Baptist Chapel in Mill Street (1793). Civic and community buildings, such as a Sessions House (1753) appeared, a House of Industry (1794) replaced earlier workhouses, and a new town gaol, based on ideas introduced by the prison reformer John Howard, was erected in 1801.
- 5.4.4 Despite the revival of trade, the flourishing educational reputation of the town and religious activity, however, Bedford remained of modest size through to the end of the C18. Thomas Jeffrey's map of 1765 (see Figure 4 overleaf) shows that growth was largely occurring within the boundaries of the medieval town and, by the end of the century, congestion had become a serious problem. This resulted in the Improvement Act of 1803, which allowed the erection of a new river bridge in 1811-13 (widened 1938), now both listed and scheduled, and the clearance of the Market Square.

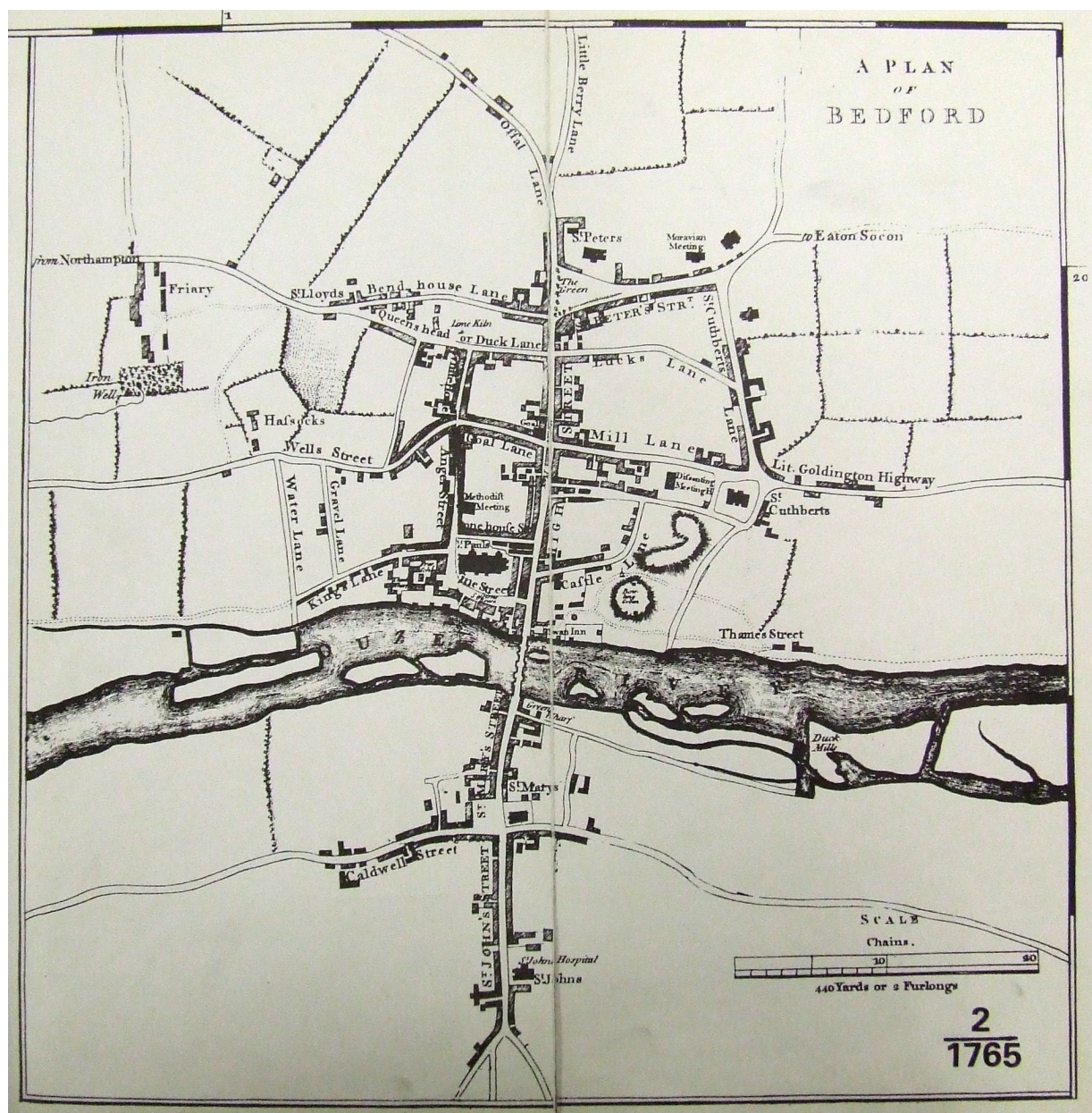


Figure 4: Thomas Jeffrey's Plan

5.4.5 A good number of buildings from this period survive within the Conservation Area, including a number of ancient timber framed structures, such as The Ship Inn, St Cuthbert's Street and The Flowerpot Inn in Tavistock Street, along with grander 18th century structures such as College House, St Mary's Square, The Swan Hotel in High Street and the remodelled former grammar school in St Paul's Square and early 19th century buildings such as Priory Terrace in Bromham Road, John Wing's house at 50, Cardington Road and the Assembly Rooms and the façade of Bedford Modern School in Harpur Street.

5.5 The Industrial Period

5.5.1 Continuing prosperity in the early 19C was accompanied by modest growth, especially to the north-west of the town centre (see Figure 5 overleaf), but by far the most dramatic expansion of Bedford followed the building of the Midland railway in 1873, linking the town with London, and associated industrialisation. Between 1851 and 1902, house building was rapid (see Figures 6(i), 6(ii) and 7 overleaf). Extensive estates of middle class and workers' housing appeared around the older core and the population of the town trebled, from 11,693 to 35,144. During the same period, major areas of public amenity space were laid out, clubs sprang up for the middle classes, the town cemetery was inaugurated and John Bunyan and John Howard were honoured by the erection of statues. Much but not all of the area developed during this important phase of growth now falls within the Conservation Area.



Figure 5: Reynold's Map of Bedford (1841)



Figure 6(i): F T Mercer's Map of the Borough of Bedford from Actual Survey (1876-78)



Figure 6(ii): Bedford in 1882: from the 1st 6" Ed. Ordnance Survey Map



Figure 7: Bedford in 1902: from the 2nd 6" Ed. Ordnance Survey Map

5.6 Twentieth Century

- 5.6.1 During the C20, the expansion of the town continued beyond the boundaries of the Conservation Area and, by 1967, the population had doubled again to 66,000. In the early years of the century, some houses in the town centre were replaced by department stores, banks and cinemas to serve the expanding population, The Arcade was built and other properties in and around the centre were converted to shops and offices. The Dame Alice Harpur School in Cardington Road was also built in this period, along with the science block at Bedford High School and the chapel at Bedford School, demonstrating the continuing demand for and significance of educational facilities in the town's economy.
- 5.6.2 The pace of change then increased dramatically in the 1960s and 1970s, when, among other things, new shopping precincts, office blocks, a new bus station, multi storey car parks, highway improvements and, in the outer areas, blocks of flats were allowed to sweep away many historic elements of the town. The destructive impact of these schemes, often completely out of scale with the texture and scale of their context, is seen throughout the Conservation Area but is perhaps most acute in the north-east part of the town centre.
- 5.6.3 During this period, the listing of buildings provided protection to individual structures, the Bedford Society, formed in 1967 campaigned, with some success, for the rescue of key historic buildings, such as Priory Terrace and various redundant churches, and, finally, the 1967 Civic Amenities Act prompted Bedfordshire County Council to take stock and designate a series of Conservation Areas to safeguard the historic assets of the town from further harm.
- 5.6.4 Some re-development within the Conservation Area has, however, continued and the multi-storey mixed use redevelopment of a large site to the rear of High Street, which was cleared of its historic buildings in the 1970s and then devoted to car parking, is currently underway.

6.0 SPATIAL ANALYSIS

6.1 Street Pattern and Urban Structure

- 6.1.1 Within the heart of the Conservation Area, the broad pattern of roads about the principal north-south route, on both the north and south banks of the river, is clearly identifiable from archaeological evidence and was already in place by medieval times. So too were significant urban spaces such as St Paul's Square and the principal churchyards.
- 6.1.2 But even when development fronting directly onto the main streets became more continuous, in the medieval period, with consistently narrow frontages, the texture of the town appears to have remained open, with substantial areas behind the principal buildings used as gardens, and orchards, as can be seen from Speed's map of 1610 (Figure 3)
- 6.1.3 It was only as Bedford began to grow more quickly that the development of some of these open areas began to occur. Jeffery's map of 1765 (Figure 4), for example, shows some development in the interstices and this is confirmed by an early C19 sketch by William Dawson of the view looking north from the roof of St Paul's church, which shows many areas behind the main buildings occupied by a plethora of outbuildings, workshops and even malt kilns (see Beams, 2000, P11). Some elements of this arrangement still survive, principally to the west of High Street but much has been modified by later changes such as the insertion of The Arcade in 1903-06.
- 6.1.4 By 1841, the beginnings of the rapid outward expansion of the town, especially to the north and west, was recorded by Reynold's (Figure 5). The expansion took the form of genteel housing, set a little back from the street, often semi-detached and sometimes detached, with quite long gardens to the rear. Groups of such properties can still be found within the Conservation Area, in the lower part of Kimbolton Road and The Crescent for example and there are also examples of social housing from this era, including the cottages at the south end of The Grove and the almshouses in Dame Alice Street.

6.1.5 The explosive growth of housing for the middle classes that followed the arrival of the railway defined the urban structure of the rest of the Conservation Area. Extensive areas of large semi-detached houses, built cheek by jowl in plots of regular width, with small front gardens and longer rear gardens; some more spacious semi-detached or detached houses, standing in their own grounds, and a few truly grand properties, principally along Goldington Road. For the most part, the texture and layout of these areas is remarkably consistent and remains largely intact.

6.2 Open Space

Introduction

6.2.1 There are three large areas of public open space within the Conservation Area, all laid out as parks or gardens during the massive expansion of the town in the Victorian period (see Figure 8 overleaf). They are:

- Bedford Park
- The Embankment/Mill Meadows and
- Russell Park

6.2.2 In addition, there are extensive playing fields at Bedford School and Bedford Modern School and a series of incidental open spaces across the area. These are considered in the context of distinct sub-areas (see Section 9).

Bedford Park

6.2.3 Bedford Park was opened in 1888 by the Marquis of Tavistock (see Figure 9 overleaf). It covers a site of some 26ha, laid out to the designs of Messrs Barron and Son of Derby. The intrinsic historic interest of the park has been recognised by its inclusion, at Grade II, in the English Heritage Register of Historic Parks and Gardens of Special Historic Interest. However, this mature planned landscape, peopled with historic structures, clearly has wider significance, not only making a major contribution to the character and appearance of the northern part of the Conservation Area and providing an attractive setting for surrounding development but also serving as an important amenity for the present community, despite the intrusive presence of the building housing the Robinson Pool in the south-west corner of the park.

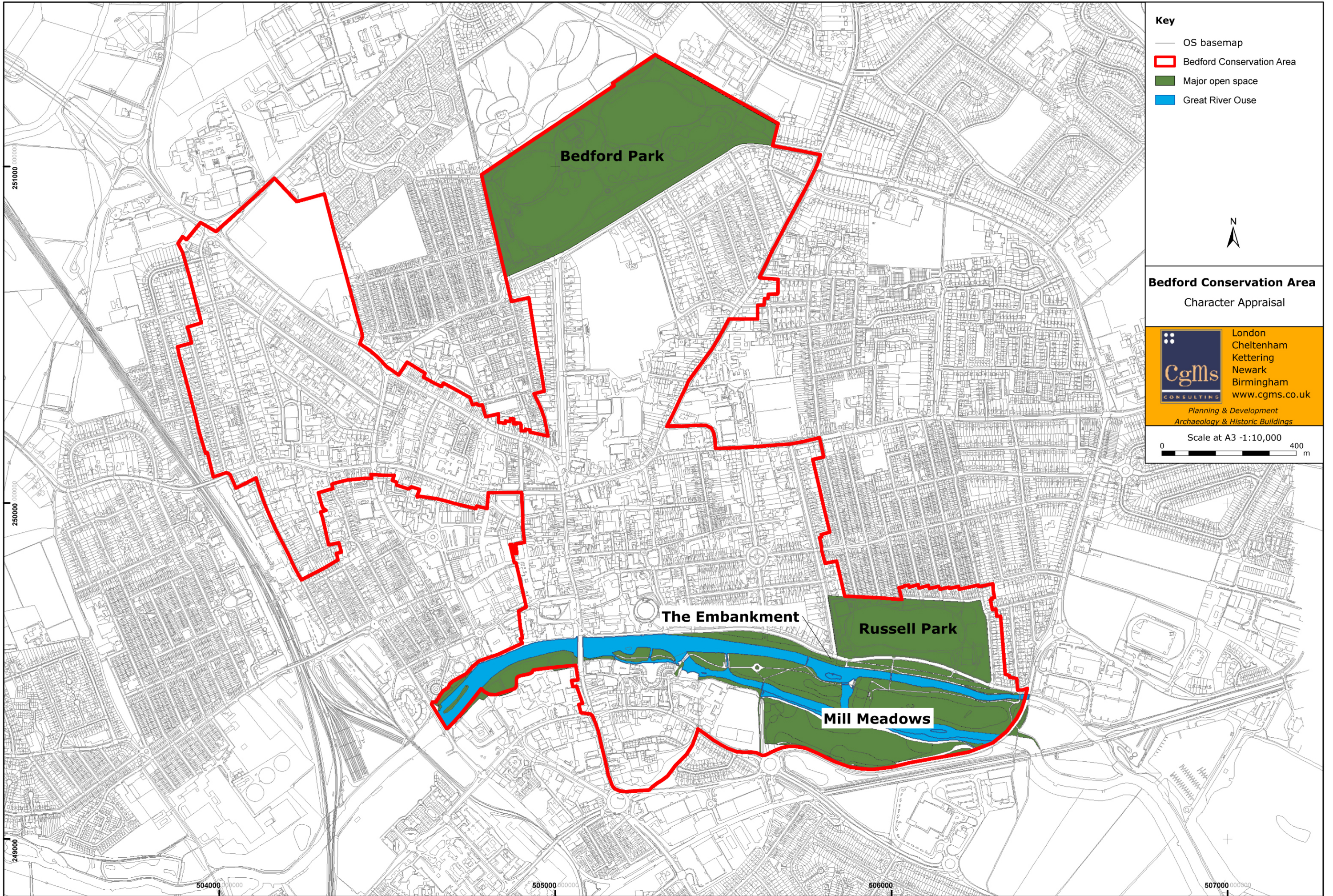


Figure 8: Major open spaces within the Bedford Conservation Area

6.2.4 The historic structures within the park comprise some fine, but unlisted 17th century style park gates, funded by the 9th Duke of Bedford, two park lodges (designed by the Borough Surveyor, John Lund), a cricket pavilion, a bandstand and a refreshment pavilion. The refreshment pavilion and bandstand are connected by a formal walk bordered by deep herbaceous borders that contrasts with the less regimented nature of a broad perimeter path, serpentine lake and stretches of mixed woodland.



Plate 1: Bedford Park



Plate 2: Bedford Park



Plate 3: Bedford Park



Plate 4: Bedford Park

The Embankment/Mill Meadows

6.2.5 The Embankment is a broad public promenade on the north bank of the River Great Ouse linked to Mill Meadows, to the south, by a listed, lattice-girder suspension bridge, designed by John J Webster and erected in 1888, shortly after the meadows were acquired by the Council for public use.

6.2.6 Within the Embankment Gardens, an impressive double avenue of mature trees following the sinuous line of the river bank provides a backdrop to a formal

bedding parterre to the north that, in turn, serves as a setting for a First World War memorial by C S Jagger, opposite the end of Rothsay Road. The willow dominated landscape of the meadows and other narrow islands within the river is less formal.

6.2.7 These riverside areas, which continue beyond Town Bridge, are hugely important to the character of the conservation area, framing the course of the river and separating it from built development. They also enrich the appearance of the area and provide important amenity space and pedestrian routes to and from the town centre.

6.2.8 The wide stretches of open space create numerous tree-framed views along, to, from and across the river, in which the town bridge, suspension bridge and the distinctive Butterfly bridge are key landmarks, as is the war memorial. Views towards the town bridge and St Paul's church spire from the south bank are particularly noteworthy.



Plate 5: The Embankment



Plate 6: The Embankment



Plate 7: The Embankment



Plate 8: The Embankment



Plate 9: The Embankment

Russell Park

6.2.9 Russell Park is directly north of the Embankment Gardens and was created on land donated by the 11th Duke of Bedford in 1894. The park effectively extends the riverside space into the neighbouring residential area, providing an important soft landscaped focus for the surrounding houses, as well as an amenity/leisure facility and a pedestrian route to and from the riverside and thence to and from the town centre. The openness of the park, bordered by mature trees, also provides a particularly welcome contrast to the heavily built up streets to north and east.

6.2.10 This said, however, the park itself lacks a clear identity. Some structures, access points and enclosures are poorly designed or sited and this tends to detract from its appearance. More could be made of the relationship between the park and surrounding streets and between the park and the riverside space to the south.



Plate 10: Russell Park



Plate 11: Russell Park



Plate 12: Russell Park



Plate 13: Russell Park

6.3 Key Views, Vistas and Landmarks

6.3.1 The gentle topography of the Conservation Area and the confined streets of the town centre do not afford dramatic views and vistas but there are, nonetheless, many attractive building-framed and tree-lined views and some important visual highlights. Principal among these are views from the Town Bridge towards buildings on the south side of St Paul's Square and St Paul's spire, towards the Swan Hotel, and, westwards, along the tree lined banks. The tree lined Bushmead Avenue and De Parys Avenue afford fine long vistas and the limited glimpses of the collegiate style grounds of Bedford School are equally atmospheric, contributing to the character of the area and providing a strong sense of activity, albeit largely hidden. The prison walls form an even more emphatic statement about a world within a world and various landmark structures, across the area, such as the historic prison buildings and wall, the suspension bridge, Town Bridge, the riverside war memorial and Priory Terrace, play a significant role in creating a sense of place.

6.3.2 Less obvious but still important are views from the Castle mound gardens towards St Paul's church, of St Peter's church and gardens from the north-west and along the line of development along the north side of St Peter's Street. So too are views along the confined length of High Street, around St Paul's Square, of the Blore façade in Harpur Street, of the almshouses in Dame Alice Street and south down the southern section of St Cuthbert's Street. Important views and landmark buildings/focal points are identified within each sub-area.

7.0 BUILDING SCALE, STYLE AND MATERIALS

- 7.1 The scale and style of early domestic building in Bedford is now represented by very few structures, such as the timber framed 11-13 St Peter's Street, although post medieval buildings such as The Flower Pot Inn in Tavistock Street and Ship Inn in St Cuthbert's Street are of similar modest character.
- 7.2 It is the C18 and C19, however, that gave the Conservation Area its most characteristic scale, styles and materials. Two and three storey Georgian buildings, in ashlar, stucco or soft red brick, with pitched roofs behind parapets or above deep eaves, tall chimneys, classical doorways and timber sash windows; and Victorian buildings of similar height but in red or yellow stock brick, with timber sash windows and tall chimneys but also with more elaborate massing, including numerous gables, bays, and extravagant detailing in string courses, dressings and door surrounds.
- 7.3 Historic public and commercial buildings rarely depart very far from this general scale and style, even well into the C20. Where there is a difference it is often only in terms of the length or depth of an elevation rather than height and, in such cases, the design of a longer elevation is generally handled so as to create a rhythm that can be related to the original plot layout that helped to define the proportions of surrounding properties.
- 7.4 This harmony has, in some instances, been disrupted by modern buildings. There are examples of recent commercial development, such as the Park Inn Hotel, that have departed from the essential characteristics of the historic townscape in almost every respect and it is evident that the design of modern residential development has equally failed to draw successfully on the significant elements of the context.
- 7.5 An appraisal of the architectural significance of the Conservation Area would not be complete without noting contributions made by notable architects and builders. These include London architects Alfred Waterhouse, who was responsible for Shire Hall, Henry Holland, who designed the Swan Hotel for the 5th Duke of Bedford and Robert Palgrave. Local architect and stonemason, John Wing designed many buildings, including 46 and 50 Cardington Road and Town Bridge, as did John

Usher; while Basil Champneys, Edward Blore, George Frederick Bodley all made outstanding contributions to educational architecture within the Conservation Area.

- 7.6 Many of the historic buildings within the Conservation Area are listed and a catalogue of these can be found at Appendix 4.

8.0 INTRODUCTION TO CHARACTER SUB- AREAS

8.1 Bedford Conservation Area is a very large and varied area, developed over many centuries and with a rich and diverse townscape. The Beams study subdivided the area for the sake of convenience into five smaller 'wards' generally based on a combination of geography and historic town development. For the purposes of this study, the area has been reassessed and, in order to enhance the appraisal, the Conservation Area has been split up into a series of smaller areas which have been identified by using factors that have shaped their present form: historic development, land use and archaeological potential, townscape character, current uses and architectural qualities.

8.2 This process has produced a set of 14 sub-areas (see Figure 10 overleaf). A concise appraisal has been prepared for each sub-area, identifying its key characteristics and assessing its current condition and capacity for change.

- 1 St Paul's Square
- 2 Town Centre: West
- 3 Town Centre: East
- 4 Town Centre: Riverside
- 5 South Burh
- 6 Bedford High
- 7 Borders
- 8 The Poets
- 9 De Parys
- 10 The Saints
- 11 Goldington Road
- 12 Grove
- 13 Rothsay
- 14 Russell Park

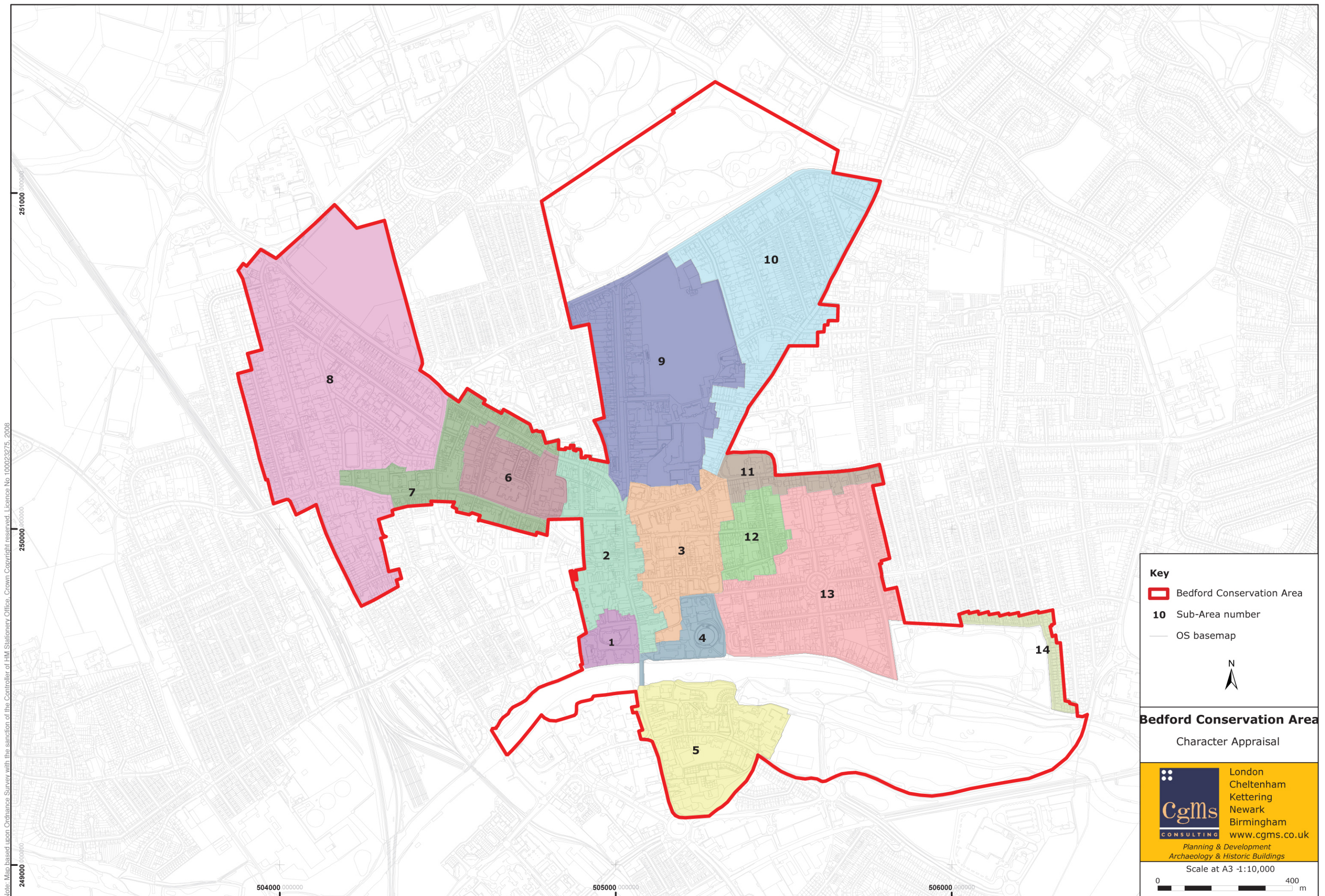


Figure 10: Sub-Areas

9.0 CHARACTER SUB-AREAS

9.1 Sub-area 1: St Paul's Square (see Figure 11)

General Character: layout, built form, townscape and land uses

- 9.1.1 St Paul's Square is a distinctive and historic area, with a wealth of architectural interest, which has been at the heart of the economic and social life of the town since Saxon times. It is an area of considerable archaeological potential and remains a focus for civic and commercial activity that takes place around the ancient parish church.
- 9.1.2 The C15 St Paul's church, with its attractive stone tower and spire rebuilt in 1868, is a listed building that stands in the centre of the square amongst mature trees and surrounded by attractive iron railings (also listed), providing a strong sense of stillness and continuity that contrasts with the pedestrian bustle all around and with the intrusive presence of vehicular traffic. In terms of the townscape, the church is both the anchor building and prime landmark of the square.
- 9.1.3 Between the church and High Street is a paved and landscaped area used for sitting out and for three days a week, for market stalls. A statue of John Howard, prison reformer, set on a tall plinth, provides an important focal point, if rather overwhelmed by the traffic he faces on High Street.
- 9.1.4 Between the church and the river, the south side of the square, is largely taken up by civic buildings. These include the distinctive red brick and terracotta Gothic revival Shire Hall, designed by Alfred Waterhouse, a later extension in Arts & Crafts style, by Charles Holden, and the Cowper building, designed as part of the grammar school by Basil Champneys. There are also three listed Georgian houses.
- 9.1.5 To the west side of the square is the town hall, which was re-fronted in 1767 to house the original grammar school, and an adjoining extension, which stands just within the Conservation Area and is now the Civic Theatre. The 1960s Town Hall extension in the south west corner of the sub-area is unduly dominant and of unsympathetic design.

9.1.6 The north side of the square is enclosed by an informal collection of late Georgian, Victorian and Edwardian buildings, the most notable being the Corn Exchange, a flamboyantly grand affair built in 1872-4.



Plate 14: St Paul's Square



Plate 15: St Paul's Square



Plate 16: St Paul's Square



Plate 17: St Paul's Square



Plate 18: St Paul's Square

Architectural qualities and public realm

9.1.7 The massing and detailed design of the buildings within this small area are surprisingly varied but, by adhering to some general norms with regard to overall height and proportion, the whole group combines to create a very pleasing townscape.

9.1.8 The use of traditional building materials is widespread and includes natural stone, red and yellow brick and terracotta, with slate or red tiles used for roof coverings. The Town Hall extension with its concrete and glass faced elevations is a notable exception to this characteristic presentation of buildings.

9.1.9 The public realm east of the church has been re-paved in a pleasing manner but the treatment of the wider area lacks coherence.

Specific Heritage Assets

9.1.10 That such a small area is home to a large number of statutorily listed buildings, underlines its historic and architectural significance. Of the few buildings that are not yet listed, it is recommended that those identified below should be locally listed.

Buildings recommended for statutory/local listing:

9.1.11 Statutory list:

- None

9.1.12 Local List:

- 6, 8, 9 and 10, St Paul's Square
- The Corn Exchange, St Paul's Square
- 15, 16 and 17, St Paul's Square

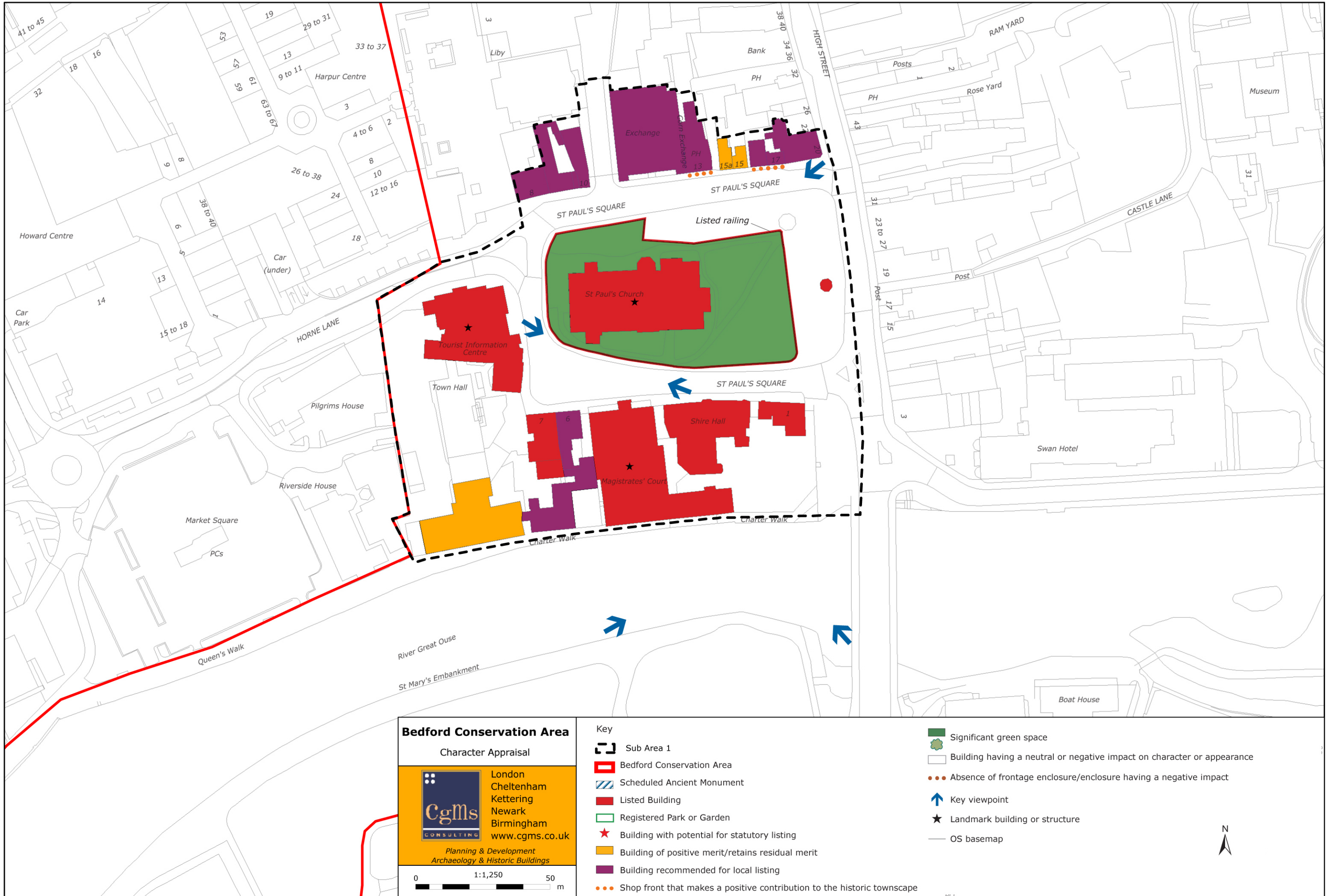
General condition, including negative features and capacity for change

9.1.13 The Town Hall extension, a substantial, 7 storey, municipal office block, with recessed top floor and projecting flat roof, designed by the Borough Engineer and opened in the 1963, stands just off stage, in the south east corner of the square and there is a mediocre extension to the west of the Corn Exchange (The Howard Room). Both these buildings pay little or no heed to their setting and both have an unfortunate, negative impact on the quality of the historic environment.

9.1.14 Overall there is some capacity for change in the area and an appropriate use is urgently needed for the vacant historic buildings on the south side of the square. This area, including Shire Hall, is the subject of a proposal in the Town Centre Area Action Plan to create a regional justice centre. Retaining the integrity of the listed structures, handling the need for access and finding a positive solution to the less than attractive views into the site from the Town Bridge will be major considerations as this proposal is taken forward.

9.1.15 The dominance of vehicular traffic and the associated noise and pollution seriously compromise the quality of the historic urban environment in this sub-area and this major issue should not be left on the 'too difficult' list. A proposed new river crossing towards the western edge of the Conservation Area, shown in the Town Centre Area Action Plan may have some beneficial impact in this regard and environmental works to the north side of the square, envisaged in the same plan, will assist. It will be important to ensure that these proposals do not lead to the emergence or exacerbation of traffic related problems in another part of the Conservation Area.

9.1.16 As regards the public realm, a more coherent design strategy, in terms of landscape and street furniture, would benefit the appearance of St Paul's Square and adjoining areas of the town centre alike.



Bedford Conservation Area
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- Key**
- Sub Area 1
 - Bedford Conservation Area
 - Scheduled Ancient Monument
 - Listed Building
 - Registered Park or Garden
 - Building with potential for statutory listing
 - Building of positive merit/retains residual merit
 - Building recommended for local listing
 - Shop front that makes a positive contribution to the historic townscape

- Significant green space
- Building having a neutral or negative impact on character or appearance
- Absence of frontage enclosure/enclosure having a negative impact
- Key viewpoint
- Landmark building or structure
- OS basemap

Figure 11: Sub-Area 1 - St. Paul's Square

9.2 Sub-area 2: Town centre west (see Figure 12)

General Character: layout, built form, townscape and land uses

- 9.2.1 This sub-area extends west from High Street to the Conservation Area boundary and north from the river bridge to the prison and Tavistock Street. Broadly speaking, it can be identified with the north-west quadrant of the late Saxon/Medieval settlement and is therefore of considerable archaeological potential.
- 9.2.2 The principal land uses in the area are commercial, with shops and offices lining the streets and extending into backland areas, such as within The Arcade, opened in 1906.
- 9.2.3 High Street retains the character of a prosperous market town, tightly enclosed by a fine range of mainly C18 and C19, 3 storey buildings, many of which are listed. However, not all is well. Many of the shopfronts are poorly designed and the vacancy of many upper floors raises concerns about the maintenance of the historic building stock. The Town Centre Area Action Plan includes a policy to increase residential accommodation above shops, which has the potential to address this concern, provided that the impact of such proposals on historic fabric is handled with appropriate care.
- 9.2.4 The street currently carries heavy vehicular traffic, which dominates its character to an unacceptable degree. The Town Centre Area Action Plan will address this issue to the extent that the detrafficing of the High Street is identified as a long term objective. When implemented, it is vital that an heritage-led scheme is devised for reshaping the public realm if the character and appearance of the Conservation Area is to be enhanced.
- 9.2.5 West of High Street, pedestrianisation creates a more relaxed character. The Blore façade and Harpur Suite in Harpur Square and the group of buildings around the junction with Silver Street and Midland Road are prominent markers in the townscape, as are the almshouses in Dame Alice Street, although they stand alongside an uncompromisingly upgraded and functional highway.

9.2.6 The statue of John Bunyan provides a potential focal point in the view looking north from High Street but is currently affected by the insensitive siting of extensive paraphernalia associated with a road crossing.

9.2.7 Buildings and hard landscaping are rarely relieved by planting, except for a few trees along Harpur Street south and planters of various styles within the pedestrianised area.



Plate 19: High Street, Town Centre West



Plate 20: Harpur Street, Town Centre West



Plate 21: Harpur Street, Town Centre West



Plate 22: Dame Alice Street, Town Centre West

Architectural qualities and public realm

9.2.8 The area is dominated by commercial buildings that generally retain a human scale. Those along High Street present a tightly knit range of narrow 3/4 storey C18 facades, with an attractive irregular roofline. To the west the buildings are often of grander proportions and include some key department store buildings from the late C19 and early C20, such as the Marks and Spencer building (1929), as well as the listed Blore façade of the former Bedford Modern school (1830), which is now used as the face of the Harpur Shopping Centre. It is unfortunate that the internal units fail to utilise the available windows in the remaining façade,

as the façade lacks vitality, particularly in the evening. The interior of the Edwardian arcade is an attractive period piece, with shopfronts featuring curved glass and mock timber framing above.

9.2.9 Many of the buildings are individually designed but there is common use of red brick, stone dressings, slate roofs, vertical proportions and elevational relief, assisted by fenestration and detailing. This rhythm is often interrupted by the insertion of unimaginative modern shopfronts and/or canopies, some of which stretch across many historic plots.

9.2.10 The pedestrianisation of much of this area has been undertaken in good quality materials and the lime and plane trees in front of the Blore building, make a positive contribution.

Specific Heritage Assets

9.2.11 The area is home to a large number of statutorily listed buildings, many along High Street, which underlines the significance of the historic townscape; and there are, in addition, many buildings of local significance and archaeological features of national importance, such as parts of the outer baileys and outer moat of the castle and possibly the remains of a barbican.

Buildings recommended for statutory/local listing:

9.2.12 Statutory

- Lloyds TSB Bank, 32-34 High Street
- Guild House, Harpur Street
- Ardor House, 2 The Broadway

9.2.13 Local list:

- All the above until issue of statutory listing resolved
- Bedford Central Club (former Post Office), Dame Alice Street
- Even Nos 40-42, 48-50, 60-64 and Odd Nos 91-97, Harpur Street
- Odd Nos. 9-17, 47-51, 81-85, 111 and 113 High Street

- The Arcade, including entrance buildings in Harpur St and High Street
- The Bear, High Street
- Marks and Spencer, 1 Midland Road
- 1-3, 15-15a and 17, Silver Street
- 46-48 and 54-56 Tavistock Street

9.2.14 Consideration should also be given to making a case for extending the scheduled area of Bedford Castle.

General condition, including negative features and capacity for change

9.2.15 In general the area has suffered surprisingly little change, given commercial pressures which have dramatically altered other locations nearby, although there are unsympathetic changes, including modern shopfronts and advertisements, the facadism of the Harpur Centre and a few late C20 buildings. The Council is already addressing the issue of shopfronts and signage with the publication of design guidance but it is vital that future change is carefully controlled in terms of scale, siting, materials and detailing.

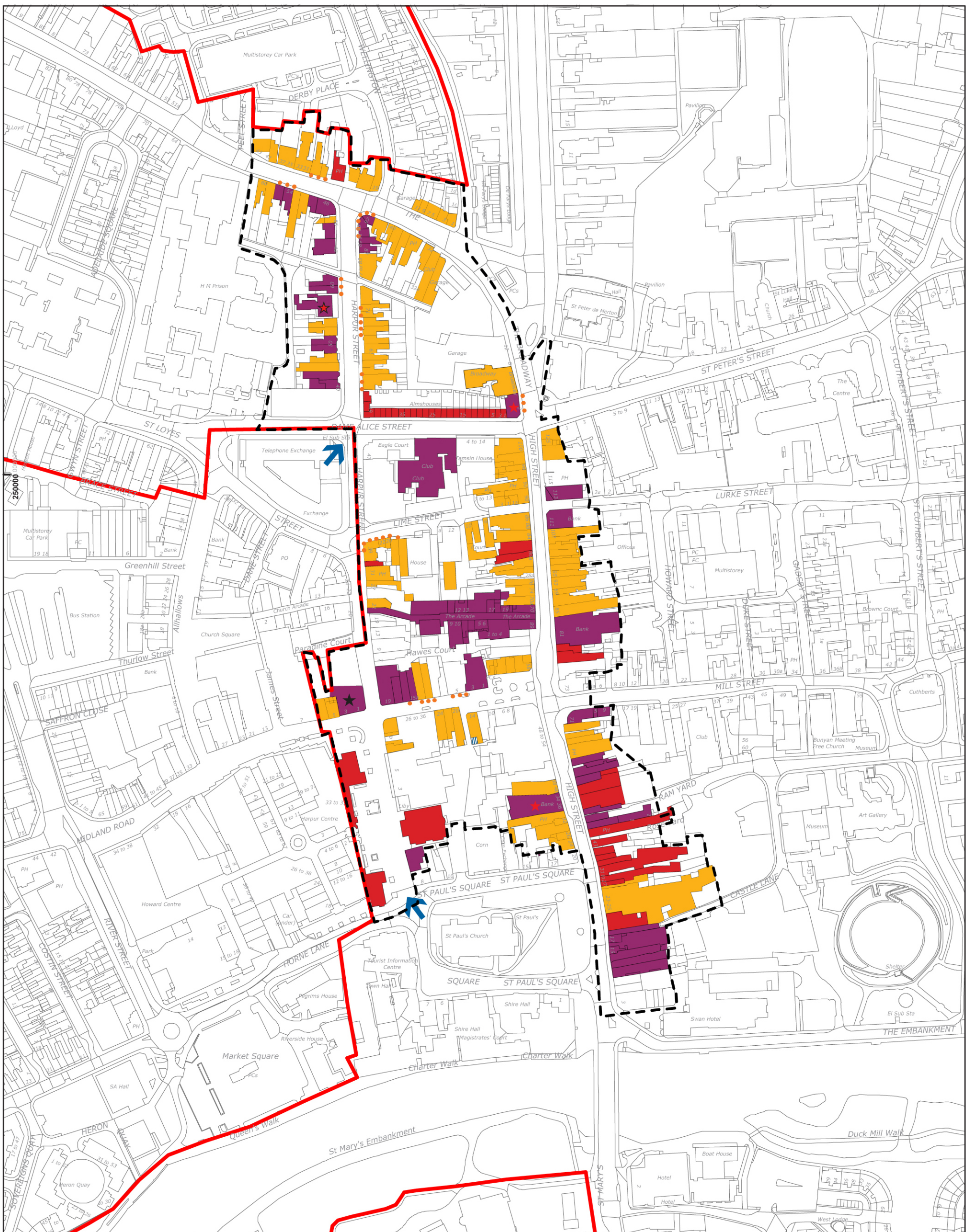
9.2.16 The public realm of Silver Street lacks unity with the adjoining public realm, despite successive schemes and would benefit from a more coherent approach. The townscape of the notional square at the east end of Silver Street would also benefit from a convincing visual focus, the Huddlestone bust could be given greater prominence and the sense of enclosure to the east could be improved.

9.2.17 The high volume of traffic using Harpur Street north and High Street threatens to overwhelm the character and appearance of the townscape and raises issues concerning the impact of vibration and pollution on the historic fabric.

9.2.18 Generally speaking the built fabric appears to be in fairly good condition but there are signs of neglect along High Street and some unfortunate modifications, such as the use of tesseræ on the listed façade of No 80.

9.2.19 A site at the south end of The Broadway is identified in the Town Centre Area Action Plan as a site for major change and it will be vital that the redevelopment of this area reinstates the building line at the head of this street, secures an appropriate setting for the John Bunyan statue and complements St Peter's Green.

9.2.20 What should be attractive views down High Street towards the river are marred by the intrusion of a point block to the south. This demonstrates the sensitivity of the townscape to development within the setting of the Conservation Area and the fact that that setting may be surprisingly extensive.



















<p>Bedford Conservation Area Character Appraisal</p>  <p>London Cheltenham Kettering Newark Birmingham www.cgms.co.uk</p> <p>Planning & Development Archaeology & Historic Buildings</p> <p>0 1:2,500@A3 50 m</p>	<p>Key</p> <ul style="list-style-type: none">  Sub Area 2  Bedford Conservation Area  Scheduled Ancient Monument  Listed Building  Registered Park or Garden  Building with potential for statutory listing  Building of positive merit/retains residual merit  Building recommended for local listing Shop front that makes a positive contribution to the historic townscape 	<ul style="list-style-type: none">  Significant green space  Building having a neutral or negative impact on character or appearance  Absence of frontage enclosure/enclosure having a negative impact  Key viewpoint  Landmark building or structure  OS basemap
		

Figure 12: Sub-Area 2 - Town Centre West

9.3 Sub-area 3: Town centre east (see Figure 13)

General Character: layout, built form, townscape and land uses

- 9.3.1 This sub-area encompasses an area on the north side of the river that formed part of the late Saxon/medieval settlement, east of the north-south road (now High Street). It is therefore an area of high archaeological potential, as well as much above ground interest.
- 9.3.2 The road frontages were generally developed by 1610 and development of the long narrow plots and open areas to the rear followed.
- 9.3.3 St Cuthbert's church is a historic landmark that closes the view down St Cuthbert's Road and accents the view east along Mill Street. The statue of John Bunyan at the junction of High Street and St Peter's Street is another focal point, which features in the townscape of the crucially important St Peter's Green. The Green not only provides a setting for the group of listed buildings that lie to the north (St Peter's church, the Bedford school gates and the Bedford Preparatory School) but also provides an important relief from the busy roads that pass it by and from the densely built up streetscape to the south.
- 9.3.4 Land uses in this area are mixed, including historic housing, public houses, chapels and shops, along with more recent arrivals, notably commercial offices and car parking, which have seriously disrupted the historic urban grain.



Plate 23: St Peter's Street, Town Centre East Plate 24: Mill Street, Town Centre East



Plate 25: Mill Street, Town Centre East

Architectural qualities and public realm

- 9.3.5 The buildings in this area are of much more diverse character and date than those in the west of the town centre. Some are domestic in scale, including two storey, timber framed C17 buildings, modest two storey C18 red brick buildings and C19 soft yellow-grey brick townhouses. Others are very much larger, including the large C18 townhouses on the north side of St Peter's Street, the 1930s neo-Georgian block at its west end, the 1849 former Howard Chapel in Mill Street, C20 commercial buildings around the east end of Silver Street and the dominant multi-storey car park and the Merton Centre with its recessed ground floor.
- 9.3.6 Most traditional properties are vertically proportioned and many still have chimney stacks. Rooflines are attractively irregular.
- 9.3.7 The historic buildings generally display a consistent use of traditional red brick or soft yellow stock brick, with slate and red tiles for roof coverings. More recent buildings include dark brick and white painted concrete, neither to positive effect.
- 9.3.8 Parts of the area are pedestrianised but display a blandness and lack of coherence and quality when compared with the south side of Harpur Street. Elsewhere, the survival of historic kerbs and sett edge detail to carriageways is an important unifying feature.

Specific Heritage Assets

- 9.3.9 The area is home to a large number of statutorily listed buildings, including some of the earliest in the town, such as 11-13, St Peter's Street and the Ship Inn, St

Cuthbert's Street. There are fine buildings representing the non-conformist churches, including the former Howard Congregational church and the Bunyan Free chapel in Mill Street. In addition, the area includes important archaeological sites, most notably, parts of the northern moat, inner moat, and outer and inner baileys of the castle that lie outside the present extent of the scheduled site.

Buildings recommended for statutory/local listing:

9.3.10 Statutory

- 12 and 30-30a, Mill Street
- 1 and 3, St Peter's Street
- 21 and 23, Gadsby Street
- St Luke's Church, St Peter's Street

9.3.11 Local list:

- All the above until issue of statutory listing resolved
- 1, 3, 5, Goldington Road
- 28 Lurke Street
- The Mill, Mill Street
- 36, 40 and 42, Mill Street
- Single storey building at junction of Mill Street and St Cuthbert's Street
- 15, 25, 31-39 and 43-47, St Cuthbert's Street
- Odd Nos 55-63, St Peter's Street

9.3.12 Consideration should also be given to making a case for extending the scheduled area of Bedford Castle.

General condition, including negative features and capacity for change

9.3.13 This area has seen considerable change since WW2 and has lost much of its original elaborate texture. Buildings with large footprints and ponderous massing have been erected, creating anomalous features, at odds with the character and appearance of the area. Hardest hit is the area between Mill Street and Lurke

Street. The replacement of these large scale buildings with something more appropriate presents a major opportunity for change, even if in the mid to long term. At the time of writing, a new development is under construction on the site of a former car park around Castle Lane that has lain dormant for around forty years. The development will provide a new archaeology park, as well as three restaurant units. This will contribute to the vitality of this important historic area as well as reinstating the former building line around this part of Castle Lane. The main elevation to the north of Castle Lane will be largely composed of soft red brick, with render to upper levels. The restaurant units to the south will be of a more contemporary design, employing timber, glass and render.

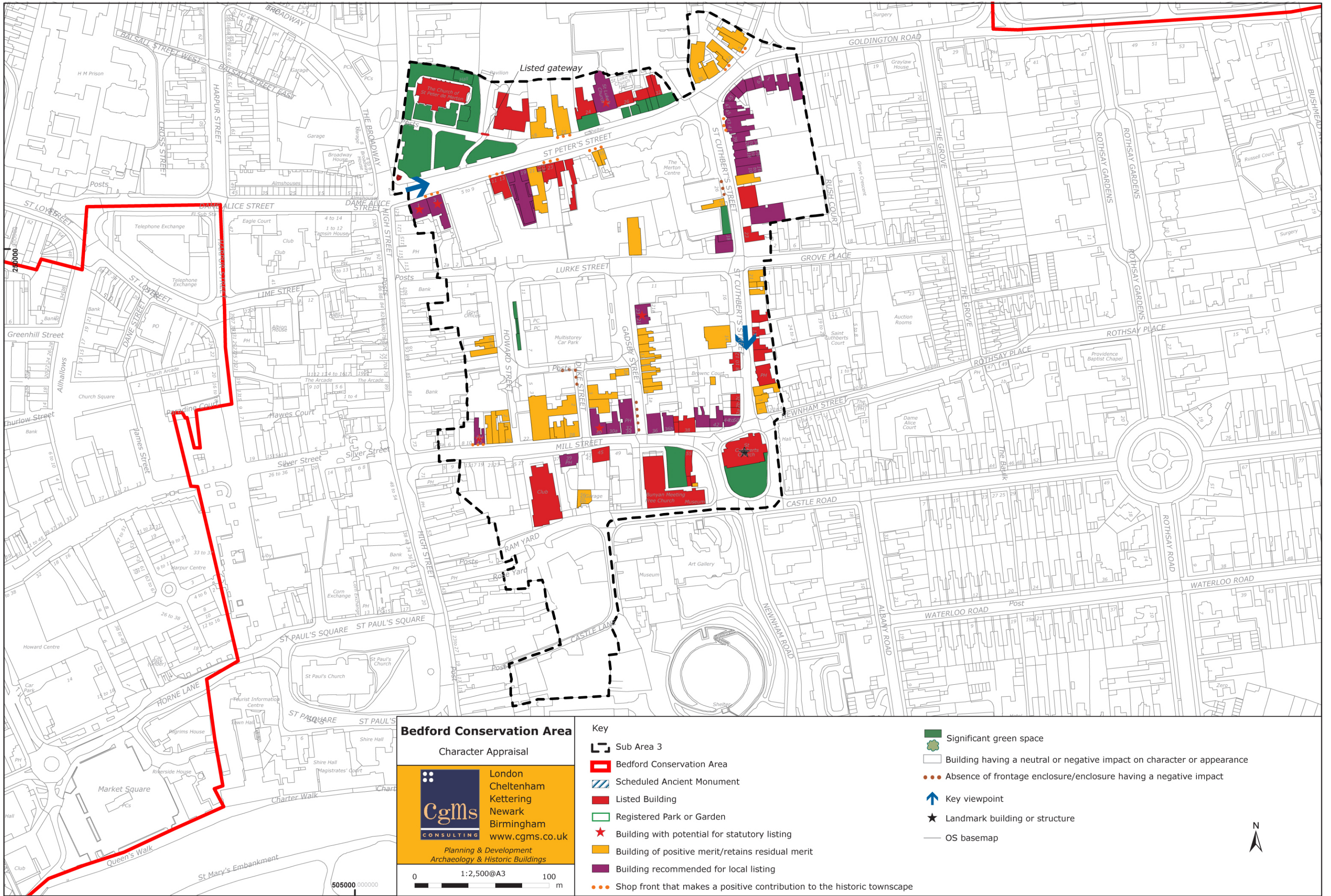


Figure 13: Sub-Area 3 - Town Centre East

9.4 Sub Area 4: Town Centre: Riverside (see Figure 14)

Introduction

- 9.4.1 The Castle site is a Scheduled Ancient Monument (SAM 20412) of high significance for the town of Bedford and the County of Bedfordshire. The SAM listing says of the Castle that 'it is one of few such monuments in Bedfordshire which has associations with historical events'. The original site of the Castle extended well beyond the present confines of the site and includes the land to the north on which stands the Museum and Art Gallery, and westward towards the High Street. Long abandoned, the site received some attention as a valued open space in the centre of the town in 2004.
- 9.4.2 To the west of the Castle mound, set back from High Street and alongside The Embankment is the Swan Hotel, which stands close to the listed Town Bridge, which is also an ancient monument.

General Character: layout, built form, townscape and land uses

- 9.4.3 The whole area is dominated by the Castle mound, located within the landscaped remains of the Castle grounds. The Castle mound is clothed by trees that provide a striking and important green space, contrasting with the densely developed streets of the town centre. The mound overlooks the Embankment and adds to the open aspect of the riverside, with significant views to the river, Town Bridge and St Mary's church, as well as towards the mound from the Embankment.
- 9.4.4 The north boundary of the Castle site is enclosed by a collection of buildings that make up the Art Gallery and the Museum. The eastern boundary is enclosed by a wall that runs the length of Newnham Road; but for the view of trees over the wall, views to the mound from the east are effectively blocked. To the west of the Castle mound is the much extended Swan Hotel.



Plate 26: Bedford Castle Mound, Riverside



Plate 27: Bedford Castle Mound, Riverside



Plate 28: Castle Park, Riverside



Plate 29: Castle Lane, Riverside



Plate 30: Town Bridge, Riverside

Architectural Qualities and Public Realm

9.4.5 The buildings within this soft landscape dominated sub area are few but nonetheless significant. The Bedford Museum is housed in converted maltings and the Art Gallery occupies a former drill hall designed by John Wing, who also designed the re-built Swan Hotel with its Roman Ionic porch and balustraded

parapet. The Hexagon building, set behind the drill hall, is also of considerable historic importance, thought to be an arms store dating from the Napoleonic wars and providing some evidence of the town's role during that conflict.

Special Heritage Assets

- 9.4.6 The Scheduled Ancient Monuments (Castle Mound, the lime kiln and Town Bridge) are clearly of national heritage importance, not only for what may be seen above ground but also for the archaeological significance of the sites. This includes the site of the lime kiln (SAM 24259) and parts of the wider perimeter of the Castle, beneath which may be important archaeological remains. The lime kiln is soon to be exposed for display as part of the redevelopment of the adjoining area.
- 9.4.7 Many of the buildings within this sub-area are already statutorily listed, including the Swan Hotel, the decorative cast iron railings in front of the Swan Hotel and The Bedford Gallery.

Buildings recommended for statutory/local listing

- 9.4.8 Statutory
- The hexagonal militia building
 - The Higgins Villa
- 9.4.9 Local list:
- Former Brewery buildings, off Castle Lane

General condition, including negative features and capacity for change

- 9.4.10 The north-west corner of the museum site has been earmarked for potential development in the Town Centre Area Action Plan and this will be required to complement the main brewery building and nearby listed gallery. The Castle Mound has received attention in recent years as part of a Town Centre regeneration project. This has involved major works to clad a part of the mound in stone with a roofed pavilion on its summit.
- 9.4.11 Despite the improvement works undertaken, it is recognized that the mound would benefit from a coherent and ongoing landscape and management strategy,

which could well strengthen the linkage between the mound and the Embankment gardens. This is currently under consideration by the Council.

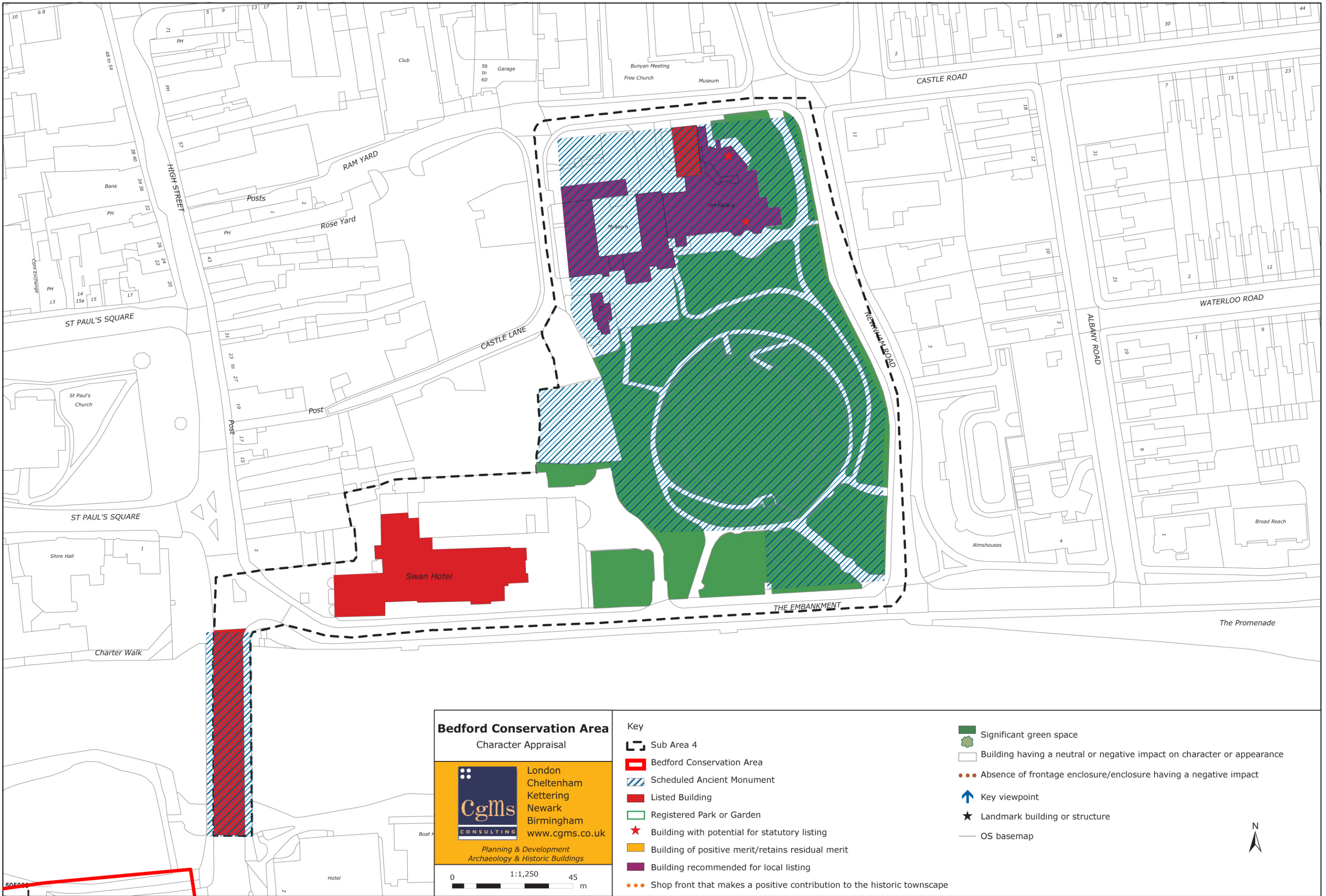


Figure 14: Sub-Area 4 - Riverside

9.5 Sub-area 5: South Burh (see Figure 15)

General Character: layout, built form, townscape and land uses

- 9.5.1 Approached from the town centre across the gentle arch of the C18, John Wing designed bridge across the Great River Ouse, the sub-area south of the river roughly coincides with the south-east quadrant of late Saxon/Medieval Bedford: east of the north-south road (now the A6) and within the line of the defensive King's Ditch, constructed around the south burh in the time of Edward the Elder. It is therefore one of the most historic areas of the Conservation Area. Its long history is reflected in the townscape which, away from the A6 road, is among the least formal of any within the conservation area.
- 9.5.2 The west edge of the area is dominated by heavy traffic, using the ancient route to and from the river crossing. Historic buildings briefly flank the approach to the bridge, creating a visual frame for the bridge itself. But development along St Mary's Street has been seriously disrupted by demolition along the west frontage and, on the east side, by development of the multi-storey Park Inn Hotel directly adjacent to the bridge. The demolition has also left Grade II* listed College House isolated and exposed at the junction with Cauldwell Street which, with Cardington Road, formed the main east-west road across the Saxon south burh. Further south, the east side of St John's Street has suffered less. The churchyard and wooded grounds of St John's Church and Hospital have ensured that these outstanding buildings have retained a degree of historic context, despite the erection of a modern office block and other new development south of the junction with Cardington Road. Along the west side of St John's Street (and outside the Conservation Area), however, two isolated public houses are all that remains of the historic townscape.
- 9.5.3 Nonetheless, the continuous line of buildings along the east side of the A6 effectively protects the rest of the area from the noise and business of the main road, creating an oasis of calm, which is further enhanced by the presence of the river and riverside meadow, to the north (a feature that continues west of the bridge), by the enclosing buffer of school playing fields to the east (outside the conservation area) and by the grounds of St John's Church and Hospital to the south. Many mature trees and areas of woodland enhance the sylvan character, which provides a setting for the buildings.

- 9.5.4 Development along Cardington Road follows its gentle curve and comprises an informally sited collection of highly significant historic buildings. C17 and C18 cottages front directly onto the footway; Georgian villas are set slightly back from the road and Victorian and Edwardian properties towards the east end of the road are set still further back.
- 9.5.5 To the historic ecclesiastical and residential use of this area has been added the Dame Alice Harpur school, thus extending the educational function, which is so important to the economy of the town, to the south of the river.
- 9.5.6 There are fine views of the town bridge, St Paul's Church and The Embankment from the riverside. The gentle curve of Cardington Road, enclosed by buildings and walls, prevents any long views but an unfolding series of good views of a range of historic properties is obtained travelling east or west along the road.
- 9.5.7 Apart from the wholly destructive Park Inn Hotel building, however, the area around Duck Mill Lane has been further redeveloped with an incoherent range of buildings which extend onto the Cardington Road frontage, are surrounded by car parking and generally fail to preserve or enhance the character or appearance of the area.



Plate 31: St Mary's Road, South Burh



Plate 32: St Mary's Road, South Burh



Plate 33: St Mary's Road, South Burh



Plate 34: Cardington Road, South Burh



Plate 35: Duckmill Crescent, South Burh

Architectural qualities and public realm

9.5.8 The scale of the historic buildings at the north end of St John Street/St Mary's Street, two or more commonly three storeys, complements the understated nature of the bridge and the modest proportions of the ancient churches and of the King's Arms public house. Elsewhere, buildings are generally 2 storeys but of widely differing proportions from modest C17 cottages to gracious Georgian villas. All the historic buildings retain highly significant original detailing, including fenestration and chimney stacks.

9.5.9 The range of building materials is eclectic: roughcast cottages stand alongside the limestone of the medieval St Mary's church, a material which is also used for St John's church and hospital, all with red clay tile roofs; the King's Arms public house is rendered and colour washed; John Wing's gracious Georgian villas are faced in fine ashlar; College House is of mellow red brick with a red clay tile roof;

the much later Victorian and Edwardian buildings also employ red brick with slate or tiled roofs, sometimes behind distinctive Dutch-style gables; and red brick is also used for the extensive late 1930's building by Oswald Milne at the Dame Alice Harpur school.

- 9.5.10 Most of the public realm is unimaginatively surfaced in modern materials and served by standard street lighting. There are also some ill-defined and poorly maintained areas that need attention, especially between Duck Mill Lane and Cardington Road.

Specific Heritage Assets

- 9.5.11 The area is home to a good number of statutorily listed buildings, clustered along St Mary's Street/St John's Street and Cardington Road. They include domestic and ecclesiastical buildings and The King's Arms public house. Three of the buildings are listed Grade II*: St John's Hospital, College House (1694) and St Mary's House, while St Mary's Church is listed Grade I. All are valuable features of the sub-area and several other buildings are of local significance. In addition, there are features of archaeological importance such as the King's Ditch and nearby fishponds, shown on Reynold's map of 1841.

Buildings recommended for statutory/local listing:

- 9.5.12 Statutory

- Dame Alice Harpur School (1936 building), Cardington Road

- 9.5.13 Local list:

- The above until issue of statutory listing resolved
- Dame Alice Harpur School, Junior School, Cardington Road
- Dame Alice Harpur School, Kilpin House Nursery building
- Abbey Cottage, 34, Cardington Road
- Even Nos 24 & 26 and Odd Nos 19 & 21, Cardington Road
- 6, 8, 10, 12 and 14, St Mary's Street

General condition, including negative features and capacity for change

- 9.5.14 The area has suffered greatly from demolition, as well as from redevelopment and highway engineering. All of which has seriously damaged its texture and integrity. Despite the somewhat more sympathetic scale and materials of Duckmill Crescent, other buildings are bland and unattractive. Extensive surface car parking exacerbates the harm done. It is vital that any opportunity should be used to mitigate the adverse impact of such schemes.
- 9.5.15 It is likely that noise, vibration and atmospheric pollution associated with the volume of traffic along the A6 is causing damage to historic structures and doing nothing to enhance the character of the area. Traffic related proposals in the Town centre Area Action Plan are unlikely to resolve this problem.
- 9.5.16 By contrast, the riverside open spaces are well cared for and a great asset, as are areas of private open space, although the woodland around St John's church and vicarage would benefit from improved management and enhancement.



Plate 36: St Mary's Road, South Burh



Plate 37: St Mary's Road, South Burh

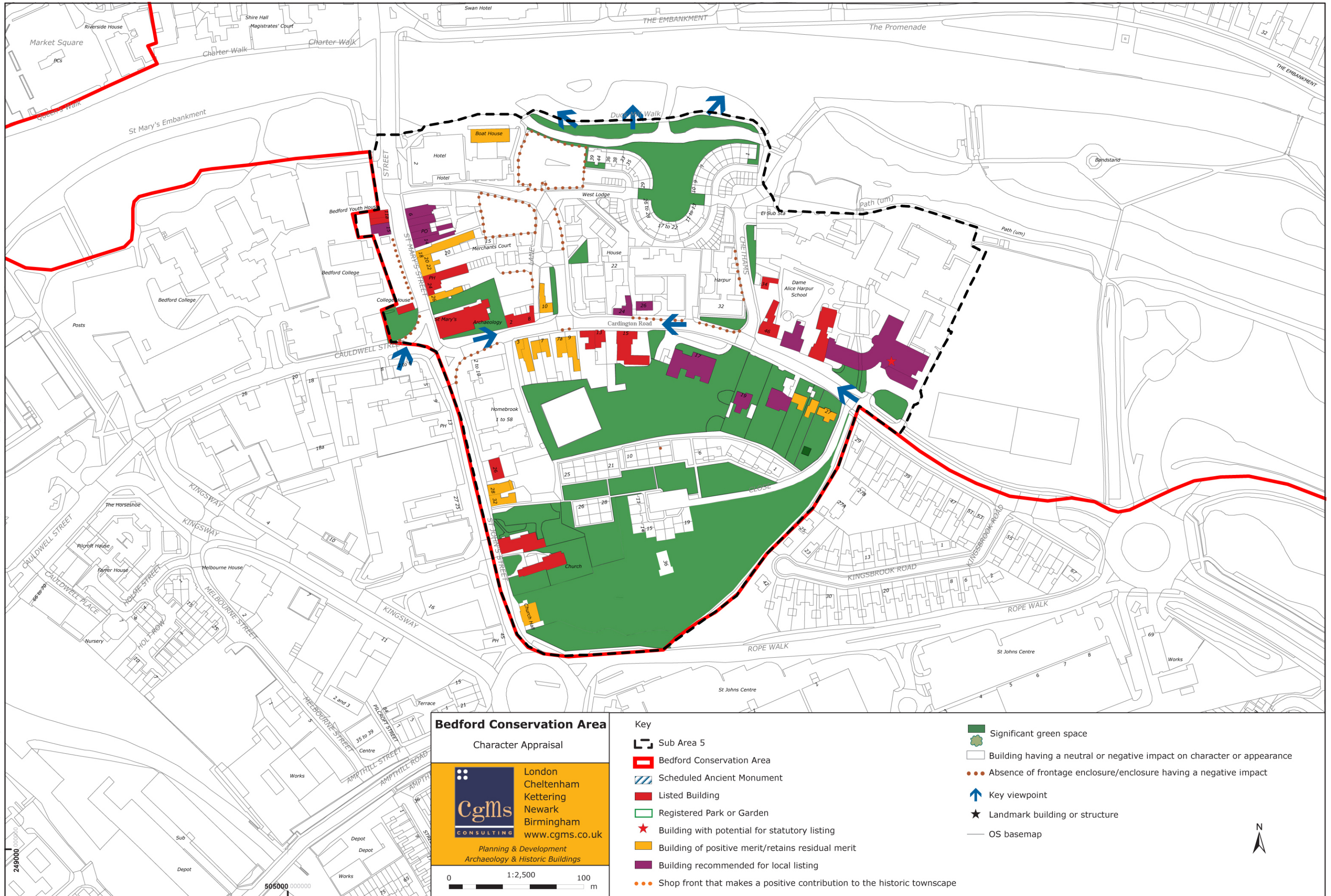


Figure 15: Sub-Area 5 - South Burh

9.6 Sub-area 6: Bedford High (see Figure 16)

General Character: layout, built form, townscape and land uses

- 9.6.1 Anchored to but screened from the town centre by the substantial buildings and dominant perimeter walls of the prison, this small sub-area is peculiarly self-contained in character, hidden by the backs of properties along the south side of Tavistock Street from the bustle of the main road to the north and buffered by the landscaped grounds of Bedford High School, by the former Holy Trinity church and by the tree lined grounds of No 9, Bromham Road along its south boundary.
- 9.6.2 The area was developed in the early C19, when the town expanded to accommodate 'educational squatters' who wanted to take advantage of the excellent public schools in the town. Adelaide Square was laid out around central gardens; The Crescent appeared - a gracious curving avenue with well spaced houses along the west side and gardens opposite - and Holy Trinity Church was erected, along with the elegant building on the opposite corner of The Crescent (formerly the St Ethelreda's Children's Home and now offices). The area retains a good number of buildings from that era, along with the later but still impressive housing erected along the east side of The Crescent and in the centre of the square.
- 9.6.3 Trees along Bromham Road and The Crescent have a significant influence on the character of the area, helping to set it apart from the surrounding townscape, whereas the hard landscape of Adelaide Square is relieved only by tiny but well cared for front gardens.
- 9.6.4 The prison has expanded within its own walls, most recently with the erection of a landmark building in rather strident brickwork. Bedford High School has long outgrown the Jacobean style buildings by Basil Champneys that face Bromham Road and now extends into a series of extensions and newer buildings to the rear. It has also adopted the redundant Holy Trinity church and occupies many of the imposing 3 storey Victorian town houses on the east side of The Crescent. Otherwise, apart from a nursing home in The Crescent and a dentists' surgery in Adelaide Square, the area remains in residential use.



Plate 38: Bedford High School



Plate 39: Bromham Road, Bedford High



Plate 40: HM Prison, Bedford High



Plate 41: HM Prison Wall, Bedford High



Plate 42: Adelaide Square, Bedford High



Plate 43: The Crescent, Bedford High



Plate 44: The Crescent, Bedford High

Architectural qualities and public realm

- 9.6.5 The area contains a wealth of architectural interest, including a large number of institutional buildings. The new prison building is a landmark structure, although of no great architectural merit, but the older prison buildings are listed and of a much more accessible style. The symmetrical stuccoed front of 9 Bromham Road, with its attached, brick faced, former chapel, is a striking building. So too is the adjacent stone faced, Gothic revival style, former Holy Trinity Church, surrounded by cast iron railings. Basil Champneys' slightly later Bedford High School buildings are, by contrast, low and gracious, built of mellow red brick with stone dressings in neo-Jacobean style, and there is more of interest to the rear, including the High School Science block (1927), opposite the prison wall.
- 9.6.6 The domestic buildings are equally impressive. The soft red brick houses along the Crescent, with their pediments and roof parapets, decorative trellis porches topped by concave hipped roofs, ribbed door surrounds and cast iron balconettes, are very distinctive. So too are the stuccoed houses in the north west corner of Adelaide Square and the red brick group facing north at the top of the square. Soft yellow-grey stock brick is in evidence elsewhere, including the east side of The Crescent and is used for the smaller houses on the east side of Adelaide Square. Roofs are generally natural slate, though some have been replaced with a concrete tile, and sash windows and chimney stacks feature throughout.
- 9.6.7 The public realm is less successful, comprising a mix of modern materials and the use of some unfortunately chosen and sited bollards, although the traditional sett margin to the carriageways remains intact.

9.6.8 There are important views of the highly significant group of buildings facing Bromham Road, from both east and west; into Adelaide Square from the north and both up and down The Crescent.

Specific Heritage Assets

9.6.9 The area is home to a good number of statutorily listed buildings and there is only one other thought worthy of listing. A number of buildings are, however, of sufficient interest to be locally listed.

Buildings recommended for statutory/local listing:

9.6.10 Statutory

- Former Bedford Training College, Tavistock Street/The Crescent

9.6.11 Local list

- The above until issue of statutory listing resolved
- 14 & 16, Adelaide Square
- Odd Nos. 1-7, 9 - 11 and 13, The Crescent

General condition, including negative features and capacity for change

9.6.12 This area is generally settled and new uses have been successfully found for the church and former children's home. There are, however, a number of pressures, including the appetite of the school, which must be carefully handled if harm is not to be caused by inappropriate alterations or extensions to historic buildings or by development harmful to the setting of important historic buildings. Were the school ever to move out of its now restricted site, it would be vital to secure appropriate alternative uses for the key buildings.

9.6.13 The east side of Adelaide Square is suffering clear signs of neglect and alteration, including the introduction of UPVC window frames in place of timber.

9.6.14 The public realm detracts from the street scene and is in need of upgrading and the otherwise fine view up The Crescent from the south has a most unfortunate backdrop in the form of two of the tower blocks sited north of Tavistock Street.

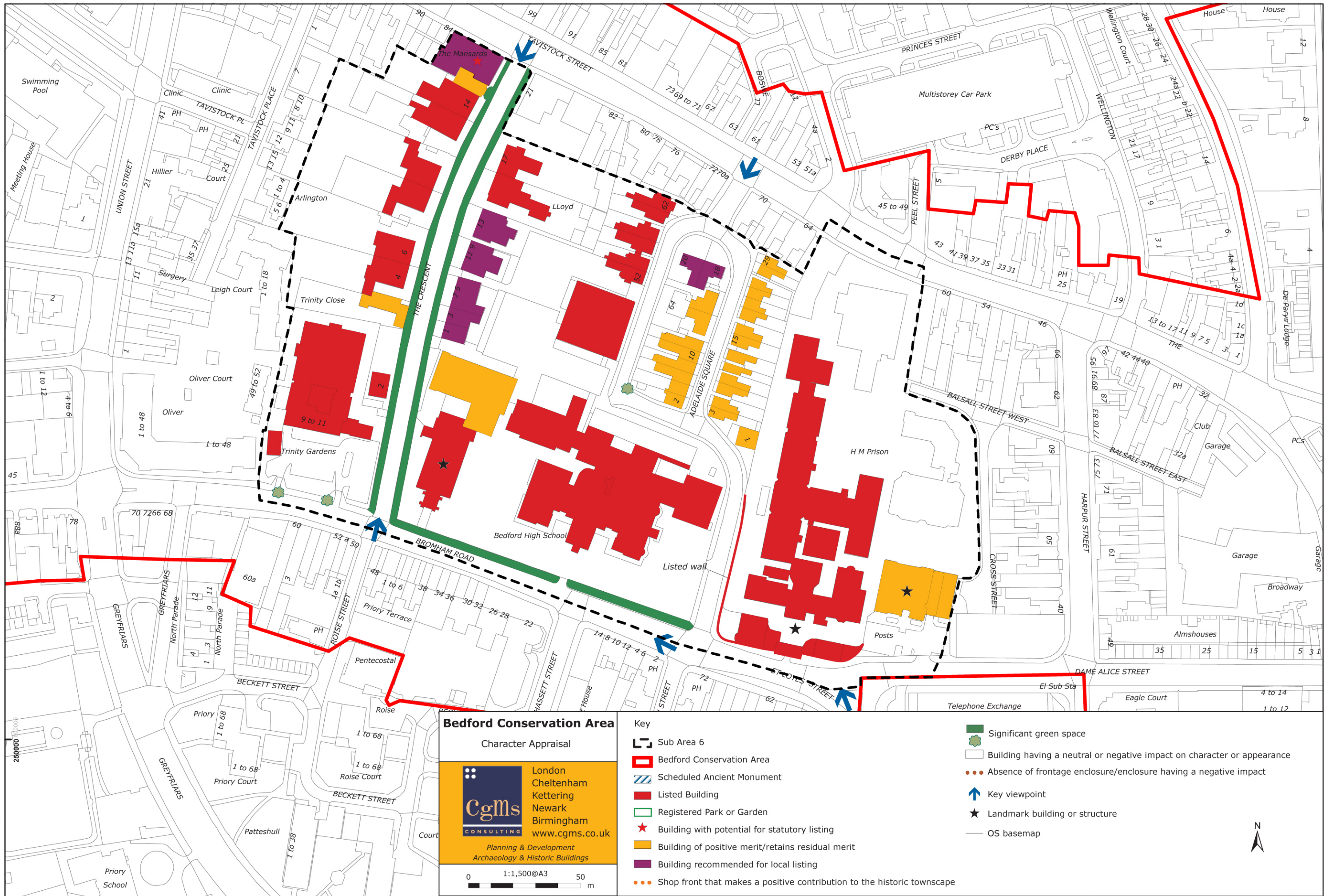


Figure 16: Sub-Area 6 - Bedford High

9.7 Sub-area 7: Borders (see Figure 17)

General Character: layout, built form, townscape and land uses

- 9.7.1 This h-shaped sub-area takes in development along the three busy main roads that wrap around The Crescent and Adelaide Square area and also extends west along Bromham Road from Dame Alice Street to Conduit Street/Linden Road.
- 9.7.2 The east end of Bromham Road and Tavistock Street were developed in the early C19, Union Street a little later. Originally residential in character, all now support a complex mix of commercial and residential uses, historic development and new, and are dominated by heavy traffic flows.
- 9.7.3 Remnants of high status housing survive, at Nos 123-129 Tavistock Street and 22-48 Bromham Road, for example. There are also good examples of small scale early commercial buildings, such as the Barley Mow and Bedford Arms on Bromham Road; and some historic shopfronts have remain intact. However, generally speaking, the area has suffered the loss of much historic detail, intrusive alterations and generally bland modern development that has disrupted the historic texture of the area and has seriously harmed its appearance.
- 9.7.4 The public realm provides a spaciousness that contrasts with the almost continuously built up frontages but it has little character and there are few street trees to relieve the rather bleak landscape and no uplifting views.

Architectural qualities and public realm

- 9.7.5 The buildings vary in scale but all are 2 or 3 storeys tall and, with a few notable exceptions, occupy narrow plots and front directly onto the highway. The predominant historic building materials are red and soft yellow-grey stock bricks, punctuated by the stuccoed and painted facades of two grand terraces, Albert Terrace, Union Street and Priory Terrace, Bromham Road. With their distinctive detailing, including decorated columns and cast iron railings around first floor balconettes, these buildings stand a little back from a street frontage enclosed by hedge and railings respectively.

9.7.6 Traditional roofing in slate remains common, although some replacement in concrete tile is also evident. Timber sash windows, in various forms, feature widely, along with occasional tall casement windows, although the use of UPVC is not uncommon and fails to replicate the form or detail of the originals.



Plate 45: Bromham Road, Borders



Plate 46: Bromham Road, Borders



Plate 47: Union Street, Borders



Plate 48: Union Street, Borders



Plate 49: Tavistock Street, Borders



Plate 50: Tavistock Street, Borders

Specific Heritage Assets

9.7.7 The area is home to a surprisingly large number of statutorily listed buildings, underlining its heritage significance, and it is recommended that others of more local interest be locally listed.

Buildings recommended for statutory/local listing:

9.7.8 Statutory list:

- Albert Terrace, 1-9, Union Street

9.7.9 Local List:

- All the above until issue of potential statutory listing resolved
- The Barley Mow, Bromham Road
- The Bedford Arms, Bromham Road
- Even Nos 50-60 and The Ship, 102, Bromham Road
- The New Inn, Tavistock Street
- Even Nos 54-56, 70-70a & 80-84 and Odd Nos 101-103, Tavistock Street
- The Forester's Arms, Union Street

General condition, including negative features and capacity for change

9.7.10 This area is one of the sorriest in the whole Conservation Area, having suffered the effects of commercial pressures throughout the C20. Tavistock Street, in particular, now has a run down appearance. However, with a concerted effort, it would be possible to restore the appearance and setting of the significant buildings that remain, of which there are not a few, and to recover a sense of place that is currently obscured.

9.7.11 Various modern developments, including office blocks in Bromham Road, a health centre towards the north end of Union Street and housing at the south end of Union Street have disrupted the historic texture and layout of the area and have failed to respect the design context in terms of material, proportions or detail. To these must be added many inappropriate shop extensions and shopfronts that destroy the lines and proportions of numerous buildings.

9.7.12 At the east end of Bromham Road and at the junction of Tavistock Street and Union Street the streetscape has been opened up by ill considered highway improvements. Elsewhere, harm has been caused by development within the setting of the Conservation Area. Streets on the south side of Bromham Road

have been truncated and the multi-storey car park and blocks of flats beyond dominate views out of the area to south and north.

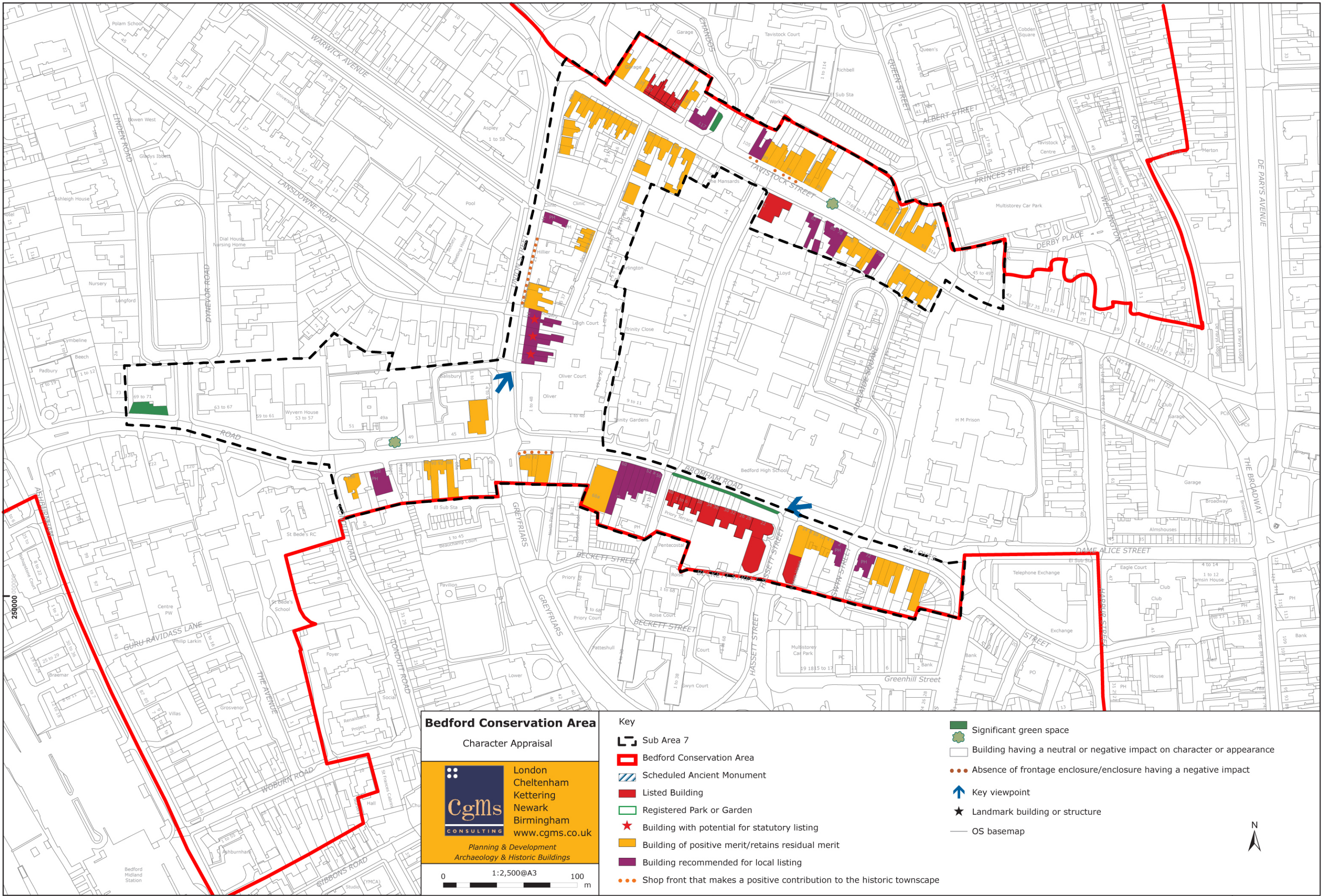


Figure 17: Sub-Area 7 - Borders

9.8 Sub-area 8: The Poets (see Figure 18)

General Character: layout, built form, townscape and land uses

- 9.8.1 Lying to the north-west of the town centre, this sub-area is part of the great expansion that occurred around the town centre during the later C19. The area extends from the west side of Union Street, to the Conservation Area boundary at the top of Clapham Road and takes in all development within the west boundary of the Conservation Area, as far as a modern office block that fronts onto the north side of Bromham Road west of Linden Road and as far as the Conduit Road junction on the south side of Bromham Road.
- 9.8.2 Around the periphery of the area Union Street and Clapham Road carry a heavy flow of traffic, as do Bromham Road and Shakespeare Road which run through the area. Away from these main thoroughfares, however, the area is much quieter, although the provision and management of parking space is an issue.
- 9.8.3 At the heart of the area, from the south side of Warwick Avenue to the west side of Shakespeare Road and along the Bromham Road frontage, the texture of the area is based upon large plots that allow even very large buildings to 'breathe'. Spacious detached houses are set back from the road and most have some additional sense of space around and between, created by views through to landscaped grounds at the rear. Elsewhere, plots are altogether smaller, with the result that the substantial, albeit pairs of semi-detached houses, are sited very close to one another and to the road frontage.
- 9.8.4 The only major area of open space is on the periphery of the area and comprises the school playing fields east of Clapham Road. The potentially positive impact on the character of the area offered by such an extensive area is, however, somewhat muted by its lack of visual interest, by the enclosing hedge and by the divisive effect of the busy road. Street trees and landscaping in private gardens make a more direct contribution to the overall visual quality of the area.
- 9.8.5 The principal land use in the area remains residential, although many properties are sub-divided into flats and others have been converted into rest homes, for educational purposes or to hotels/guest houses, all of which have implications for

the character and appearance of the area. All in all, much of the area has a neglected air that belies its quality.

9.8.6 There is an attractive view from the south east side of Clapham Road towards the buildings of Livingstone School, set in landscaped grounds that provide an important counterpoint to the statuesque buildings on the opposite side of the road, as do the grounds of St Martin's church.

9.8.7 Visual interest is also added by three other small but important open spaces. The first is a pocket park between Linden Road and Dynevor Road, surrounded by mature chestnut trees that provides a green focus for the surrounding buildings, although the neglected tennis courts need attention. The second is towards the south end of Lansdowne Road, where the road divides to form a gentle crescent on the south side with a landscaped island in front and mature trees provide a focal point in the street scene against a backdrop of large Victorian villas. Finally, a well treed space in front of Nos 112-114 Bromham Road forms a surprisingly prominent green stop in the view west along Bromham Road, as the line of the highway bears to the right.

Architectural qualities and public realm

9.8.8 The Victorian 2 and 3 storey buildings vary from the relatively modest semi-detached to the grandest of residence, such as 9 Dynevor Road, now a nursing home and properties at the north end of Ashburnham Road. Nos 112-114 Bromham Road are the grandest buildings of all, built in 1889 as a ladies' college but with the alternative of residential use in mind, these buildings are currently vacant. Massing is often elaborate, use of gables, bays and recessed porches is widespread and many properties have striking chimney stacks. In a number of locations, small groups of matching buildings can be identified and are an important witness to the involvement of a particular architect/builder.

9.8.9 The predominant historic building materials are red and soft yellow-grey stock bricks, used with a rich variety of decoration throughout, from elaborate stone dressings and contrasting string courses to glazed tiles, tile hung gables, terracotta banding and fretted bargeboards. Timber sash windows, in various forms, feature widely, although the use of UPVC is not uncommon and fails to

replicate the form or detail of the originals. Roof coverings are traditionally slate or red tile but a good number have been replaced in profiled concrete tiles.

9.8.10 The footways are mostly surfaced in a variety of modern paving with natural stone or concrete kerbs but historic detailing survives in the form of granite sett margins to most of the carriageways, along with some traditional light columns.



Plate 51: Milton Road, The Poets



Plate 52: Bromham Road, The Poets



Plate 53: Bromham Road, The Poets



Plate 54: Lansdowne Road, The Poets



Plate 55: Linden Road, The Poets



Plate 56: Clapham Road, The Poets



Plate 57: Clapham Road, The Poets

Specific Heritage Assets

9.8.11 Only two buildings in this area are statutorily listed: Nos 126 and 128 Bromham Road, a pair of very distinctive cottages ornés, built by a Moravian businessman. There are, however, a number of buildings that are clearly of local note and that, might, in time be considered worthy of statutory listing.

Buildings recommended for statutory/local listing:

9.8.12 Statutory list:

- Clock House, 122, Bromham Road
- Highfield, 2, Shakespeare Road
- Livingstone School, Clapham Road
- Emerton House, 26, Shakespeare Road

9.8.13 Local List:

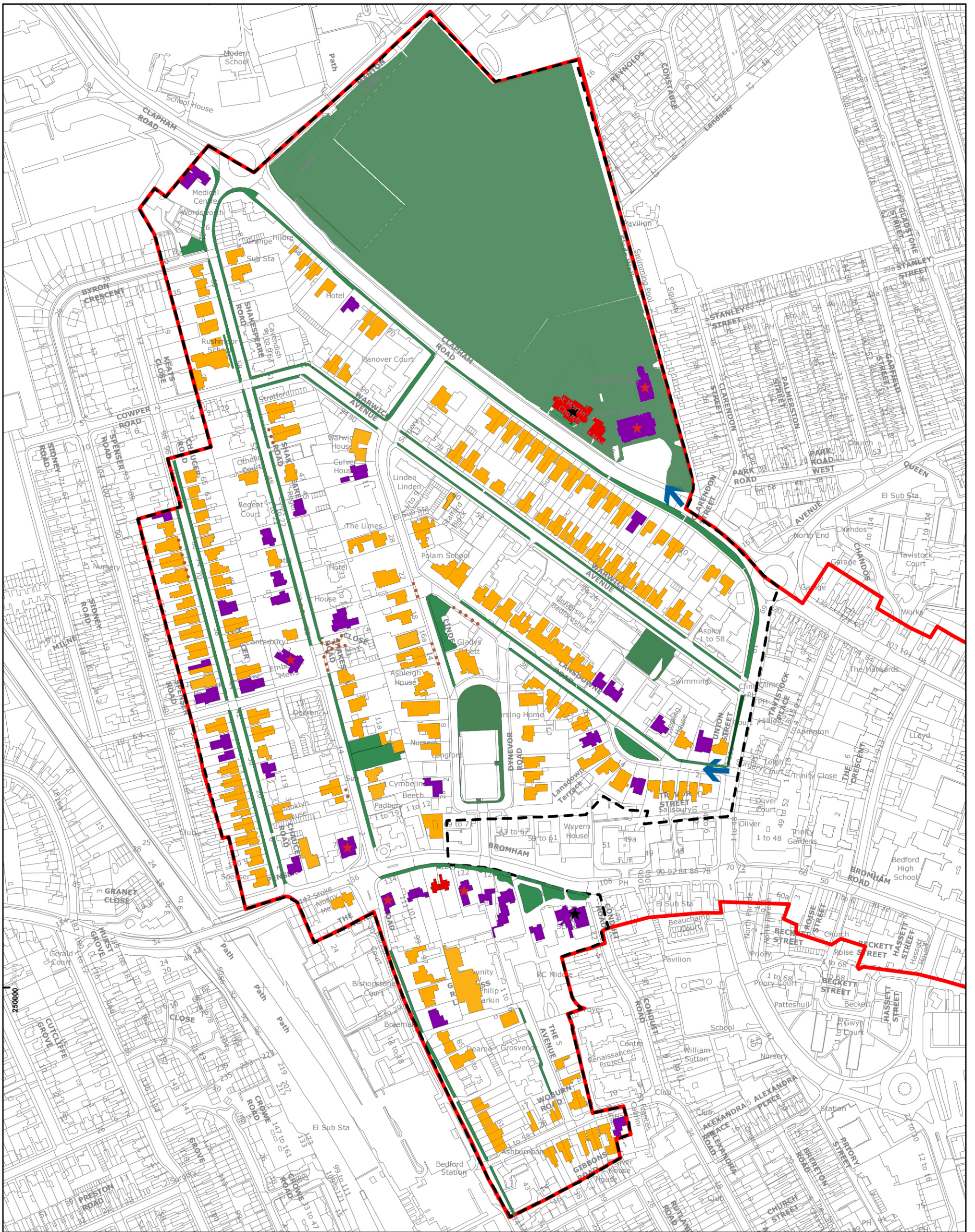
- All the above until issue of statutory listing resolved
- Holly Dene, 93, Ashburnham Road
- The Ship, Bromham Road
- Even Nos 112-114, 116-120 & 130-132 and Odd No 83, Bromham Road
- Northwood House, 138 Bromham Road
- Even Nos 34-38, 44, 52 & 84 and Odd Nos 13, 25 & 43-45 Chaucer Road
- 24, 26 and 76 and The Priory, Clapham Road
- Even Nos. 12, 20 & 22 and Odd Nos. 3, 7, 11 & 13, Lansdowne Road

- 2 and 36 Linden Road
- 1 & 3, Milton Road
- Even Nos 32, 34 & 38 and Odd No 43, Shakespeare Road
- The Shakespeare Hotel, Shakespeare Road
- Odd Nos 1-5, The Avenue
- 10, Woburn Road

General condition, including negative features and capacity for change

- 9.8.14 This area has fortunately escaped widespread or wholesale redevelopment but the historic townscape has still suffered considerable damage. Contributory causes include the haphazard demolition of small groups of properties across the area and the erection of blocks of flats that fail to respect the regular rhythm of buildings and spaces in the established streetscape. Nor, in some cases, do such schemes pay regard to the massing or design of surrounding development or to the historic pattern of enclosed frontages. Although the most recent blocks of flats display some acknowledgement of context, many remain unduly bulky and prominent and fail to pay enough attention to detail. It is hard to avoid a similar conclusion when assessing the contribution made by individual modern properties or small groups of dwellings.
- 9.8.15 The acquisition and use of properties for educational use has also had a significant impact. High quality properties in Lansdowne Road have been adapted in an insensitive fashion and a series of functional buildings of no aesthetic merit have been erected to the rear. The vacancy of these buildings now offers scope to redress the harm done but it is vital that any replacement buildings reinstate the historic pattern of frontage development, along with an appropriate rhythm of buildings and spaces.
- 9.8.16 It is evident that the demands associated with non-residential use are also leading to harm elsewhere, including the erection of links between adjoining buildings that destroy the space between, over-large extensions that will tend to reduce the long term flexibility of buildings and the development of garden land.

- 9.8.17 This said, there is some capacity for change, following the relocation of the University to the Polhill campus. The site of the disused modern theatre building between Linden Road and Lansdowne Road is becoming an eyesore, as is a site at the junction of Warwick Road and Linden Road currently occupied by a fire damaged house and garaging. Both need to be resolved.
- 9.8.18 At a smaller scale, the character and appearance of the area is being harmed by the loss of front boundary enclosure and the use of the often limited space in front of buildings for car parking or to house ranks of wheelie bins that cannot be hidden away. These changes are often associated with the sub-division of properties. The result is unsightly and erodes both the character and appearance of the street scene. So too does the more general loss of traditional features from timber sash windows to whole bays, from the demolition of chimney stacks to the painting of fine stone dressings.
- 9.8.19 The otherwise gracious and leafy character of Shakespeare Road is undermined by heavy traffic, whilst functional but uninspired traffic management measures in a number of locations, including concrete bollards at the south end of Chaucer Road and paraphernalia associated with a pedestrian crossing at the south end of Clapham Road, do nothing to safeguard or enhance the appearance of the area.
- 9.8.20 The visual impact of modern commercial development along Bromham Road is also adverse, featuring prominently in views south from Linden Road and Dynevor Road and north from Conduit Road.



Bedford Conservation Area
Character Appraisal



London
Cheltenham
Kettering
Newark
Birmingham
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Planning & Development
Archaeology & Historic Buildings

0 50 100 Scale at A3 -
m 1:3,600

Key

- Sub Area 8
- Bedford Conservation Area
- Listed Building
- Registered Park or Garden
- Building with potential for statutory listing
- Building of positive merit/retains residual merit
- Building recommended for local listing
- Shop front that makes a positive contribution to the historic townscape
- Significant green space
- Building having a neutral or negative impact on character or appearance
- Absence of frontage enclosure/enclosure having a negative impact
- Key viewpoint
- Landmark building or structure
- OS basemap



Figure 18: Sub-Area 8 - The Poets

9.9 Sub-area 9: De Parys (see Figure 19)

General Character: layout, built form, townscape, and land uses.

- 9.9.1 De Parys Avenue is a wide tree lined residential avenue linking Bedford Park with the town centre. The park was opened in 1888 and the avenue laid out from the early 1880's with high class, late Victorian residential properties, considered to be among the most impressive residential roads in Bedford. Park Avenue lies to the north, and Burnaby Road, off De Parys Avenue, gives access to Bedford School.
- 9.9.2 A long hedge encloses the playing fields of Bedford School on the south side of Park Avenue and forms an important break in the built up frontage of the road, complementing the park opposite, just before De Parys Avenue. There is an important view down De Parys Avenue towards St Peter's Church, as there is also looking north towards the Park. The Avenue is wide and tree lined, with grass verges. Walls and hedges make up the residential boundaries behind which stand substantial, well designed houses. The townscape is leafy, expansive, prosperous and remains largely residential, although a few properties have been converted into hotels and others into flats, with attendant problems related to the provision of car parking space.
- 9.9.3 At the corner of Park Avenue and De Parys Avenue is 14 Park Avenue, designed and built in 1925 by the architect Albert Prosser and including his office as a single storey extension linking to the adjacent house. On the opposite side of this junction, the demolition of a large property gave way to less notable houses, built in the C20, but properties beyond these are again of impressive proportions and style.
- 9.9.4 A general air of privacy prevails throughout this area, as gardens have more rarely been broken open to the street to secure parking space.

Architectural Qualities.

- 9.9.5 14 Park Avenue is in red brick with herringbone pattern used in part, along with stone dressed windows and modest 'Georgian' style main door. This relatively small house gives way to the large properties of De Parys Avenue. These are three storey properties of individual design in red brick, with slate or red tiled

roofs, a preponderance of vertically proportioned sash windows, stone dressings, high chimneys and an extravagance of individual design.

9.9.6 The public realm is dominated by the tree lined road and, in the case of Park Avenue, this is complemented by the Park itself. The original stone kerbs are retained but the footway surface has been replaced with concrete flags.

Specific Heritage Assets

9.9.7 56 De Parys Avenue (architect: Andrew Prentice) is the only Statutorily Listed building in this sub area, although many of the buildings are worthy of care and protection and there is a modest and attractive detached house in Foster Hill Road that is also worthy of local listing.

9.9.8 It would be appropriate to explore in detail the architectural value of much of the avenue.



Plate 58: De Parys Avenue



Plate 59: De Parys Avenue



Plate 60: De Parys Avenue

Buildings recommended for statutory/ local listing.

9.9.9 Statutory list:

- 3-4, Park Avenue

9.9.10 Local List:

- All the above (until potential for statutory listing resolved)
- Even Nos 10-18 and Odd Nos 1, 3, 23-27, 51-53 and 69, De Parys Avenue.
- 77, Foster Hill Road

General Condition

9.9.11 The area retains its sense of well cared for prosperity. The principal threat lies in the subdivision of the larger houses to flats or the purchase of the houses for the purpose of combining plots for new development, in changes of use and/or the excessive extension of already large properties. Many such proposals should be resisted on the grounds that the unique quality and form of the townscape is worthy of retention.

9.9.12 The main risks faced by this area are pressures for overly large extensions and proposals to link buildings, along with changes of use, and the loss of front gardens and/or boundary enclosure to accommodate car parking.

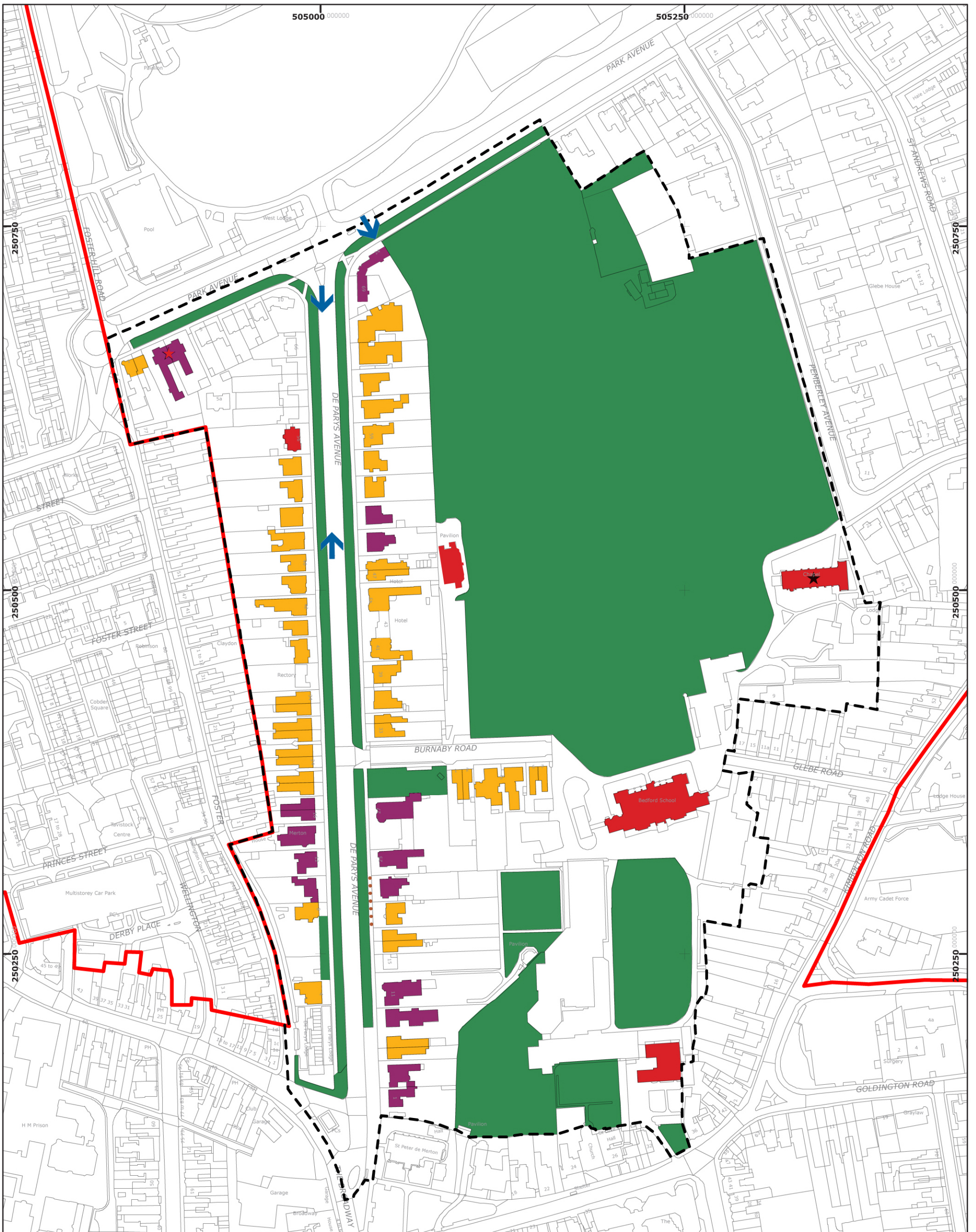
Bedford School

9.9.13 Bedford School lies to the east of De Parys Avenue, in extensive grounds that include playing fields that border Park Avenue but remain hidden behind an impenetrable hedge. Large buildings chart the development of the school, some of them of significant heritage value and statutorily listed.


9.9.14 The Preparatory School at the south end of the site, dates from 1900 and stands by fine Alameda gates (from Ampthill) that are also listed. The main school building is a Neo-Tudor block, with a central tower and gabled end wings. This dates from 1889/91. The Art School is of C18 origin, with elements associated with the early Moravian Meeting House, now St Luke's church. All these buildings,

along with the Chapel are statutorily listed. Most recently, the site has seen the erection of a new music block by Eric Parry Architects. The building won a RIBA award in 2007 for its modern design, incorporating extensive areas of glass and metal walling.

- 9.9.15 Pressure for change is most likely to come from the school's own development programme as can already be seen from the building of its Sports Hall and associated buildings. Care will need to be taken ensure that new development remains in keeping with the valuable heritage of the existing buildings and preserves and enhance the character and visual quality of the Conservation Area.












Bedford Conservation Area
Character Appraisal



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0 1:2,500@A3 100 m

- Key**
-  Sub Area 9
 -  Bedford Conservation Area
 -  Scheduled Ancient Monument
 -  Listed Building
 -  Registered Park or Garden
 -  Building with potential for statutory listing
 -  Building of positive merit/retains residual merit
 -  Building recommended for local listing
 -  Shop front that makes a positive contribution to the historic townscape







-  Significant green space
-  Building having a neutral or negative impact on character or appearance
-  Absence of frontage enclosure/enclosure having a negative impact
-  Key viewpoint
-  Landmark building or structure
-  OS basemap

Figure 19: Sub-Area 9 - De Parys

9.10 Sub-area 10: The Saints (see Figure 20)

General Character: layout, built form, townscape and land uses

- 9.10.1 The majority of this wedge shaped sub-area comprises part of the rapid residential expansion that occurred north-east of the town centre from the late C19 but the area also includes a group of Regency properties at its south end - providing an important if tenuous link to the older part of the conservation area. Moreover, although development was substantially completed by 1900, there are a number of Edwardian and interwar properties in the area, including some of significant architectural interest.
- 9.10.2 St Andrew's church, modern hall and interwar vicarage occupy an island site on the west side of Kimbolton Road close to the northern limit of the area and mark the point of transition to Edwardian and later development. The site also supports significant tree cover that complements mature street trees. Street trees are also a feature of Park Avenue, opposite the heavily landscaped boundary of the park itself and this combination of mature landscape features is a key characteristic of the street scene. Along the west side of Pemberley Avenue, a fine beech hedge alongside the school playing fields is another important feature. Across the rest of the area there is a distinct absence of street trees or at least of any of sufficient stature to provide an adequate foil to the buildings.
- 9.10.3 The sub-area is generally bounded by Kimbolton Road to the east, by the grounds of Bedford School to the west and by Bedford Park to the north.
- 9.10.4 Kimbolton Road and Park Avenue, along the south side of the park, are busy main roads but the area is otherwise remarkably peaceful. It remains primarily residential, although the character of residential occupation appears to be changing across much of the area from single family occupation to flats. In addition, several buildings have been adapted for educational use (either as boarding houses or teaching accommodation) or have been converted to rest homes, to medical use or (towards the south end of Kimbolton Road) to offices. There is only one shop, at No 82 Kimbolton Road, where various prominent extensions seriously detract from an otherwise well proportioned historic building.

9.10.5 The main area was laid out as a series of parallel streets, each divided into regular plots which typically support either a large 2/3 storey detached house or a pair of large semi-detached houses. The tall properties are built close to road frontages, which are enclosed by low brick walls. One or two groups of buildings depart from this arrangement, notably, the staggered line of large detached villas that follow the north-easterly sweep of Kimbolton Road and the more relaxed and spacious layout of a mixed group of dwellings towards the north end of Pemberley Avenue.

9.10.6 There are fine views along the length of Park Avenue that are dominated by street trees and by the swathe of mature trees that encloses the park. There are also tree-stopped views towards the park from Pemberley Avenue, St Andrew's Road and St Augustine's Road and a tree framed view from the lower part of Kimbolton Road towards an impressive terrace at the west end of Goldington Road that is unfortunately spoiled by car parking in the foreground. A striking plane tree outside 62, Kimbolton Road is worthy of special mention - probably the single most significant tree in the entire conservation area. From Pemberley Avenue continuous views are gained across the openness of the school playing field and there is an atmospheric view along the road towards the listed school chapel by G F Bodley and again from the south-west corner of the road towards the chapel.

Architectural qualities and public realm

9.10.7 The group of Regency properties at the south end of Kimbolton Road and small groups of interwar properties along the north side of St Edmond Road at the north end of St Andrews Road stand out from the Victorian and broadly similar Edwardian architecture that dominates the area.

9.10.8 The gracious proportions of the white stuccoed Regency buildings, some standing in spacious front gardens, and their typical detailing, including curved bays and neo-classical pilasters and porches, is very distinctive and adds to the richness of the street scene.

9.10.9 The contribution of the Victorian and Edwardian buildings, by contrast, owes much to their large scale, elaborate massing and vertical proportions, front facing gables and tall chimneys.

9.10.10 Although red brick is the predominant building material in the heart of the area, soft yellow-grey stock brick is also present, especially along Kimbolton Road and in Glebe Road, where the pairs of distinctively designed artisan semi-detached dwellings present a line of double gables to the road. Timber sash windows are predominant throughout the area, as are stone dressings, although somewhat less common than elsewhere and frequently painted. Roof coverings of plain red clay tile or natural slate are still widespread, although again many have been replaced by profiled concrete tiles.

9.10.11 A more varied group of buildings in Pemberley Avenue is worthy of special mention, both for its more relaxed layout and for its eclectic value, with good examples of Victorian, Edwardian and interwar properties.

9.10.12 The footways are surfaced in modern paving throughout but, except in a few locations such as Glebe Road, traditional detailing survives in the form of stone kerbs and granite sett verges to the carriageways. These features add to the historic character and appearance of the area and should be carefully protected or reinstated, as should traditional light columns.



Plate 61: Kimbolton Road, The Saints



Plate 62: Glebe Road, The Saints



Plate 63: Kimbolton Road, The Saints



Plate 64: St Andrew's Road, The Saints



Plate 65: Park Avenue, The Saints



Plate 66: Pemberley Avenue, The Saints



Plate 67: St George's Road, The Saints

Specific Heritage Assets

9.10.13 Statutorily listed buildings in the area are currently confined to the Regency properties at the south end of Kimbolton Road, as might be expected, and include Nos 10-12, designed by John Woodruffe. However, given the architectural interest of a number of other key buildings, it would be appropriate to explore their origins and significance in more detail, with a view to making application for statutory

listing. In the interim, it is recommended that both they and a number of other important buildings should be locally listed.

Buildings recommended for statutory/local listing:

9.10.14 Statutory list:

- Bedford Park East and West Lodges and Park Gates.
- 24-26, Kimbolton Road

9.10.15 Local List:

- All the above (until potential for statutory listing resolved)
- Odd Nos 1-3, 5-7, 11-13, 15-17 and Even Nos 10-12, Glebe Road
- Odd Nos 25, 31 & 35 and Even Nos 14, 32-44 & 56 Kimbolton Road
- The Dial House and Even Nos 14 & 14b, 16, 18 & 18a, 68 and 70 and Odd Nos 25 & 35 Park Avenue
- Odd Nos 5, 21-29 & 35, Pemberley Avenue
- 18 St Andrew's Road
- The Electricity Sub-Station building, St George's Road
- Even Nos 34-36 & 58-60 and Odd Nos 45-47, St Michael's Road

General condition, including negative features and capacity for change

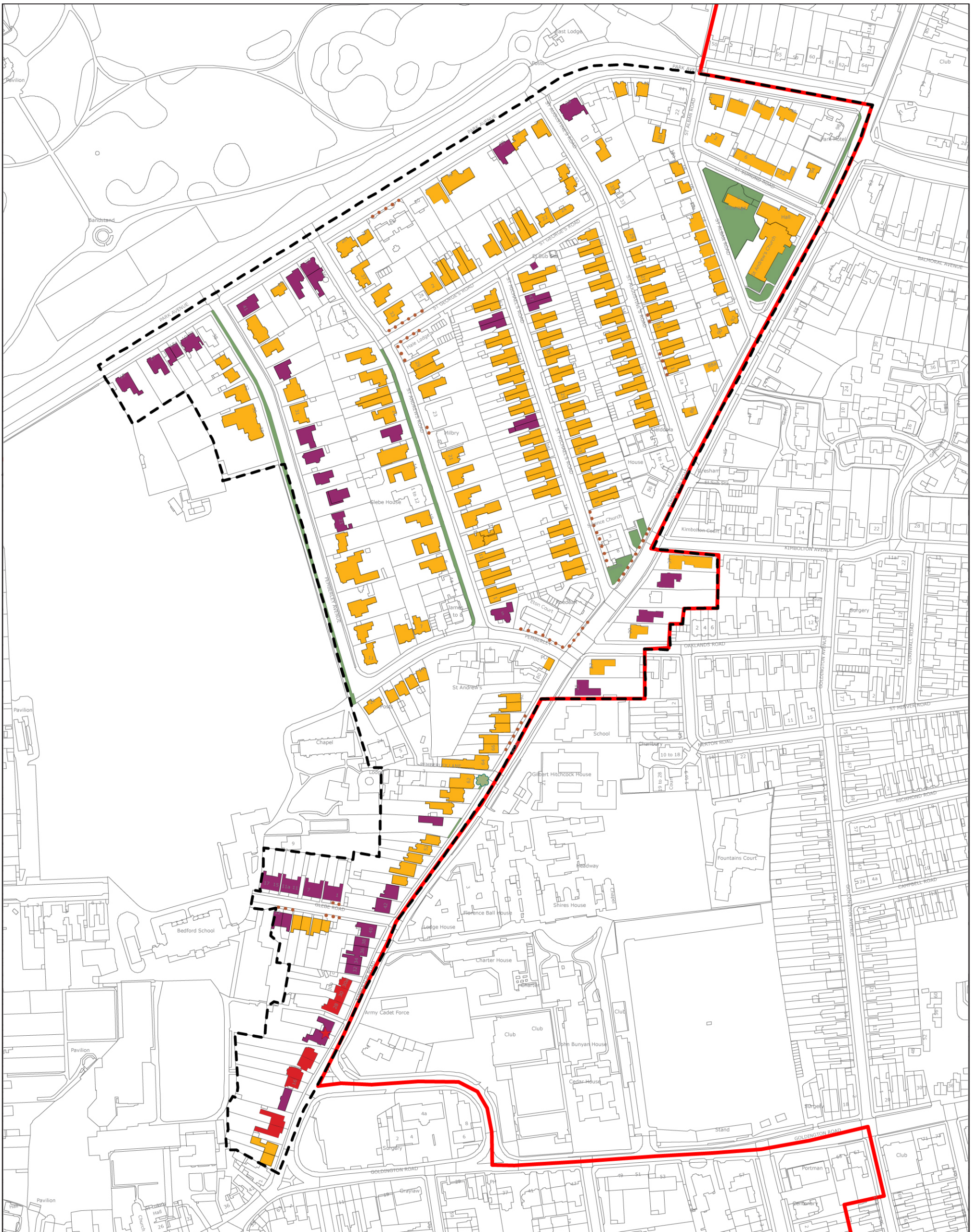
9.10.16 On the east side of Kimbolton Road, car parking north of the junction with Goldington Road and the Bedford Hospital campus (outside the Conservation Area) detract from the character and quality of the street scene. Additional tree planting along with other soft landscaping might, in time, go some way towards mitigating this adverse impact, though appropriately designed buildings might be a better long term option.

9.10.17 The former nurseries in the south-west corner of the park have been replaced by the large, concrete faced Robinson pool building at the junction with Foster Hill Road.

9.10.18 The character and appearance of this area have suffered a series of other shocks in the form of redevelopment which has cut across open spaces and plot boundaries and introduced buildings of inappropriate scale, massing and design detail. There are a few empty or neglected buildings in the area that may well give rise to further development pressures. Where such existing buildings are of little intrinsic merit and make no positive contribution to the character or appearance of the conservation area, redevelopment may be deemed acceptable in principle. However, in any such case, the early preparation of heritage-led design briefs on the EH/CABE model, described in publications such as *By Design*, is strongly recommended, so as to reduce the risk of harm.

9.10.19 Elsewhere, space around and between buildings has been compromised where links have been made between buildings or overlarge extensions have been added. This too should be avoided in future.

9.10.20 Much of the existing building stock is in a state of transition. This has clear implications for the character of the area and its architectural and visual integrity. The loss of historic fabric and details, such as timber sliding sash windows, is evident, along with inappropriate 'maintenance', including the painting of stone dressings. So too is the creation of on-site car parking space or garaging either by the creation of forecourts in place of enclosed front gardens or by the conversion of complete rear gardens to car parks. In several locations ranks of wheelie bins bear testimony to flat conversions.



















<p>Bedford Conservation Area Character Appraisal</p>  <p>London Cheltenham Kettering Newark Birmingham www.cgms.co.uk</p> <p>Planning & Development Archaeology & Historic Buildings</p> <p>0 1:3,000@A3 100 m</p>	<p>Key</p> <ul style="list-style-type: none">  Sub Area 10  Bedford Conservation Area  Scheduled Ancient Monument  Listed Building  Registered Park or Garden  Building with potential for statutory listing  Building of positive merit/retains residual merit  Building recommended for local listing  Shop front that makes a positive contribution to the historic townscape 	<ul style="list-style-type: none">  Significant green space  Building having a neutral or negative impact on character or appearance  Absence of frontage enclosure/enclosure having a negative impact  Key viewpoint  Landmark building or structure  OS basemap
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Figure 20: Sub-Area 10 - The Saints

9.11 Sub Area 11: Goldington Road (see Figure 21)

Introduction

9.11.1 The west end of Goldington Road was developed in the C19, with large, three storey terraced houses at its west end and imposing, fashionable houses set in sizeable gardens further east. On the north side of Goldington Road only two of the 19C buildings now remain and both are statutorily listed (Nos 2/4). The townscape has remained rather more legible on the south side of the road, where Victorian properties bear witness to the rising prosperity of the town at the coming of the railway. Today, Goldington Road is a busy road carrying traffic to and from the town centre and there is a prominent car park at its west end.

General Character: layout, built form, townscape and landuses.

9.11.2 Running from east into the town centre the whole of the south side of Goldington Road is made up of wide plots in which sizeable 19C villas were built. The villas vary in detail, but are predominantly red brick east of the Cricketer's Arms and yellow/soft grey stock brick to the west. All are three storey, with the top storey often penetrating the roof and sometimes set in tall, front facing gables. Many of the houses are double fronted.

9.11.3 The use of many buildings has changed over the years, with many residential properties converted into offices.

9.11.4 Trees within the public realm are few and are confined to the north side of the road. Any trees on the south side are found within front gardens, which are commonly used for car parking to service the non-residential uses that occupy the buildings. However, trees play an important role in the townscape, softening what is otherwise a predominantly hard landscape.

Architectural Qualities and Public Realm.

9.11.5 The architectural legacy in the 19C buildings that remain is impressive: imposing front porches, with pillastered architraves and decorative heads, though often painted; vertically proportioned sash windows, bay windows to ground floors, others reaching to eaves height and upper storeys running into facing gables. There is a wide variety of detailing in string courses and the pediments to ground

floor bay windows. Chimneys are tall and roofs are slated. Of particular note is 55 Goldington Road, built in neo-Gothic style.



Plate 68: Goldington Road



Plate 69: Goldington Road

9.11.6 West of the Cricketer's Arms, a two storey public house with rendered front, the adjacent historic buildings that remain are attractively simple and the terrace at the west end of the sub-area is an imposing, three storey Victorian terrace, with a façade more reminiscent of the Georgian period, dominated by tall casement windows and with the eaves marked by a parapet that runs the whole width of the terrace. The third storey has shorter casement windows than the lower floors and the ground floor is stuccoed. The entire façade of No. 17 is painted stucco.

9.11.7 The public realm is dominated by modern street lighting and concrete paviers/tarmac on the footways. No concession is made to the fact that a Conservation Area exists here. The car parking areas introduced into the frontages of properties on the south side of Goldington Road are utilitarian and lack appropriate surfacing and enclosure.

9.11.8 The survival of street trees and trees that impinge on the street scene do much to complement the historic buildings and go some way to mitigating the adverse impact of modern development.

Specific Heritage Assets

9.11.9 Only Nos 2 and 4 Goldington Road (1830-40) currently appear on the statutory list, at Grade II. However, the Victorian villas and the early 19C stucco terrace are significant buildings that form and frame this boundary to the Conservation Area, all the more so since the south side of Goldington Road has been harmed both by the demolition of at least five original buildings and also by very unsympathetic redevelopment. No 55 Goldington Road is especially fine.

Buildings recommended for statutory/local listing.

9.11.10 Statutory list:

- 55 Goldington Road

9.11.11 Local List:

- The above until issue of potential statutory listing resolved
- Odd Nos 7-17 and 63-65, Goldington Road.

General condition, including negative features and capacity for change

9.11.12 The non-residential uses of most of the buildings along Goldington Road has been accompanied by the development of their front gardens to create space for car parking. This has greatly reduced the elegance of the road frontage as a whole and the villas in particular. Their faded glory may have accounted for the acceptance of redevelopment rather than finding new ways to enhance the street scene and give new life to the buildings themselves. Future works along this frontage should be concerned with enhancing the value of the Conservation Area by the careful and sympathetic design of all development and the mitigation of the harm already done.

9.11.13 Unsympathetic repair accounts for some erosion of character, such as the removal of original railings or sash windows or changing the proportions of glazing bars as in 65 Goldington Road, but by far the most severe damage has been done to the overall tenor of the townscape by the very unsympathetic redevelopment of at least five plots for offices in the last 40 years. The overall massing of four, five or more storeys, a strong horizontal emphasis that runs counter to the vertical emphasis of the Victorian buildings, windows that are not rebated into the façade,

the brutal squared functionality of these modern constructions all stand out as wholly contrary to the style and beauty of the older buildings and do great harm to the character and appearance of the Conservation Area.

9.11.14 Given the location of Goldington Road and the predominance of office use now established in this area, there could be strong pressure to continue the unsympathetic redevelopment of this boundary of the Conservation Area. Reasserting its heritage and architectural significance will be necessary not only to retain residual significance but also to ensure that future change is sensitively handled, particularly where opportunities arise to revisit the office blocks that currently detract from the area.



Plate 70: Goldington Road

9.11.15 The public realm needs urgent attention and serious attention should be given to a programme of structured maintenance/reinstatement to benefit the character of this once gracious street.

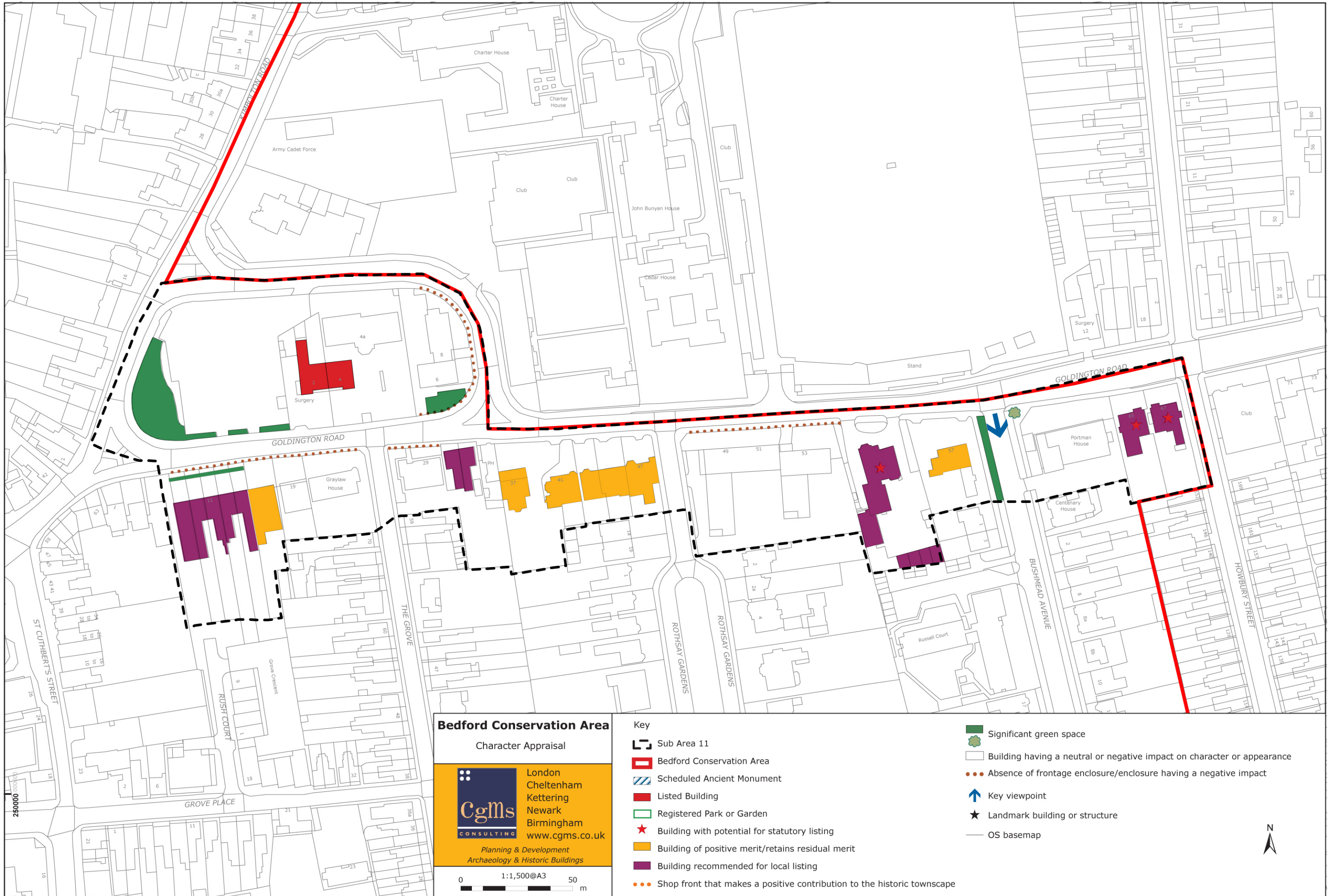


Figure 21: Sub-Area 11 - Goldington Road

9.12 Sub-area 12: Grove (see Figure 22)

General Character: layout, built form, townscape and land uses

9.12.1 Development along Newnham Street was underway by the early C17 as the medieval limits of the town were extended east beyond St Cuthbert's church, along a country lane. However, although the street retains a narrow, late medieval feel, no buildings from that era survive. The attractive historic townscape of the area now comprises a range of residential buildings from the mid-C18 to the late C19, including listed properties in both Newnham Street and The Grove, along with a group of shops around the junction of Newnham Street and St Cuthbert's Road, two public house – also on Newnham Street – and buildings associated with commercial activity around yards behind the built frontage, which would bear further investigation.



Plate 71: The Grove



Plate 72: The Grove



Plate 73: Newnham Street, Grove

9.12.2 Inserted amongst these domestic scale buildings are a series of modern developments. St Cuthbert's Place comprises modern two storey dwellings set

round a courtyard on backland accessed from the north side of Newnham Street. Nearby is a prominent three storey, flat roofed office block associated with auction rooms that dates from the 1960s. Opposite is Dame Alice Court, a more recent and imposing three storey block of housing association flats with mock-Tudor detail that fronts onto Newnham Street and has two substantial flanking wings and a car parking/service area to the side. Similar change has occurred on Grove Place, where late C20, 3 storey office blocks stand either side of the junction with Rush Court and one extends north along the east frontage of Rush Court, with on-site car parking space behind.



Plate 74: Newnham Street, Grove

9.12.3 Frontages are generally enclosed by brick walls and some decorative, tiled pathways survive. Notable variations include brick walls topped with wicket fencing, in front of the listed terraced houses at the south end of The Grove. Throughout the area, buildings and hard landscaping are only relieved by planting in the very short front gardens of domestic properties or, in the case of Little Grove Place, where dwellings front directly onto the footway, not at all. There no street trees.

9.12.4 There are no views of great significance, other than an important stopped view east along Newnham Street, which maintains a sense of enclosure in keeping with the character of the narrow street.

Architectural qualities and public realm

9.12.5 The older buildings in this area are mostly 2 storey properties, built in red or yellow stock bricks, sometimes rendered, with slate roofs and brick chimney

stacks. They include simply presented terraced properties along Grove Place, Little Grove Place and Newnham Street, which have sash windows and restrained detailing, and more decorative terraced housing along The Grove, which has Gothic-style arched casement windows and ornamental bargeboards.

9.12.6 Towards the north end of The Grove, the character of the buildings shifts towards later, larger and more diverse Victorian properties in yellow stock brick, with rich detailing, including red brick string courses, stained glass and tiles.

9.12.7 The footways are mostly surfaced in a variety of modern paving with concrete kerbs but historic detailing survives in the form of granite sett margins to the carriageway and some traditional light columns.

Specific Heritage Assets

9.12.8 A row of three Georgian houses on the north side of Newnham Street are Grade II listed, as are three groups of C19 terraced cottages at the south end of The Grove (Nos 1-11, 13-19 and 2-28) and, whilst few other buildings are likely to match the criteria for statutory listing, several are of sufficient architectural interest to warrant local listing.

Buildings recommended for statutory/local listing:

9.12.9 Statutory listing:

- 8-10 Newnham Street
- Holly Lodge, the Grove

9.12.10 Local listing:

- All the above until issue of potential for statutory listing resolved
- 13, Newnham Street and the Three Cups public house
- Even Nos 56-58 and Odd Nos 33-37, 39-41 and 47-49, The Grove

General condition, including negative features and capacity for change

9.12.11 This area has been subject to commercial pressures which have taken a serious toll on its historic interest, character and appearance. The introduction of

overlarge and unsympathetically designed buildings has been particularly disruptive in Newnham Street and Grove Place, while the square bulk of 4 storey office developments on the Goldington Road frontage has had an adverse impact on the visual quality of the street scene at the north end of The Grove. Strenuous efforts should be made to ensure that such mistakes are not repeated and opportunities to mitigate the harm done should be explored.

9.12.12 The built fabric is generally in fair or good condition, with many original features but the area is at risk due to the gradual erosion of architectural significance, through small scale changes such as the loss of original roof coverings, patterned tile paths and windows.

9.12.13 Business activity in the area or nearby clearly generates a significant volume of traffic and demand for car parking space. The narrow carriageway of Newnham Street carries an unduly high volume of vehicular traffic which threatens to overwhelm its historic character. Equally damaging, in terms of both the close knit character and appearance of the area, are extensive, informal areas of car parking that have been created off Rush Court and the large car park and service yard alongside Dame Alice Court.

9.12.14 Along Grove Place, the loss of historic frontage enclosure, along with a poor standard of frontage maintenance has a seriously adverse impact on the quality of the street scene and functional traffic management measures at the north end of The Grove are unsympathetic to the appearance of the area.

9.13 Sub-area 13: Rothsay (see Figure 23)

Introduction

9.13.1 This sub-area covers Rothsay Gardens and the Bower estate, which are closely related parts of the rapid expansion that occurred east of the town centre in the late C19, after the arrival of the railway link to London.

Rothsay Gardens

General Character: layout, built form, townscape and land uses

9.13.2 The inception of Rothsay Gardens predates that of the Bower estate by a few years and the layout of this quiet enclave off Goldington Road clearly set the tone for the later development. Generous plots lie to either side of the road, which splits to circle symmetrically about a narrow oblong island. This feature enhances a sense of spaciousness, while mature trees, both in the central island and in some gardens, provide an appropriate foil for the large, mostly detached and individually designed, Victorian villas that line both sides of the road. These often impressive buildings stand well back from the road frontage, which is typically enclosed by mellow brick walls. There are limited views, both affected by negative features, to north and south of the central island.

9.13.3 Most properties remain in residential use and, although one or two have been converted to flats and one is in office use, Rothsay Gardens retains an air of gracious, if somewhat faded, domestic affluence. The design of a pair of modern semi-detached houses, Nos. 1A and 1B, built as an infill development at the north end of the street, complements the character of the area. The siting of this pair of houses, emphasising the sense of closure where the two arms of the road come together, the achievement of an appropriate storey height and the use of traditional detailing is especially commendable. In contrast, an earlier attempt at infill (No 2a), on the opposite side of the road, is witness to the adverse impact of inappropriate siting, scale, proportions and detailing.

Architectural qualities and public realm

9.13.4 The houses along Rothsay Gardens are well proportioned, single or double fronted, two storey buildings, with varied massing, from the simple lines of No 9 to the more complex, where two storeyed, sometimes gabled, bays, for instance,

are commonplace and several properties have an attic floor lit by windows in projecting gables or gabled bays or by a gabled dormer window.

9.13.5 With one exception (No. 2) the villas are built of red brick, with red clay tile or slate roof coverings. Several tiled roof slopes display distinctively laid, decorative bands and/or decorative ridge tiles and the use of traditional materials is also matched by a well designed combination of other period features. Most buildings have vertically proportioned, timber, sliding sash windows, with natural stone dressings and at least one tall, commonly gable end, brick chimney stack, with panelling and/or corbelled top courses. Further variety is found in details such as string courses (dentilled, as at No 3, or in contrasting brick, as at No 2) and tile hanging (eg Nos 10 and 11). Nos 6 and 9 have deeply projecting eaves, with decorative timber supports and most houses have recessed doorways or porches with individually designed natural stone surrounds and/or architraves.



Plate 75: Rothsay Gardens, Rothsay



Plate 76: Rothsay Place, Rothsay

9.13.6 The original footway surface has been replaced with square concrete paviors, but the stone kerbs and granite sett margins to the carriageway are traditional details that contribute to the character of the road, as do the cast iron light columns.

Specific Heritage Assets

9.13.7 No. 9 Rothsay Gardens is the one building in the street to be listed, at Grade II. However, most other buildings are not only of high quality but also present an impressive catalogue of Victorian style and architectural detail, which contributes to the special interest of the area and the Gothic revival style of No 4 remains

particularly distinctive, despite pedestrian rear extensions. While none is thought likely to merit statutory listing, several buildings would warrant local listing.

Buildings recommended for statutory/local listing:

9.13.8 Statutory list:

- None

9.13.9 Local List:

- Odd Nos. 1, 3, 5, 7, 11, Rothsay Gardens
- Even Nos. 2, 4, 6, 8, 10, 12, 14, Rothsay Gardens

General condition, including negative features and capacity for change

9.13.10 The designed layout is disturbed by what appears to be a 'lost' house plot between No 11 and Redburn House (14 Rothsay Place) that is presently occupied by garaging and single storey extensions to Redburn House. Furthermore, the rhythm, proportions and appearance of the streetscape have been disturbed by an overdominant three storey extension to the rear of the same property, and by a prominent, flat roofed extension to the rear of Rothsay House, Rothsay Place, as well as by No 2A and by the intrusive and banal massing of the seven storey, flat roofed former office block at the junction with Goldington Road. These features also have an adverse effect on views out of the area.

9.13.11 While the buildings are generally in fair or good condition, there has been some loss of character due to extensions and/or alterations, which intrude into the setting of the individual buildings and compromise the space between them (as at Nos 4 and 7), result in the loss of traditional features, such as timber window frames, or introduce poorly sited and unsympathetic features such as standard velux windows on prominent front roof slopes. In addition, several front gardens have been lost to parking space, reducing the level of soft landscaping.

9.13.12 Although any unexpected opportunities for improvement should be carefully considered, there appears to be little need or scope for major change in the area, especially as the future of the Goldington Road office block has already been decided. The public realm would, however, benefit from attention and upgrading.

9.13.13 The introduction and consistent use of a single, better quality and preferably natural material for the footways, for instance, would enhance the streetscene, as would a more appropriate replacement for the lights atop the traditional cast iron columns. In addition, less intrusive alternatives should be sought to the infrastructure and yellow lines associated with parking controls. In the longer term, the use of setts for the running surface of the highway, in place of worn tarmac, could also prove cost effective, not only providing visual enhancement but also a hard wearing surface and a measure of traffic calming.

The Bower Estate

9.13.14 The Bower building estate was laid out in the 1880s by George Bower, a local gas engineer and developer. This planned area stretches from Newnham Road (previously River Street) in the west to East Street, now Bower Street (outside the present boundaries of the Conservation Area); and from Goldington Road/Rothsay Gardens in the north to The Embankment/Russell Park in the south.

General Character: layout, built form, townscape and land uses

9.13.15 Within the conservation area, two wide and almost parallel avenues, Bushmead Avenue and Rothsay Road, stretch south from Goldington Road and Rothsay Gardens respectively to the river embankment. The avenues are crossed by two secondary streets, Castle Road and Waterloo Road, to create the weft of a formal grid. The secondary roads are less spacious than the two avenues, as is Albany Road, which continues the north-south warp of the pattern, while Rothsay Place, again running east-west, is something of a composite, probably because of the need to tie in with the pre-existing Newnham Street and development along The Grove. Only Newnham Road to the west edge of the estate and The Embankment to the south are more sinuous, again, in all likelihood, because of the constraints imposed by existing features, on the one hand, the site of Bedford castle and, on the other, the riverside gardens, newly created by the Borough Council.

9.13.16 The regular plots and mostly Victorian buildings that line these streets complement the scale of the respective roads. In Rothsay Road and Bushmead Avenue, Newnham Road, The Embankment and the east end of Rothsay Place the plots are generally wide and support substantial, properties, set along a consistent building line, a little way back from an enclosed road frontage. In

Waterloo Road, Castle Road and Albany Road, by contrast, equivalent plots have been subdivided to support a pair of houses or even terraced dwellings and the properties are altogether more modest, albeit still sited to a strict building line. The planned layout was adjusted on the south-east corner of the junction of Rothsay Road and Rothsay Place to accommodate the suitably imposing Providence Baptist Chapel and Sunday School.

9.13.17 The north-south avenues are wide, with grasses verges, and are tree-lined, whereas, although Waterloo Road and the east end of Rothsay Place, also have street trees these are located within the footway. There are no street trees in Castle Road, Albany Road or along Rothsay Place west of the junction with Rothsay Road. However, importantly, the harder landscape of each of these roads is softened by groups of trees growing in private grounds behind roadside walls or, in the case of Castle Road, by a circus enclosing a small pocket park that is aligned with the landscaped island in Rothsay Gardens to the north. Additionally, a gap site at the junction of Castle Road and Albany Road is currently occupied by allotment gardens. Street trees are also an important feature of The Embankment but the character and appearance of the street scene here is dominated by the landscape of the riverside and the lines of mature trees which echo the curving line of the river.

9.13.18 The riverside war memorial features in an attractive view south along Rothsay Road and there are other views towards the Embankment gardens from Bushmead Avenue and the south end of Newnham Road, which add to the character created by leafy streetscapes. Continuous views of the riverside and meadows beyond have a major impact on the visual quality of The Embankment and the south end of Newnham Road, which also benefits, throughout its length, from views of the mature trees that surround and clothe the castle mound. By contrast, the impact of views towards the circus at the junction of Castle Road with Rothsay Road is less dramatic. Nonetheless, the circus does provide a positive visual stop, as does St Cuthbert's Church and churchyard when viewed from the north end of Newnham Road. The otherwise attractive view north along Bushmead Avenue towards Goldington Road, is damaged by a wholly incongruous block of flats on the left (Russell Court) and by an equally alien, 3 storey office block to the right at the road junction.

9.13.19 Overall, the area has a slightly neglected air and, although most properties remain in residential use, many of the larger premises have been/are being converted to flats, while a few others have been converted to educational or health care facilities. There is a smattering of commercial uses but apart from a single shop and a small garage in Castle Road, these are confined to backland between Castle Road and Mill Street, on the outer boundary of the Bower estate, and make little impact on the nature, appearance or special interest of the area, unlike the level of traffic along Castle Road, which tends to undermine the otherwise quiet and settled nature of the area.

Architectural qualities and public realm

9.13.20 More often than not, the Victorian properties along the main avenues are detached, double fronted and/or double piled, vertically proportioned, with pitched roofs. Two tall storeys with attics or a full three storeys, with or without bay windows and multiple gables, are common, along with tall chimney stacks and there is space around and between the buildings. Elsewhere, many properties, whilst not dissimilar in height, are semi-detached or single fronted, built close to one another and close to the road frontage, generally behind a low brick boundary wall and there is a further change towards the west end of Waterloo Road and Castle Road, where attic floors are absent and terraced housing appears.



Plate 77: Waterloo Road, Rothsay



Plate 78: Albany Road, Rothsay



Plate 79: Castle Road, Rothsay



Plate 80: The Embankment, Rothsay



Plate 81: The Embankment, Rothsay

9.13.21 Although red brick is the predominant building material, there is significant use of yellow stock brick, both for individual and whole groups of buildings. Complementary roof coverings of plain red clay tile or natural slate are still widespread but these have frequently been replaced by profiled concrete tiles, introducing a textural change that tends to undermine the contribution made by a fascinating and varied range of detail in carved stone, terracotta and even glazed tile. Timber sliding sash windows, again in a variety of styles, and with natural stone dressings, add to the richness of the streetscene. So too do the recessed porches and external paths that are still paved in quarry tiles laid in patterns.

9.13.22 As elsewhere, the original footway surface has been replaced with a range of modern materials but the stone kerbs and granite set margins to the carriageways largely remain intact and are an important feature, as are early cast iron light columns that survive in some locations albeit with modern lanterns.

Specific Heritage Assets

9.13.23 There are just three statutorily listed buildings within the sub-area. However, whilst many buildings have suffered some loss of original detail, good examples of a range of styles with authentic detailing can be found and it is recommended that these should be locally listed. In addition, further investigation should be undertaken in respect of a few outstanding buildings, with a view to statutory listing.

Buildings recommended for statutory/local listing:

9.13.24 Statutory list:

- Even Nos 18 and 20, Rothsay Place
- Nos 9 and 10, The Embankment
- Nos 9 and 11 Newnham Road

9.13.25 Local list:

- All the above until issue of potential statutory listing resolved
- 1, Rothsay Place
- Even Nos 2-4, 8 & 14-18 and Odd No 21 Rothsay Road
- Even Nos 54 & 90-94 and Odd Nos 31-33, 35-37, 39-41 & 43-45 Castle Road
- Even Nos 16-18 and Odd Nos 27-33 and 51, Bushmead Avenue
- Odd Nos 57-59 & 61 Waterloo Road
- Even Nos 4-6, 8-10, 12 & 14-16 and Odd Nos 13-15, Albany Road
- Odd Nos 3-7, Newnham Road
- Nos 20, 25, 29-30, 34, 35 and 36, The Embankment
- Providence Chapel (1894), Rothsay Road

General condition, including negative features and capacity for change

9.13.26 The original plan and character of the area has been altered by modern infill or re-development, which, in most instances, has failed to respect either the character or visual qualities of the setting. Examples range from the most

obvious, such as Russell Court in Bushmead Avenue and the four storey, flat roofed block of flats, adjacent to the mock-Tudor Embankment Hotel, to less obtrusive but still damaging examples such as 21, The Embankment and 17, Rothsay Place.



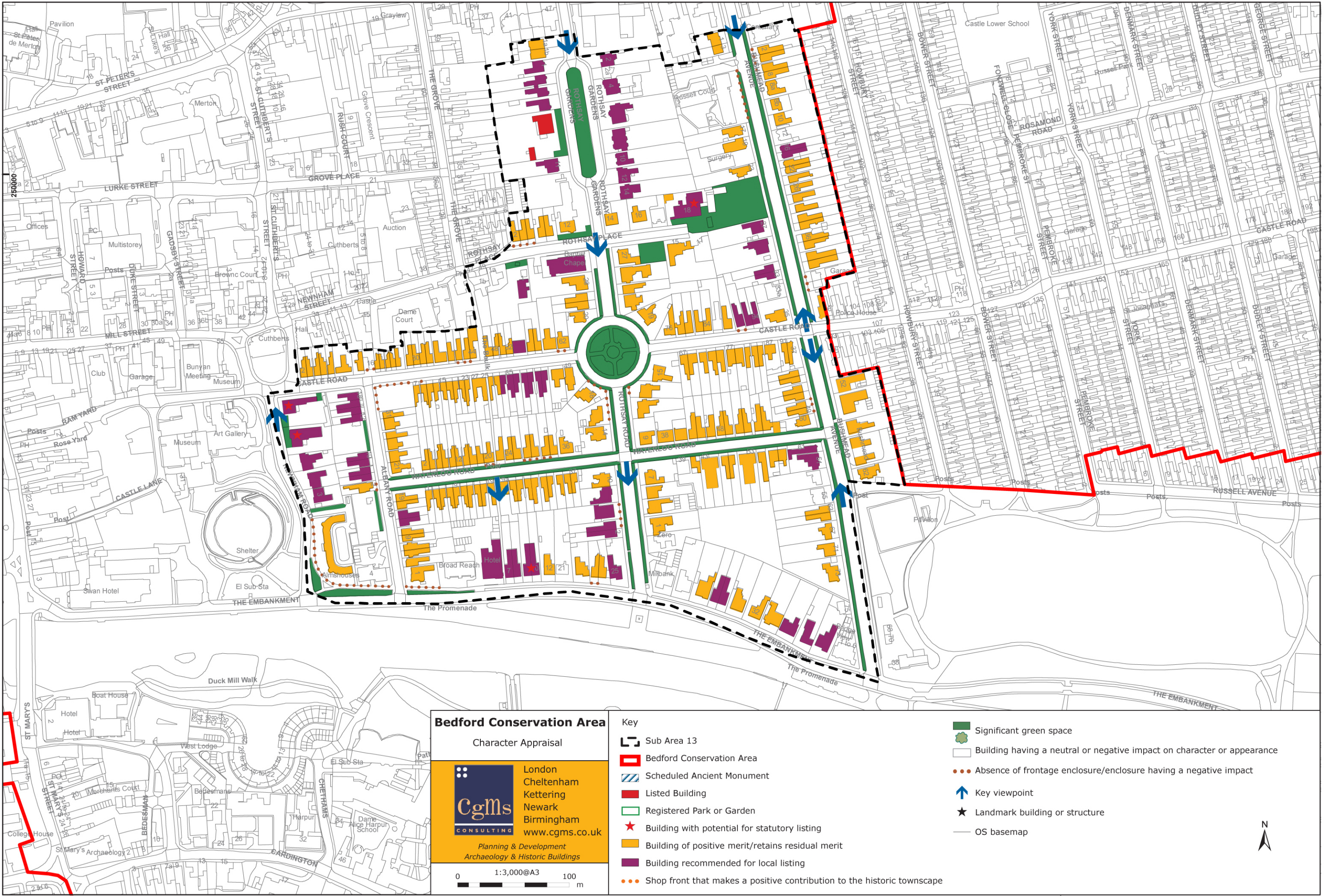
Plate 82: The Embankment, Rothsay

9.13.27 There are signs that the designers of the most recent examples of redevelopment are paying more attention to context but, in many instances, the scale of the resulting building is creating unduly prominent and bulky new features in the historic townscape. Many are also let down by a lack of attention to detail, failing, for example, to achieve a clear vertical emphasis or sufficient relief across the face of an elevation by simple measures such as appropriately proportioned window openings and recessed window frames. Such developments are undermining the special interest and significance of the area. So although opportunities to undo harm caused by C20 development should not be missed, strict control is needed and pressure for unnecessary redevelopment should be resisted.

9.13.28 While the buildings are generally in fair or good condition, there is some neglect, notably of some of the tiled pathways, along with inappropriate maintenance. A few properties have been cement rendered and widespread harm is being caused by the loss of original roof coverings and the painting of natural stone. The loss of traditional features, such as timber sliding sash windows, and a failure to replicate important details such as the joinery of frames and glazing bars when windows are replaced, is commonplace. These changes undermine and impoverish the special interest of the area and measures to safeguard the area against further harm are needed.

9.13.29 Demand for and provision of car parking space is a major issue, especially given the lack of rear access to many properties and the conversion of properties into flats. The loss of front boundary enclosure accompanied by hard surfacing of the resulting 'forecourt', or the conversion of living space to garaging is increasingly harming the character and appearance of the area and further research into potential solutions to this problem is urgently needed.

9.13.30 The introduction and consistent use of a single, better quality and preferably natural material for the footways would enhance the streetscene, as would the careful restoration of remaining traditional cast iron lighting columns and the consistent use of a well chosen light column elsewhere. Street trees clearly present a maintenance challenge but their retention and, where necessary, replacement is vital to the character and appearance of the area.



Bedford Conservation Area

Character Appraisal



Planning & Development
Archaeology & Historic Buildings

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Key

- Sub Area 13
- Bedford Conservation Area
- Scheduled Ancient Monument
- Listed Building
- Registered Park or Garden
- Building with potential for statutory listing
- Building of positive merit/retains residual merit
- Building recommended for local listing
- Shop front that makes a positive contribution to the historic townscape

- Significant green space
- Building having a neutral or negative impact on character or appearance
- Absence of frontage enclosure/enclosure having a negative impact
- Key viewpoint
- Landmark building or structure
- OS basemap



Figure 23: Sub-Area 13 - Rothsay

9.14 Sub-area 14: Russell Park (see Figure 24)

General Character: layout, built form, townscape and land uses

- 9.14.1 Russell Avenue is on the north side of Russell Park. It forms part of an area developed in the late C19, shortly after the Bower estate and a little before Shaftesbury Avenue, which runs south from Russell Avenue down the west side of the park and includes some early C20 housing towards its southern end.
- 9.14.2 The housing along each of these quiet and settled streets is confined to one side, facing onto the open landscape of the park. All the buildings have short but well landscaped front gardens, generally enclosed by low brick walls, though in Shaftesbury Avenue there are also a few hedges and railings. The appearance of the area owes much to the layout and distinctive design of the houses but the park, with its border of mature trees, is a key feature of the street scene, providing a spacious and sylvan counterfoil to the close knit buildings.
- 9.14.3 There are fine views throughout, both across the park, towards the river, and also along the borders of the park, framed by the attractive housing.

Architectural qualities and public realm

- 9.14.4 All the dwellings are two storey properties, with pitched roofs and most have brick chimneys stacks and sash windows.
- 9.14.5 Along Russell Avenue, the houses are much larger than their relatively narrow frontages suggest and are laid out in a staggered line that is maintained across semi-detached pairs and across short terraces of three houses. In addition, the design of some of the houses that occupy a corner plot features a gabled bay placed at 45°, a device that reduces the scale of the gable end and its impact on the adjoining street scene. The brick built houses, with natural stone dressings, are well proportioned and many retain original features, including windows and entrance doors, although most of the original roofing material has been replaced with concrete tiles.
- 9.14.6 The properties in Shaftesbury Avenue are more varied, some being wholly brick faced and others having pebble dash to the first floor. Fenestration is also varied

and the later dwellings include some sash glazing, open porches and balcony rails that display a distinctive and attractive arts and crafts influence.



Plate 83: Shaftesbury Avenue, Russell Park



Plate 84: Shaftesbury Avenue, Russell Park

9.14.7 The footways in front of the houses are surfaced in modern paving but traditional detailing survives in the form of stone kerbs, granite sett verges to the carriageway and traditional light columns that have been fitted with modern lanterns. There are many traffic control measures including bollards, signs and speed humps, which tend to detract from the appearance of the area.

Specific Heritage Assets

9.14.8 There are no statutorily listed buildings within the sub-area and none are thought of sufficient architectural or historic interest to warrant a recommendation that formal listing be sought. Moreover, given that most properties have suffered a degree of inappropriate alteration, few recommendations are made concerning local listing.

Buildings recommended for statutory/local listing:

9.14.9 Statutory list:

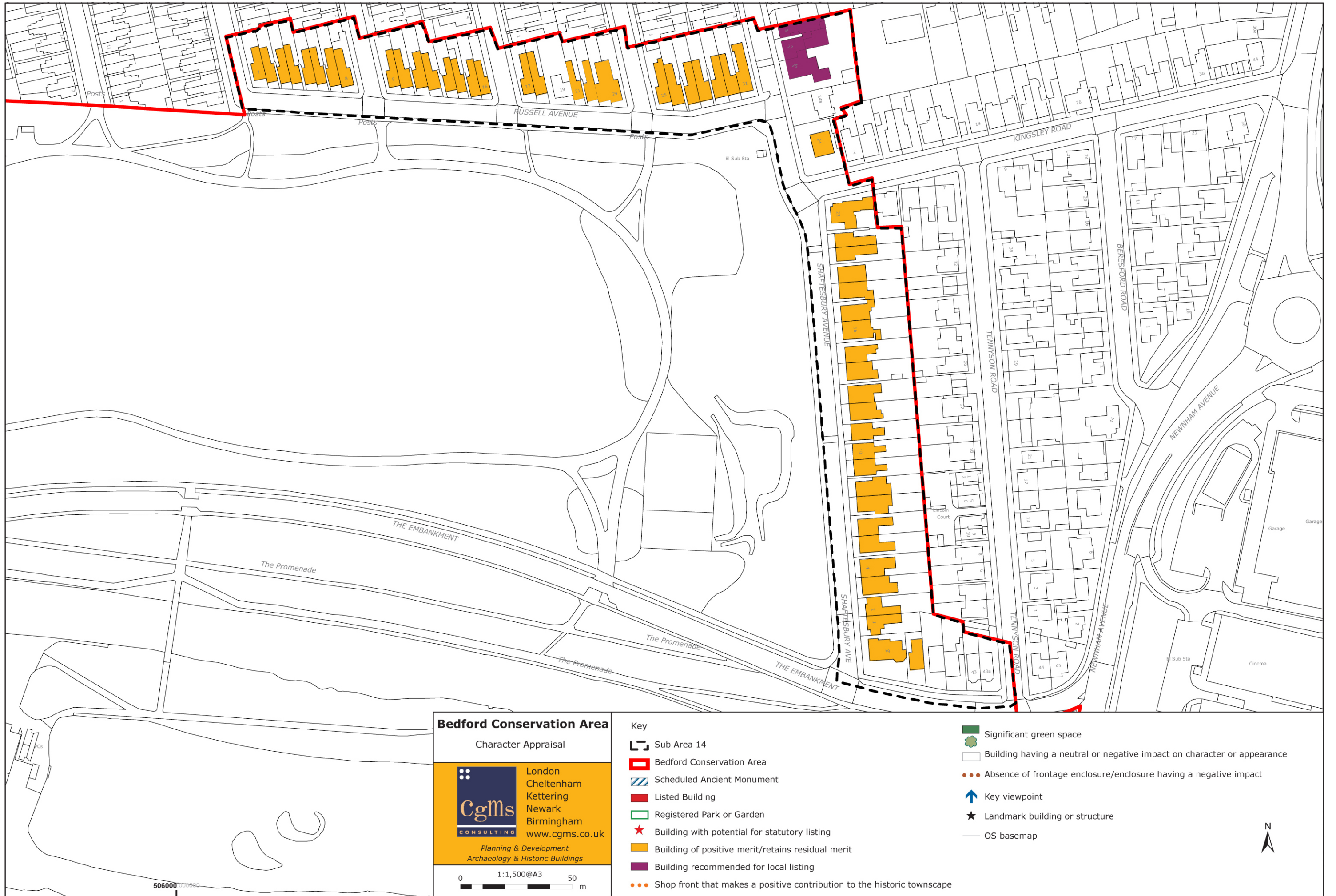
- None

9.14.10 Local List:

- 25 and 26 Shaftesbury Avenue

General condition, including negative features and capacity for change

- 9.14.11 The siting and design of a modern house at No 9 Russell Avenue has failed to respect the distinctive layout and character of the setting. This scheme illustrates how easily the historic and architectural character of the area can be undermined.
- 9.14.12 While the built fabric is generally in fair condition and retains a large number of original features, the area is also suffering the cumulative effect of small scale change, including the loss of original roof coverings and other historic features that contribute to its special interest. There are signs that replacement roof coverings are causing issues for roof structure and some chimney stacks appear potentially unstable and in urgent need of attention. Safeguards are needed to protect the area against serious harm, including the loss of chimneys and other original detail.
- 9.14.13 Despite probably helping to maintain the quiet character of the area, the paraphernalia associated with traffic management has a damaging impact on the appearance of the area and alternative and more appropriate solutions should be sought. Consideration might, for instance, be given to resurfacing the road in traditional materials, which could have a traffic calming effect and would also enhance the street scene, especially if combined with the use of a better quality and preferably natural material for the footways and the restoration of traditional lighting columns.



Bedford Conservation Area
Character Appraisal

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Key

- Sub Area 14
- Bedford Conservation Area
- Scheduled Ancient Monument
- Listed Building
- Registered Park or Garden
- Building with potential for statutory listing
- Building of positive merit/retains residual merit
- Building recommended for local listing
- Shop front that makes a positive contribution to the historic townscape

- Significant green space
- Building having a neutral or negative impact on character or appearance
- Absence of frontage enclosure/enclosure having a negative impact
- Key viewpoint
- Landmark building or structure
- OS basemap



Figure 24: Sub-Area 14 - Russell Park

10.0 CONSERVATION AREA BOUNDARIES

10.1 The Conservation Area boundaries were carefully assessed by reference to historical research and during the survey process. The subject was also discussed at the workshop held on the 20th November 2007.

10.2 A number of amendments and proposals are recommended as a result of this process (see Figure 25).

10.3 Clapham Road/Shakespeare Road/Bedford Modern Playing Fields

10.3.1 It is recommended that the two most northerly street blocks in sub-area 8 be excluded from the Conservation Area. The land in question has been almost entirely redeveloped and has only residual heritage interest in the form of a single building, The Priory Clinic, which could be safeguarded by local listing.

10.3.2 It is also recommended that the area occupied by the Bedford Modern school playing fields be excluded from the Conservation Area as it is of relatively modern origin and its openness, albeit providing an important buffer between the Conservation Area and more recent development, can be protected in other ways.

10.4 Cemetery and Foster Hill Road

10.4.1 Bedford Cemetery lies just outside the present boundary of the Conservation Area, on a sloping hillside above Bedford Park, with which it is contiguous. It was established by the Bedford Joint Burial Board, after James Wyatt, founder of the Bedford Times, secured the land. Opened in 1855, it was doubled in size in 1885 and now occupies an area of around 14ha.



Plate 85: Bedford Cemetery Entrance

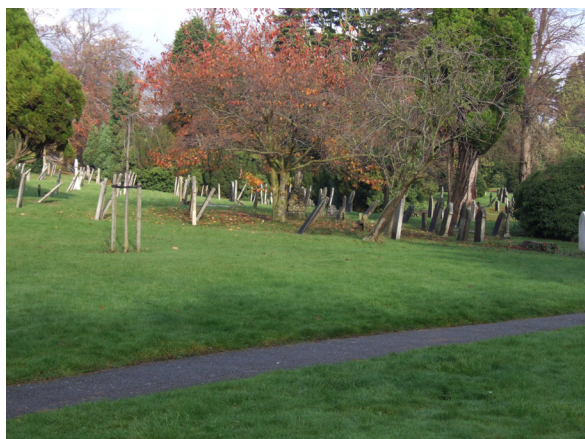


Plate 86: Bedford Cemetery

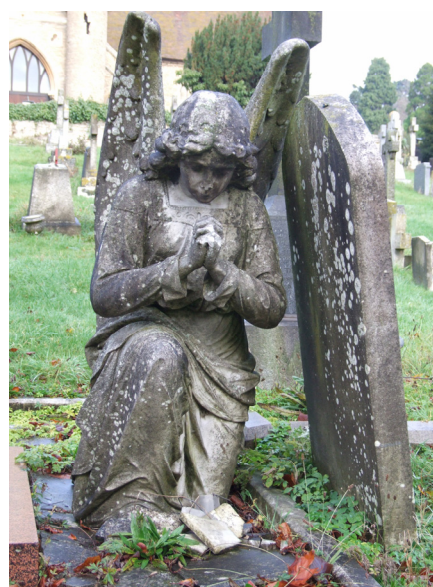


Plate 87: Bedford Cemetery Memorial

10.4.2 It is laid out in the picturesque style to the plans of Jackson and Usher, with a fine red brick Gothic entrance lodge and carriage arch in the south-west corner and a pair of stone lancet chapels, linked by a porte cochère at its heart. It contains some high quality monuments, including that of James Wyatt, the newspaper proprietor, and is included in the Register of Historic Parks and Gardens of Special Historic Interest, at Grade II.

10.4.3 This area is of considerable architectural and historic interest. It represents a major social undertaking of Victorian Bedford, equivalent to the public parks and has a distinctive character and appearance that is worthy of added protection, particularly given evidence of neglect.

10.4.4 In landscape terms, it provides a continuation of and green backdrop to Bedford Park and, like the park, has provided a quiet and contemplative refuge from the bustle of the town for over 150 years. The entrance and chapels are buildings of considerable architectural interest and a high degree of workmanship and sculpture is to be found in many of the fashionably designed Victorian gravestones and monuments. It is therefore recommended that the cemetery be incorporated into the Conservation Area.

10.4.5 Just as Russell Avenue and Shaftesbury Avenue provide an important built context for Russell Park, so the west side of Foster Hill Road between Park Avenue and Park Road North provides a complementary built context for the west side of Bedford Park, and is of equivalent architectural value to other parts of the Conservation Area. It is therefore recommended that this area be incorporated into the Conservation Area.

10.5 The Bower estate and workers' housing

10.5.1 The exclusion of parts of the historic Bower estate from the existing conservation boundary appears to be based on little more than a shift in the character of the built fabric towards smaller scale housing. It is strongly recommended that the Conservation Area be extended to include the remainder of the Bower estate and that consideration also be given to including the adjoining C19 workers' housing, between Castle Road and Goldington Road, which from an initial assessment is also of consistent historic and architectural interest. A more extensive area still, suggested at the consultation workshop, would include later housing of significantly different character, so the inclusion of this area is not recommended at the present time.

10.6 C19 development between sub-areas 8 and 9

10.6.1 An area lying between sub-areas 8 and 9 was developed at much the same time as the areas of Victorian housing that are already part of the Conservation Area and was highlighted at the consultation workshop. It is therefore recommended that this area be the subject of further assessment to establish whether it is of equivalent merit and would therefore warrant designation, although a section around Queen Street might well be excluded by this process, as it has been the subject of unsightly redevelopment.

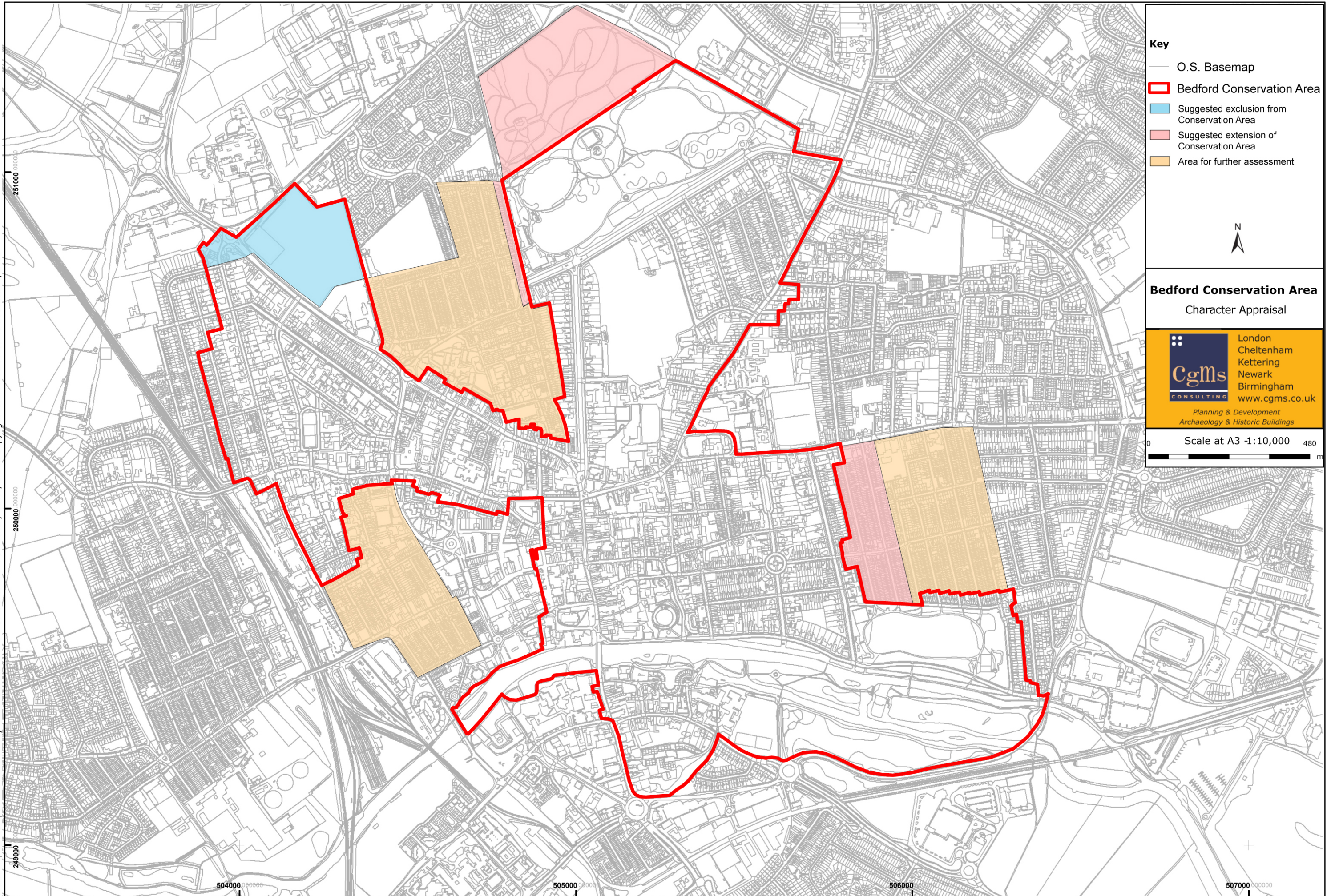
10.6 C19 development west of railway and north of river.

10.6.1 A further area, within the physical divide created by the railway and north of the river was also developed at much the same time as adjoining areas of Victorian housing that are already within the Conservation Area and now abuts sites for major intervention that are identified in the Town Centre Area Action Plan. It is therefore recommended that this area should be the subject of urgent assessment to establish whether it is of equivalent merit and would therefore warrant designation ahead of the redevelopment nearby which would lie within its setting.

10.7 Disaggregation

10.7.1 The Bedford Conservation Area is already large and it has become clear that its sheer scale does raise a number of issues concerning how the special interest, character and appearance of such a sizeable and diverse area might best be preserved and enhanced. Whilst disaggregation of the existing Conservation Area is not recommended as an immediate action, it would become a more pressing issue if the Conservation Area was extended. It is therefore suggested that the Council should consider careful disaggregation, in due course, in the light of decisions concerning the review of the Conservation Area boundaries recommended above.

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- Key**
- O.S. Basemap
 - Bedford Conservation Area
 - Suggested exclusion from Conservation Area
 - Suggested extension of Conservation Area
 - Area for further assessment



Bedford Conservation Area
Character Appraisal

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Scale at A3 -1:10,000 480 m

Figure 25: Suggested boundary changes and areas for further assessment

APPENDICES

Appendix 1: Sources

Primary Sources

Bedfordshire and Luton Archives and Record Service

- Cartographic

1610-15 Map of Bedford

1795 A Plan of the Respective Parishes of St Paul, St Peter and St Cuthbert,

1807 Map of Bedford

1841 Map of the Town of Bedford from Actual Survey for the Mayor and Aldermen and Burgesses of the Borough of Bedford. M. Reynolds, Surveyor, Bedford. Printed by G. E. Madeley, 3 Wellington Street, Strand, London

1836 Map of the Town of Bedford

1854 Map of Bedford

1876-1878 Map of the Borough of Bedford from Actual Survey by Francis Thomas Mercer, Surveyor &c Bedford

1881-82 1st ed. OS 6" X1.SE

1884 1st ed. OS 25" XI.16 and XI.12

1901 2nd ed. OS 25" XI.12

1902 2nd ed. OS 6" XV.NE and X.SE

1926 3rd ed. OS 25" XI.16 and XI.12

1927 3rd ed. OS 6" XI.SE

1960 OS 6" TL04NW, TL04NE, TL05SW, TL04SE

1974 Street Map of Bedford

- Estate Sale Particulars

[STuncat259] Indenture and Plan of Building Plots of The Grove, 1852.

[WG2290] Particulars of Highly Important Freehold Land, Mansions, and Building Ground in the Parish of St Cuthbert and St Mary, 1857.

[WG22902] Plans, Particulars and Conditions of Sale of a Valuable Freehold Property in the Parishes of St Cuthbert and St Peter, 1859.

[STuncat259] Poster advertising The Grove Building Site, 1869.

[WG2308] Particulars, Plan and Conditions of Sale of the St Cuthbert's Estate, 1880.

[ST1048] Ashburnham Estate. Particulars and Conditions of Sale of Freehold Family Residences and Valuable Plots of Building Ground, 1882.

[BMB14/C244] Plan of the Bower Building Estate, St Cuthbert's, 1888.

[STuncat496] The Bower Building Estate. Conditions for Sale of Valuable Freehold Building Sites Possessing Extensive Frontages to Goldington Road, River Street, Newnham Road, 1884.

[WG2608] The Bower Building Estate. Conditions for Sale of Valuable Freehold Building Sites Possessing Extensive Frontages to Goldington Road, River Street, Newnham Road, 1891.

[Z300/25] Plan of St Cuthbert's Glebe Building Estate, the property of Messrs Hobson and Martin, 1896.

Historic Environment Record, Bedford County Council

- Cartographic

1765 T. Jefferys' Map of Bedford

1796 Transcripts of Enclosure Map

Secondary Sources

- Books

Farrar, Victor J. F, *Bedford Fifty Years Ago: The Architecture of a County Town* (Old Bedford Modernians' Club, 2007)

Joyce Godber, *The Story of Bedford* (Luton: White Crescent Press Ltd, 1978)

Page, William, ed., *A History of the County of Bedford: Volume 3* (1912)

Pevsner, Nikolaus, *Bedfordshire, Huntingdon and Peterborough* (New Haven and London: Yale University Press, 2002)

Wildman, Richard, *Bedford*, Britain in Old Photographs series (Stroud: Alan Sutton Publishing Ltd, 1995)

Wildman, Richard, *Bygone Bedford* (Luton: White Crescent Press Ltd, 1974)

- Journal Articles

Wildman, Richard, 'The Houses of Usher', *Architectural Association Quarterly* (January 1970), 70-74

- Reports at Bedford Borough Council

Albion Archaeology, *Extensive Urban Survey for Bedfordshire*

Bedford County Council, *Bedfordshire in the 1880s* (2006)

Repositories and Collections Consulted

Bedfordshire and Luton Archives and Records Service
Historic Environment Record, Bedford County Council
Conservation Department, Bedford Borough Council

Appendix 2: Relevant Policies from the Bedford Development Framework Core Strategy

POLICY CP20 - BEDFORD TOWN CENTRE

The regeneration of the town centre will involve significant structural change, infrastructure improvements and mixed use developments that together will ensure the creation of a bustling, prosperous and safe town centre which is a more efficient, vibrant and attractive focus for the borough and its hinterland.

The town centre is the preferred location for new retail development and other forms of development that attract a lot of people, such as leisure and entertainment, offices, arts, culture and tourism.

POLICY CP22 – DESIGNING IN QUALITY

All new development should:

- i) be of the highest design quality in terms of both architecture and landscape; and,
- ii) have regard to good practice in urban design; and,
- iii) fully consider the context within which it will sit and the opportunities to enhance the character and quality of an area and local distinctiveness; and,
- iv) preserve and where appropriate enhance conservation areas, scheduled ancient monuments and listed buildings; and,
- v) be fully accessible by all members of the community; and,
- vi) incorporate measures to promote crime prevention and community safety; and,
- vii) address sustainable design principles including renewable energy resources, energy efficiency, recycling, and sustainable construction practices and
 - mitigate against the effects of any pollution including air quality, noise, groundwater, light and land contamination;
 - improve the character and quality of the area.

POLICY CP23 – GREEN INFRASTRUCTURE

Existing green infrastructure of both local and strategic importance will be protected from development.

Where appropriate, development will provide green infrastructure in accordance with adopted local standards. Where provision on site is not possible or preferred, a contribution towards off-site provision or where appropriate, enhancement will be required.

Both on site and off site provision/enhancement will be made with regard to the priorities identified in the council's greenspace strategy.

As a contribution to the greenspace network, tourism and the vitality of the town centre, the creation of the Bedford to Milton Keynes canal will be supported.

Where necessary and appropriate the council will seek the use of planning obligations to secure a contribution towards the cost of future management and maintenance of green infrastructure.

POLICY CP24 – HERITAGE

Development will be required to protect and where appropriate enhance:

- i) the character of conservation areas, scheduled ancient monuments, historic parks and gardens, listed buildings and other important historic or archaeological features; and,
- ii) the borough's cultural assets, including its landscape, in order to underpin sense of place, cultural identity and promote quality of life.

POLICY CP25 - LANDSCAPE PROTECTION AND ENHANCEMENT

The landscape and character of the borough will be conserved and where appropriate enhanced.

The Marston Vale will be the focus for landscape enhancement and restoration and the council will continue to support the Forest of Marston Vale.

New development should protect and where appropriate enhance the quality and character of the landscape. The nature and scale of development should be appropriate within the wider landscape.

Management measures will be required where new development or activities are proposed in the rural area.

POLICY CP29 - LOCAL TRANSPORT PLAN

The borough council supports the objectives, strategy and programme set out in the Local Transport Plan (LTP2), and expects that the following projects will be incorporated in the programme and implemented at the earliest opportunity:

- Bedford Western Bypass
- Park and Ride sites and services
- Bedford town centre improvements, including river bridge.

The Council will also support the following developer led initiatives:

- A6 realignment in association with the Wixams development
- The Wixams railway station
- The re-provision of Bedford railway station

Appendix 3: Relevant Policies Saved from the Adopted Bedford Local Plan

POLICY BE9

The Borough Council will seek to protect the character and appearance of conservation areas shown on the Proposals Map, through the careful control of development and by general support for enhancement schemes.

Within such areas proposals which fail to preserve or enhance their character will not be permitted.

POLICY BE11

The Borough Council will ensure that all new development within, adjoining, or likely to affect the setting of conservation areas, preserves or enhances its character or appearance. Applications will be assessed against the following criteria:

- ii] the scale, form and density of development in relation to its surroundings;
- iii] the quality and type of materials and architectural detailing;
- iv] levels of traffic generation, the visual impact of car parking/servicing arrangements or other environmental problems which could have an adverse effect on the character of the area;
- v] the effect on the streetscape, roovescape and skyline including important views both into and out of the area;
- vi] whether or not any open space will be affected by the proposals;
- vii] the extent to which the proposed works would bring about substantial benefits in terms of economic regeneration and environmental enhancement.

POLICY BE13

Demolition consent will be refused where the building or other structure make a positive contribution to the character of the conservation area. An applicant applying for demolition consent will need to demonstrate that the economic viability of alternative uses has been fully investigated and that a satisfactory scheme for redevelopment can be achieved. In considering applications for demolition, the Borough Council will need to have full information about what is proposed for the site.

POLICY BE15

The Borough Council will protect important views in conservation areas and development will not be permitted on any open space which contributes to the inherent character of a conservation area.

POLICY BE16

Within conservation areas, the Borough Council will exercise strict control over applications for new advertisements and shopfronts, having regard to its published design guidance.

POLICY BE18

Listed building consent for the demolition of any building of special architectural or historic interest will not be granted other than in the following circumstances:

- i) the condition of the building makes it impracticable to repair, renovate or adapt to any reasonable economic use for which planning permission may be given, or to enable it to be incorporated into any redevelopment scheme; or
- ii) the proposed works would produce substantial benefits for the community which would decisively outweigh any loss arising from demolition.

In all cases, before any listed building consent is granted, it should be demonstrated that every possible effort has been made to retain the building in its current use or to find a suitable alternative.

POLICY BE19

In considering applications for Listed Building Consent which involve development, either for alteration, extension or demolition, the Borough Council will take the following into account:

- i) the importance of the building in terms of architectural or historic interest at both the local and national level;
- ii) the impact on particular features of the building eg the interior, plan and structure;
- iii) the effect of the proposals on the character and setting of the listed building;
- iv) the extent to which the proposed works would bring about substantial benefits in terms of economic regeneration and environmental enhancement.

POLICY BE20

The change of use of a listed building will only be permitted if it would not have a detrimental effect on the character or appearance of the listed building.

POLICY BE21

The Borough Council will seek to preserve and enhance the setting of the listed buildings by appropriate control over the design of new development in their vicinity, over the use of adjoining land and, where appropriate, by the preservation of trees and landscape features.

POLICY BE22

When granting listed building consent for development, the Borough Council may impose a requirement for adequate access for the purpose of investigation or recording during building or other operations.

POLICY BE23

Proposals which would have an adverse effect on scheduled ancient monuments and other important archaeological sites and monuments, and their settings, will not be permitted except in circumstances where the adverse impact of a proposal can be overcome and the site or monument physically preserved in situ.

POLICY BE24

In considering planning proposals, the Borough Council will have regard to the need to protect, enhance and preserve sites of archaeological interest and their settings. It will, where appropriate, require the archaeological aspects of development proposals to be examined and evaluated before a planning application is determined. In the absence of an adequate assessment of the archaeological implications, planning permission will be refused.

POLICY BE25

Where the Borough Council decides that the physical preservation in situ of archaeological remains is not justified, and that development affecting such remains should proceed, it will require applicants to submit proposals that:

- i) minimise as far as possible the effect of a proposal on the archaeological remains; and
- ii) ensure satisfactory provision for the excavation and recording of the remains, prior to the commencement of development.

**Appendix 4: List of Scheduled Ancient Monuments and Statutorily Listed
Buildings within the Conservation Area**

SCHEDULED ANCIENT MONUMENTS WITHIN BEDFORD CONSERVATION AREA

Site Number 20412

Remains of Bedford Castle

Description:

The castle motte survives as an earth mound about 10m high and a diameter at the base of about 70m with some traces of a surrounding ditch. A smaller mound survives to the north east.

Site Number 24259

Medieval Lime Kiln, off Castle Lane

Description:

A medieval lime kiln discovered within the outer bailey of Bedford Castle during excavations in 1972-73. Internal diameter is about 5m and it is about 3m deep at bottom with cruciform pattern of gullies. Two small arched air vents opposite each other near the base. Pottery evidence suggests it functioned during the life span of the castle, which was demolished after the siege of 1224. Built of lime stone blocks in need of consolidation and roof cover to protect it. (1)

Site Number 24260

Bedford Bridge

Description:

Built 1811-1813 by Wing (inscribed plaque on bridge) to carry the A6 over the River Ouse. Five segmental arches of classical design and balustrades in the Georgian tradition. Built of Bedfordshire stone. (1)

(This structure is also a listed building)

Site Number: 24267

Remains of the George Inn

Description:

A gateway dating from the late C15th or early C16th, with flanking walls. In one of these walls is an original window opening with tracery. The only surviving medieval building in the town of Bedford. (1)

LISTED BUILDINGS WITHIN THE BEDFORD CONSERVATION AREA

1.
831 ADELAIDE SQUARE

Nos 46 & 48

TL 0450 1/77

II GV

2.
Earlier C19. Stucco, Welsh slates. 2 storeys, 4 sashes in reveals; cornice, blocking course, 3 doorways in surround of simplified Doric pilasters, frieze, cornice.

Nos 46 to 62 (even) form a group.

Listing NGR: TL0469450191

1.
831 ADELAIDE SQUARE

Nos 52 to 62 (even)

TL 0450 1/10

II GV

2.
Circa 1840/50. 3 Neo-Tudor stucco pairs of houses, each 3 gables, 2 canted bays except R H house of central pair. Nos 52 and 54 have trellis porch, Nos 52-58 pointed arched windows, mainly casements with mullions. Nos 60 and 62 have battlemented parapet, sashes with glazing bars.

Nos 46 to 62 (even) form a group.

Listing NGR: TL0470950244

The following building shall be added to the list:-

TL04NW BEDFORD BRITANNIA ROAD

5/10006 Administrative Block and Children's Ward

II

Administrative block and Children's Ward. 1897/8 by H Percy Adams in Free Renaissance style with Jacobean and Flemish details. Red brick with terracotta dressings, tiled roof and brick stacks. Administrative block of two storeys and attics; 9 windows. Centre has cupola with finial to roof. Central projecting portion of 3 bays has central Dutch gable, fretted balustrade and octagonal corner turrets. Mullioned and transomed windows, including first floor 5-light canted bay. Elaborate doorcase with swansneck pediment with terracotta

sculptures of seated mother with two children flanked by two medical practitioners in classical attire by Eames. On either side are set back sections of 2 bays with mullioned and transomed windows and gabled dormers.

Projecting end bays have large gables with console brackets and 4-light canted bays on two floors. Plinth. Ward block to rear of one storey red brick with 5 gables.

Administrative block has central Staircase Hall with imperial staircase with wooden balusters, arched features at top and bottom and tessellated floors. Committee Room on ground floor has 4 Ionic columns and original fireplace. Children's Ward attached to rear of Administrative Block has 20 ceramic Nursery rhyme panels by W B Simpson and a tiled plaque over the entrance with the names of the benefactors. The tiles were probably made by Maw's. These tiles are some of the best examples of early ceramic art work in children's wards and it is rare to find such panels' in situ'.

[See "Brightening the Long Days - Hospital Tile Pictures" by John Greene, published by the Tiles and Architectural Ceramics Society, P 2-3].

Listing NGR: TL0466648881

1.
831 BROMHAM ROAD
(South Side)

Nos 22 & 24

TL 0450 1/11

II GV

2.
Early C19. Stucco pair of houses, 3 storeys, Welsh slate roof, eaves cornice. 4 sashes, outer windows 3 light. Central pair of doors and fanlights in arched reveals. Fine ground floor cast iron balcony railings.

Nos 22 to 48 (even) form a group.

Listing NGR: TL0464250041

1.
831 BROMHAM ROAD
(South Side)

Nos 26 to 36 (even)

TL 0450 1/12 6.6.52.

II GV

2.
Early C19 terrace. Stucco, Welsh slate roof with eaves cornice. 3 storeys. Central pair of houses has 6 windows, side pairs each 4 windows, all double hung sashes; central windows have stucco flat arches with key blocks. Central projection with quoins, channelled ground floor and fully detailed tetrastyle pedimented porch to pair of doorways with elliptical fans in fielded panelled reveals 2 side porches of slim Doric columns, entablatures with modillion cornices, paired round arched doorways. 2 ground floor windows retain interesting cast iron balconettes. Bands at floor levels. No 26 is partly obscured by projecting modern ground floor shop.

Nos 22 to 48 (even) form a group.

Listing NGR: TL0463150050

1.
831 BROMHAM ROAD
(South Side)

Nos 38 to 48 (even)

TL 0450 1/13

II GV

2.
Early C19 stucco terrace. 3 storeys, 6 windows. 1st floor canopied balcony with fine cast iron railings. Slim Doric columns to ground floor porches.

Listing NGR: TL0459050067

1.
831 BROMHAM ROAD
(South Side)

Nos 126 & 128

TL 05 SW 3/79

II

2.
Pair of Neo-Tudor 'cottages ornés'. Symmetrical design in squared rubble, curved tiles, 2 storeys, casements; 4 gables, outer 2 recessed, with ornate bargeboards.

Listing NGR: TL0417950099

1.
831 BROMHAM ROAD
(North Side)

Girls High School

TL 0450 1/81

II

2.
1878/82 by Basil Champneys. Neo-Jacobean. Red brick, stone dressed. Symmetrical plan of central hall with cupola astride roof, tall Ionic pilasters; Dutch gabled wings with bow and bay windows under semi-domes. Front addition to hall in same style circa 1900. Stone mullion and transom casements.

Listing NGR: TL0472950109

1.
831 BROMHAM ROAD
(North Side)

No 9
(St Etheldreda's
Children's Home)

TL 0450 1/14

II

2.
Circa 1830. Ashlar, hipped Welsh slate roof 3 storeys, rusticated ground floor, cornice, floor bands, 10 sashes in reveals, some on ground floor without glazing bars. 2 Roman Doric porches.

Listing NGR: TL0456050145

1.
831 BROMHAM ROAD
(North Side)

Church of the
Holy Trinity

TL 0450 1/67

C

2.
1839/40 by John Brown of Norwich. Early English style. Nave with galleries on cast iron columns, West tower now without pinnacles; chancel rebuilt by F C Penrose, 1866, C19 wall monument.

Listing NGR: TL0461550125

1.
831 CARDINGTON ROAD
(South Side)

TL 0549 1/15 6.6.52. No 11

II GV

2.
c18, partly refronted early C19. Stucco, old tile roof, 2 storeys, 3 double hung sashes in wooden architraves. 6-panel door. 4 panels fielded, 2 flush - in Roman Doric surround of pilasters, entablature and pediment.
Nos 11 to 15 (odd) form a group.
Listing NGR: TL0522649374

1.
831 CARDINGTON ROAD
(South Side)

No 13 (Lea Cottage)
TL 0549 1/16 6.6.52.

II GV

2.
Early C17. Stucco, old tile roof, 2 storeys, 2 double hung sashes, 2 early C19 canted ground floor bays with cornices. Wooden door surround of architrave, frieze and cornice.

Nos 11 to 15 (odd) form a group.

Listing NGR: TL0523249377

1.
831 CARDINGTON ROAD
(South Side)

No 15
(St Mary's House)
TL 0549 1/17 6.6.52.

II* GV

2.
Circa 1707. Red brick, old tile roof with modillion cornice, parapet and pediment containing circular panel in tympanum. 3 storeys, slight central projection, 2: 2: 2 double hung sashes in reveals. Bands at floor levels. 6-panel door - 4 panels fielded, 2 flush - in surround of fluted Roman Doric pilasters with fully detailed entablature, open pediment with interesting fanlight in tympanum.

Nos 11 to 15 (odd) form a group.

Listing NGR: TL0524949368

1.
831 CARDINGTON ROAD
(North Side)

Nos 2 to 8 (even)
TL 0549 1/18

II GV

2
1799. Roughcast, tiles, 2 storeys and attics, 5 casements, 5 gabled dormers, [Nos 2 to 8 (even) form a group with Church of St Mary, St Mary's Square.

Listing NGR: TL0516449396

1.
831

CASTLE LANE

The Bedford Gallery

TL 0549 1/82

II

2.

Circa 1800, ? by John Wing. Red brick, gabled Welsh slate roof with eaves cornice. 2 storeys and attic, sill and impost bands. Central projection, 2:4: 2 round headed windows with glazing bars in reveals, stucco voussoirs. Cement plinth. Originally a militia depot.

Listing NGR: TL0524749787

618/1/83
14-MAY-71

CASTLE LANE
PREMISES OCCUPIED BY MESSRS HARRISON A
ND GIBSON

DL

Probably C16. Much altered. Timber framed, originally with jettied upper storey. Now roughcast with ground floor built out eliminating overhang. 2 storeys, 3 modern 1st floor windows.

Listing NGR: TL0512149697

1.
831

DAME ALICE STREET

Nos 1 to 45 (odd)

TL 0450 1/25
TL 0550 1/25

II

2.

1801/6, Neo-Tudor style. Red brick, 2 storeys with brick coped gables. Brick chimney stacks with 4 shafts, linked moulded bases and caps. 2 light lattice casements under drip-moulds. Stepped drip moulds over arched doorways. Includes Nos 49, 49A, 51 and 51A Harper Street, qv.

Listing NGR: TL0491050048

SCHEDULE

The entry for the following:-

TL 0450 DAME ALICE STREET

1/76 HM Prison

- II

shall be amended to read:-

TL 0450 DAME ALICE STREET
(north side)

1/76 HM Prison:
Main entrance and
two flanking wings

- II

Prison entrance and wings. 1848-9 by Thomas Smith. Flemish bond red brick with slate dressings. Slate hipped roofs. Brick axial stacks. Plan: Central entrance block with carriageway through and flanking wings attached only by prison wall behind. Exterior: 2 storeys and basements, 3-bay central entrance and flanking wings, all with rusticated stone quoins, plinths, string courses and cornices. Central entrance with pedimented advanced outer bays, central round arch carriageway with vermicutated rustication to voussoirs and large double doors, two-light windows, the flat arches with large voussoirs and stone mullion. The flanking wings have pedimented centres breaking forwards with recessed round-headed doorways with keystones, fanlights, glazed doors and steps with iron balustrades and 12-pane sashes with flat brick arches. Interiors: Not inspected. Note: Bedford Prison was built in 1801 to the designs of John Wing (1756-1826). In 1848-9 it was extended, the perimeter walls and front entrance were rebuilt and the flanking front wings added by Thomas Smith, the County Surveyor for Hertfordshire and Bedfordshire. Source: HMP Bedford, Prison Handbook, and notes.

1.
831 DAME ALICE STREET

H M Prison

TL 0450 1/76

II

2.
1801 by John Wing, refronted circa 1840 by John Brown. Central block and 2 side wings. Red brick, stone dressings. 2 storeys, central archway with keystone, large 2 fold doors. Plinth, 1st floor band, cornice and blocking course, quoins. Main block has recessed centre, 1: 1: 1 casements in reveals, stone lintels with keystones. Side wings each with basement, pedimented central projection, 1: 1: 1 sashes in reveals under cutter

flat arches, central double doorway arch with keystone, fanlight with radiating glazing bars.

Listing NGR: TL0475450053

TL 0450 DAME ALICE STREET

1/10000 HM Prison:
Governor's Office,
Offices, Boardroom,
Security and Reception
Block

- II

Original prison. 1801 by John Wing. Flemish bond red brick with painted stone dressings. Slate roofs with stone coped pedimental gable ends. Brick end stacks. Plan: Cruciform plan, the rear wing subsumed into 1848-9 extension qv. 1848-9 'F' wing added on east and C20 wing added on west. Exterior: 3 storeys. 4:3:4 bay south front, centre 3 in projecting wing with rebuilt pedimental gable with bullseye. Bands at first floor and mid storey level. Plain stone window architraves, sills, and bars; centre 3 in round-headed arches, the central doorway with semi-circular fanlight and glazed double doors. Central 3 windows on first and second floor are C19 12-pane sashes. C20 single storey wing in angle on right; C20 extension on left (W) end and 1848-9 'F' wing on right (E). Small first and second floor rear windows with cill bands; the east wing's ground floor rear windows have round arches. Interior: Not inspected. Note: Bedford Prison was built in 1801 to the designs of John Wing (1756-1826), architect and builder. In 1848-9 it was extended, the perimeter walls (qv) and front entrance (qv) were rebuilt and the flanking front wings (qv) added by Thomas Smith, the County Surveyor for Hertfordshire and Bedfordshire. Source: HMP Bedford, Prison Handbook, and notes. Circa 1820 illustration by Fisher.

Listing NGR: TL0478050070

TL 0450 DAME ALICE STREET

1/10001 HM Prison:
Wings A, B, C and F
including former
Chapel Wing

- II

Prison extension. 1848-9 by Thomas Smith. English bond red brick. Slate roofs with pedimental gable ends and hipped over centre. Brick axial stacks and large brick hexagonal ventilation flue. Plan: T-shaped plan, the wings radiating from central hall have galleried cells giving on to axial wells. Exterior: 3 storeys. Mostly small segmental arched windows with stone cills, large recessed round arch windows on ends of wings rising into the gables; brick modillion eaves. Central hall is slightly taller, has splayed corners and large slightly battered hexagonal ventilation flue (plenum system) at apex of hipped roof. Former chapel wing attached to south wing and original block (qv). Interior not inspected, but said to retain original galleried arrangement. Note: Bedford Prison was built to the designs of John Wing (1756-1826). In 1848-9 it was extended, the perimeter walls (qv) and front entrance (qv) were rebuilt and the flanking front wings (qv) were

added by Thomas Smith, the County Surveyor for Hertfordshire and Bedfordshire.
Source: HMP Bedford, Prison Handbook, and notes.

Listing NGR: TL0477550119

TL 0450 DAME ALICE STREET

1/10002 HM Prison:
Perimeter Wall

- II

Prison perimeter walls. 1848-9 by Thomas Smith. English bond red brick, the round corners in header bond. Ballnose brick coping. Tall walls, approximately rectangular on plan, on N-S axis with rounded corners and entrance block and wings (qv) on south end. Round turrets with large rusticated stone domed caps. Note: Bedford Prison was built in 1801 to the designs of John Wing (1756-1826). In 1848-9 it was extended, the perimeter walls and front entrance (qv) were rebuilt and the flanking front wings (qv) added by Thomas Smith, County Surveyor for Hertfordshire and Bedfordshire.
Source: HMP Bedford, Prison Handbook, and notes.

Listing NGR: TL0480850215

1.
831 DE PARYS AVENUE

No 56

TL 0450 1/88

II

2.
1900 on Rain Water Head ? by H T Hare or some other pupil of Norman Shaw. 2 "Ipswich" 2 storey window bays. Red brick up to 1st floor sill level, plaster above. Red tile roof. Massive red brick chimney stacks.

Listing NGR: TL0497850606

1.
831 GOLDINGTON ROAD

Nos 2 & 4

TL 0550 1/26

II

2.
Circa 1830/40. Stucco pair of houses. 3 storey wings, each 1 sash, channelled ground floor. Recessed 6 window centre with Ionic ground floor colonnade.

Listing NGR: TL0539450186

1.
831 GOLDINGTON ROAD

No 136

TL 0650 1/27

II

f2.

Early C19 remodelling in cottage orne style of earlier, probably C17, house. Stucco, tiled roof of 2 parallel ridges with sprocket eaves, 2 side gables, 3-small front gables with wood finials, all with ornamental bargeboards. Similar central gabled porch. 2 storeys; 3 1st floor casements segmentally headed, 4 ground floor casements with hoods for blinds, glazing bars to all windows.

Listing NGR: TL0602050266

1.
831 HARPUR STREET
(East Side)

The Public Library

TL 0449 1/28

6.6.52.

II*

2.

1834 by Thomas Elger. Originally the Literary and Scientific Institution. Stucco. 2-storey 3-window centre with giant tetrastyle Greek Doric portico, 1-storey 1-window wings. Interior: fine 2-storey hall, rectangular with apses either end, Doric pilasters, coffered ceiling.

Listing NGR: TL0494649757

1.
831 HARPUR STREET
(West Side)

Bedford Modern School

TL 0449 1/29

6.6.52.

II*

2.

C19, 1831-4. Architect: Edward Blore. Stone. Perpendicular style. Half H plan. Central tower flanked by large bay windows

Listing NGR: TL0489649763

1.
831 HARPUR STREET
(West Side)
- North west Block at
Bedford Modern School
- TL 0449 1/29A 7.II.69.

II*

2.
North-west block build as Girls School.

Listing NGR: TL0484749798

1.
831 HIGH STREET
(East Side)
- No 1 (The Swan Hotel)
- TL 0549 1/5 6.6.52.

II*

2.
Built for Francis, 5th Duke of Bedford, by Henry Holland. Stone, 3 storey and attics. West front has 3 3-light double hung sashes with ground floor stone mullions, 1st floor wooden mullions and slightly sunk segmental heads. Doorway has marginal lights and intricate traceried segmental fan. Tetrastyle Ionic porch with balustraded roof. Welsh slate roof has modillion cornice, central pediment with lunette in panel. South front has 2 1st floor canted wooded oriels, Interior has good late C17 stair-case said to have come from Houghton Conquest.

Listing NGR: TL0513749631

1.
831 HIGH STREET
(East Side)
- Railings at No 1
(The Swan Hotel)
- TL 0549 1/5A

II

2.
Cast iron railings, early C19.

Listing NGR: TL0512449611

1.
831 HIGH STREET
(East Side)

Nos 19 & 21
TL 0549 1/32 6.6.52.

II

2.
Mid C19 perhaps by Robert Palgrave, nephew of owner of site. Stucco.
Modern ground floor front. 4 storeys. Giant fluted Corinthian pilasters and half-columns to 1st and 2nd floors, with fully detailed entablature, forming portico in antis. 5 sashes in architraves - central and end 1st floor windows have cornices on consoles, concave curved pediments with anthemion apexes. 2nd floor eared architraves. 3rd floor pilasters with vermiculated panels, carrying frieze, cornice and blocking course.

Listing NGR: TL0510149694

1.
831 HIGH STREET
(East Side)

Nos 27 to 33 (odd)
TL 0549 1/31

II GV

2.
C17 or earlier, much altered. Stucco, asbestos tiled roof. 2 storeys and attics, Modern shop windows. 1st floor: central C19 3 light sash; right hand 4 light window, arched and radiating glazing bars, centre forming segmental bow; 2 rusticated pilasters flanking pair of C19 casements.

Nos 27 to 43 (odd) and The Rose Inn form a group.

Listing NGR: TL0507949716

1.
831 HIGH STREET
(East Side)

No 35
TL 0549 1/93

II GV

2.
Early C19, circa 1820. Stucco, Welsh slate roof with stepped parapet, 3 storeys, shop windows, 1st floor and eaves cornices. 3 sashes in architrave surrounds.

Nos 2 to 43 (odd) and The Rose Inn form a group.

Listing NGR: TL0507949716

1.
831 HIGH STREET
(East Side)

Nos 37 & 39

TL 0549 1/94

II GV

2.
Late C18 or early C19. Stucco, Welsh slate roof with cornice and parapet. Shop windows.
3 storeys, 6 windows with keyblocks.

Nos 27 to 43 (odd) and the rose Inn form a group.

Listing NGR: TL0507949716

1.
831 HIGH STREET
(East Side)

Nos 41 & 43

TL 05119 1/95

II GV

2.
Similar to The Rose Inn, but with shop window. Upper floors have 2
windows in architrave surrounds.

Nos 27 to 43 (odd) and The Rose Inn form a group.

Listing NGR: TL0507949716

1.
831 HIGH STREET
(East Side)

The Rose Inn

TL 0549 1/96

II

2.
Early C19 front. Stucco, Welsh slate roof. 3 storeys, quoins, ground floor frieze and
cornice, bracketed eaves cornice. 2 modern casements, right hand carriageway. Main
structure may be C17 or earlier. Mentioned in pamphlet of 1672.

Nos 27 to 43 (odd) and The Rose Inn form a group.

Listing NGR: TL0507049753

1.
831 HIGH STREET
(East Side)

Nos 53 & 55

(The Lion Hotel)
TL 0549 1/33 6.6.52.

II

2.
Early C19. Stucco. 3 storeys, 6 sashes in architraves. 1st and ground floor architraves have cornices, 2nd floor ones eared. Ground floor channelling, 1st and 2nd floor 2 storey Roman Doric pilasters with entablature, modillion cornice and blocking course. 1st floor cast iron balconettes with anthemion motif. N M R.

Listing NGR: TL0507049757

1.
831 HIGH STREET
(East Side)

Nos 77 & 79

TL 0549 1/34

II

2.
Earlier C19. Stucco, low pitched Welsh slate roof. 3 storeys, modern shops, upper storeys have 6 tall Corinthian half columns. Slightly projecting centre, 1: 3: 1 sashes in architrave surrounds, those on 2nd floor eared. Outer 1st floor windows have cornices on consoles central window pediment on consoles. Entablature with modillion cornice, blocking course. Cast iron anthemion motif 1st floor balconettes.

Listing NGR: TL0505749873

SCHEDULE 2

1.
831 HIGH STREET
(WEST SIDE)

No 82

TL 0549 1/36

II

2.
C17, refronted in speckled mosaic. Old tile roof, box dormer. 2 storeys and attic, modern shop window.

NATURE OF AMENDMENT:

1.
831 HIGH STREET

SIDE) (WEST

No 80a

TL 0549 1/36
(Sketchley Dye Works)

II

2.
C17, refronted in speckled mosaic, Old tile roof, box dormer. 2 storeys and attic, modern shop window.

1.
831 HIGH STREET

(West Side)

No 82

TL 0549 1/36

II

2.
C17, refronted in speckled mosaic. Old tile roof, box dormer. 2 storeys and attic, modern shop window.

Listing NGR: TL0501749944

831 HIGH STREET
(West Side)

No 82
(B and W

Linen Shop)
TL 0549 1/98
II

2.
C18 front. Painted brick, tiles. 2 storeys and attic, modern shop. 2 first floor sashes, box dormer.

Listing NGR: TL0501549949

Nos 10 to 30 (even) Nos 30A and 30B form a group.

Listing NGR: TL0529450190

1.
831 KIMBOLTON ROAD
(West Side)

Nos 16 & 18

TL 0550 1/102

II GV

2.
1840/50, Neo-Classical symmetrical pair of stucco villas. Recessed centre of 2 storeys with Doric pilasters, 3 storey wings with channelled quoins. 1st floor sill band, 1: 2: 1 casements. Right hand 1 window recessed wing.

Nos 10 to 30 (even) and Nos 30A and 30B form a group.

Listing NGR: TL0531150232

1.
831 KIMBOLTON ROAD
(West Side)

Nos 20 & 22

TL 0550 1/103

II GV

2.
1840/50 Neo-Classical villa design. Stucco, Welsh slates. Pedimented 2 storey and attic centre with 6 Doric pilasters; 2 windows, small pediment on pilasters within tympanum. Slightly recessed sides, porches in antis with consoles to lintels.

Nos 10 to 30 (even) and Nos 30A and 30B form a group.

Listing NGR: TL0532350247

1.
831 KIMBOLTON ROAD
(West Side)

Nos 28 & 30
No 30A
No 30B

TL 0550 1/105

II GV

2.
Circa 1840 range of stucco fronted houses. 2 storeys, low pitched Welsh slate roofs, eaves cornice. 1st floor sill band, 9 sashes in architrave surrounds. 4 ground floor bays with pilasters and 3 sashes. 2 doorways as to Nos 24 and 26.

Nos 10 to 30 (even) and Nos 30A and 30B form a group.

Listing NGR: TL0534950302

1.
831

MILL STREET
(South Side)

Howard Congregational Church

TL 0549 1/37

II

2.
1774, enlarged 1849. Stucco front, recessed centre. 2 storeys, Doric portico in antis, 1: 3: 1 round arched 1st floor windows, and open pediments. Ground floor segmental headed windows.

Listing NGR: TL0513849829

1.
831 MILL STREET

(South Side)

Nos 43 to 47 (odd)

TL 0549 1/38

II

2.
Early C19. No 43 red brick, Nos 45 and 47 yellow brick. Welsh slate roofs. 2 and 3 storeys, 4, 3 and 3 sashes in reveals. Arched doorways, surrounds, hoods on consoles to Nos 45 and 47, cornice to No 43.

Nos 43 to 47 (odd) shall be amended to read Nos 45 and 47.

The descriptive notes shall be amended to read:-

Early C19. Yellow brick. Welsh slate roofs. 2 and 3 storeys.
4, 3 and 3 sashes in reveals. Arched doorways, surround, hoods on consoles.

1.
831

MILL STREET
(South Side)

Nos 45 to 47 (odd)

TL 0549 1/38

II

2.
Early C19. Nos 45 and 47 yellow brick Welsh slate roofs. 2 and 3 storeys. 4, 3 and 3 sashes in reveals. Arched doorways, surrounds, hoods on consoles to Nos 45 and 47, cornice to No 43.

Listing NGR: TL0518749848

1.
831 MILL STREET
(South Side)

No 55

TL 0549 1/39

II

2.
House formerly occupied by John Howard. Graded partly for historical interest. Red brick, tiles. 2 storeys and attic, gables. 4 windows to East front, 1 sash, 3 flush octagonal light easements, all under cutter flat arches. Hipped casement dormer.

Listing NGR: TL0525049836

1.
831 MILL STREET
(South Side)

Bunyan Meeting &
School

TL 0549 1/69

II

2.
1849 by Wing (? J T Wing) and Jackson. A very interesting design in an early C18 style resembling that of Vanbrugh, unusual for its date. One of the 1st revivals of this style. Red brick, stone dressings, brick pilasters. Pedimented front with porch added 1876, bronze doors with subjects from "Pilgrim's Progress" by Frederick Thrupp (1812-95), well-known Victorian sculptor. Fine original galleried and panelled interior. School back addition in similar style, 1866.

Listing NGR: TL0523049814

1.
831

MILL STREET
(North Side)

No 38

TL 0549 1/59

6.6.52.

II

2.

C18. Red brick, mansard hipped old tile roof with modillion cornice and parapet. 2 storeys and attics, slight central projection. 1: 1: 1 sashes with rubber flat arches. Stone plinth. Central recessed porch with round arch and steps up, surround of Doric pilasters, modillion cornice and open pediment with oval plaque in tympanum bearing raised date 1760. Window above doorway has round arch and impost bands. Later 1-window wing in similar style.

Listing NGR: TL0525149872

The following buildings shall be added:

TL 0449 & TL0549

Bedford

Newnham Street

1/203

Nos 12-16
(even)

II

Row of three houses. 1798, for James Whittingstall and William Long (brewers). Red brick in flemish bond; plain tile roofs; brick stacks. 2 storeys, 6 bays; each house of 2 bays and with gabled rear wing, that of no.16 rebuilt, those of nos 12 and 14 heightened. Plinth: No 12 has old 6-panel door on left in architrave with 4-pane overlight, dentilled cornice, and bracketed hood; nos 14 and 16 have late C20 doors, on left and right respectively, each with overlight and late C20 bracketed hood. Nos 12 and 14 each have a mid-late C19 bay window; no 16 small-pane bowed window on brick plinth. On 1st floor nos 12 and 16 have original window openings with flat gauged brick arches, no 16 having original small-pane side-sliding sashes, no 12 with replacement small-pane 2-light casements; no 14 has upvc windows in concrete rendered surrounds with tile sills. Two ridge stacks between houses. Interior: Nos 12 and 14 retain original board doors; cupboards, and stairs, no 14 retaining closed string balustrade with stick balusters and ball-finished square newel. Continuous roof space. Bedfordshire County Planning Department, Bedford: Aspects of Town Origins and Development, Bedfordshire Historic Environment No 2, fig 8 indenture accompanying deeds no 12. Terrier of St Cuthberts Church, 1822.

Listing NGR: TL0534549896

TQ 2574 BEDFORD ROTHSAY GARDENS

No. 9

II

Large villa. Architect's drawings dated 1873 but possibly some refurbishment c1890 and small mid C20 link block to adjoining property. A late example of the Georgian tradition. Red brick in Flemish bond with stone sills, keystones and doorcase. Hipped slate roof with wide modillion eaves cornice and tall brick chimneystacks with stone caps. Two storeys; 5 irregularly spaced windows to first floor, 6 to ground floor. Twelve-pane sashes with cambered heads having double stone keystones and wooden blindboxes to ground floor. Plinth. Large central stone pedimented doorcase with Gibbs surround and studded door. This doorcase is larger than and of a different pattern from that in the architect's drawings and may be a replacement of c1890. Rear elevation has tented wooden verandah extending over two thirds of the front and two French windows. The front door gives access to a spacious hall from which the open-well timber staircase rises. This is of a different plan from the architect's drawings and may be part of a refurbishment of c1890. Fine staircase with turned balusters and square newels supported on clusters of 4 short balusters. There is a fine glass skylight above the stairwell. Oblong plastered reliefs of classical motifs are placed above the doors of the three reception rooms. Panelled doors, picture rails, cornices and soi-ne dados survive. Fireplaces retain many of the original surrounds, tiles and cast-iron work. Service stair with stick balusters and turned newel posts.

Listing NGR: TL0554050048

1.
831

SAINT CUTHBERT'S STREET
(East Side)

No 13

TL 0549 1/108

II GV

2.
C18 front. Brick, tiles. 2 storeys, 4 sashes in reveals under flat arches to 1st floor, ground floor right hand sash in stucco surround, central C19 shop window and door, left hand carriageway.

Nos 7 to 15 (odd) form a group.

Listing NGR: TL0530349937

1.
831

SAINT CUTHBERT'S STREET
(East Side)

No 15

TL 0549 1/109

II GV

2.
C18 front, slightly altered. Brick tiles. 2 storeys and attic, 2 gabled dormers; plinth, cornice, left hand quoins. 3 sashes in reveals, C19 glazing bars, ground floor cutter flat arches, 1st floor slight cambered arches. Central doorway with surround, pediment on consoles.

Nos 7 to 15 (odd) form a group.

Listing NGR: TL0530249948

1.
831 SAINT CUTHBERT'S STREET
(East Side)

No 23

TL 0550 1/110
TL 0549 1/110

II

2.
C17 altered C18 and C19. Timber frame faced with roughcast, cornice, tiled roof. 2 storeys, 3 flush sashes. Gabled door hood. Slate roofs, lower later back wing.

Listing NGR: TL0529850009

1.
831 SAINT CUTHBERT'S STREET
(East Side)

No 27
(Crofton Rooms)

TL 0550 1/41 6.6.52.

II

2.
C18. Cement plinth. Red brick, old tile roof with modillion cornice, parapet, 2 hipped dormers central pediment with lunette in tympanum. 2 storeys and attics. 2: 1: 2 sashes with cutter flat arches, slight central projection. 4 fielded 2 flush panel door with fanlight and surround of ribbed pilasters, consoles, open pediment with round arch and mask keyblock.

Listing NGR: TL0529450038

1.
831 SAINT CUTHBERT'S STREET
(West Side)

No 2
TL 0549 1/200

II

2.

C17. Timber framed and rendered, Refronted in the C19. Concrete tile roof. Two storeys, four windows. From the left, small shopfront with oriel over, plain entrance door with sash above, two storey canted bay. The far right hand bay with one window and door was once separate. Parapet string. C19 brick rear wing not of special interest.

Listing NGR: TL0528449881

1.

831

SAINT CUTHBERT'S STREET

Church of St Cuthbert

TL 0549 1/68

B

2.

1844/7 in Neo-Norman style by Woodroffe, Latin cross plan with central tower. Aisles added 1865 by F C Penrose. Early C14 font with corner shafts, circular bowl.

Listing NGR: TL0529249851

1.

831

SAINT CUTHBERT'S STREET
(East Side)

No 7
(Ship Inn)

TL 0549 1/60

II

GV

2.

C17 or C18. Pebble dash, tiles. 2 storeys, 3 sliding flush casements. 2 ground floor canted bays with sashes. Door surround, bracketed hood.

Nos 7 to 15 (odd) form a group.

Listing NGR: TL0530949902

1.

831

SAINT CUTHBERT'S STREET
(East Side)

No 9

TL 0549 1/106

II

GV

2.

CI7, altered CI8 and CI9. Stucco, tiles. 2 storeys, 3 flush sashes, 2 ground floor shallow canted bays. Door architrave surround, frieze, cornice.

Nos 7 to 15 (odd) form a group.

Listing NGR: TL0530149920

1.
831 SAINT CUTHBERT'S STREET
(East Side)

No 11

TL 0549 1/107

II GV

2.
Late C18 front. Stucco, mansard tile roof 2 storeys and attics, 3 flush sashes, left hand ground floor pair of sashes under frieze and cornice. Central doorway, fanlight with radiating glazing bars, narrow surround, cornice. 2 box dormers with sashes.

Nos 7 to 15 (odd) form a group.

Listing NGR: TL0530049927

1.
831 SAINT JOHN'S STREET
(East Side)

No 26

TL 0549 1/42

II

2.
Early C19. Colour wash roughcast, Welsh slates. 2 storeys, 4 sashes in reeded surrounds, ground floor friezes, cornices and L H round headed window. 2 central reeded door surround, consoles, cornice hood.

Listing NGR: TL0526250043

1.
831 SAINT JOHN'S STREET
(East Side)

No 34
(Saint John's Hospital)

TL 0549 1/45

II*

2.
C13 much altered C19. Roughcast, old tile roof. H plan at right angles to street. 2 storeys, C19 Gothic casements. Bunyan's Interpreter's House.

Listing NGR: TL0517049228

1.
831

SAINT MARY'S SQUARE

House on North side of Square

TL 0549 1/47

6.6.52.

II*

2.

Circa 1707. Red brick, old tile roof with modillion cornice, parapet and pediment containing dummy lunette, 3 storeys, slight central projection. 2: 2: 2 sashes in reveals. Bands at floor levels. 4 fielded, 2 flush panel door with finely glazed fan, surround of fluted Roman Doric pilasters, fully detailed entablature, open pediment.

Listing NGR: TL0508749401

1.
831

SAINT MARY'S SQUARE

No 24
(King's Arms Hotel)

TL 0549 1/52

II

2.

C18 front. Roughcast, old tiles, 2 storeys and attic, 6 sashes in flush moulded frames and 2 in reveals. Ground floor right hand shop window, central carriageway. Door pediment on cut brackets flanked by pair of 3 light sashes.

Listing NGR: TL0510849421

1.
831

SAINT MARY'S SQUARE

Nos 33 & 35

TL 0549 1/121

II

2.

C18, part of St Mary's Square House; altered by colour wash, ground floor shop, machine tile roof, 2 of 4 windows shortened.

Listing NGR: TL0508249418

1.
831 SAINT MARY'S SQUARE

Church of St Mary
TL 0549 1/3 6.6.52.

A GV

2.
C11 South transept and lower stage of central tower. C14 chancel, C16 North aisle, modern South aisle and organ chamber. 2 fine C15 windows. 1 at West end, 1 in South transept. Fine monuments and brasses, including 1838 monument by J Loft. V C H III.

Church of St Mary forms a group with Nos 2 to 8 (even) Cardington Road.

Listing NGR: TL0512349390

SCHEDULE

In the following item:-

1.
831 SAINT MARY'S STREET

No 11
No 11A
No 13

TL 0549 1/120

II

2.
Earlier C19. Stucco front of 3 storeys. Channelled quoins, ground floor shops between 4 attached Ionic columns, entablature. 4 casements, 1st floor pediments on pilasters, 2nd floor eaved architraves. Modillion cornice, blocking course, small pediment. Anthemion balconette of cast iron.

No 11, No 11A and No 13 shall be amended to read Nos 9 and 11.

1.
831 SAINT MARY'S STREET

No 11
No 11A
No 13

TL 0549 1/120

II

2.
Earlier C19. Stucco front of 3 storeys. Channelled quoins; ground floor shops between 4 attached Ionic columns, entablature. 4 casements, 1st floor pediments on pilasters, 2nd

moor eaved architraves. Modillion cornice, blocking course, small pediment. Anthemion balconette of cast iron.

SAINT MARY'S SQUARE shall be amended to read SAINT MARY'S STREET.

Listing NGR: TL0506849469

618/1/1
06-JUN-52

SAINT PAUL'S SQUARE
CHURCH OF ST PAUL

GV

I

Revision Number: 2

2.
C14, steeple and transepts C19 (steeple rebuilt 1868 by Palgrave and Street). A few good brasses and monuments. John Wesley preached his "Great Assize" sermon here in 1758. The largest and most prominent church in Bedford. V C H III.

Listing NGR: TL0498549678

1.
831

SAINT PAUL'S SQUARE

Churchyard Gateways
and Railings at
St Paul's Church

TL 0449 1/1A

II

2.
Good wrought iron gates and stone piers to churchyard, C18 restored. Some original railings.

Listing NGR: TL0495949663

1.
831

SAINT PAUL'S SQUARE

Statue of John Howard

TL 0549 1/6

I

2.
C19. Bronze on stone base. Sculptor: Sir Alfred Gilbert.

Listing NGR: TL0505749684

1.
831

SAINT PAUL'S SQUARE
(South Side)

Buildings occupied by
County Architect's
Department

TL 0549 1/49

6.6.52.

II

2.

C18 or earlier, refaced early C19 Stucco, steep Welsh slate roof. 3 storeys, 5 sashes in flush frames. 4-panel door, surround of Doric pilasters with paterae to capitals, entablature with egg-and-dart cornice. On right 3 storey 5 window pair of houses now forming part of County Architect's Office. Carriageway between pair of houses is flanked by canted ground floor bays, each with door on farther side which has bracketed hood formed by continuation of bay roof.

Listing NGR: TL0503149638

1.
831

SAINT PAUL'S SQUARE
(South Side)

Shire Hall

TL 0449 1/112

TL 0549 1/112

II

2.

1879/81 by Alfred Waterhouse. Red brick dressed with red terracotta. Pointed arched porch, mullion and transom windows, roof gables. River facade duplicated to right circa 1926. East extension 1910 by Charles Holden containing offices and polygonal council chamber. Brick with flush ashlar dressings.

Listing NGR: TL0498249617

1.
831

SAINT PAUL'S SQUARE
(South Side)

County Offices
(Cowper Building)

TL 0449 1/75

II

2.

SAINT PETER'S SQUARE shall be amended to read SAINT PETER'S STREET.

1.
831

SAINT PETER'S STREET
(North Side)

No 24

TL 0550 1/54

II

2.
Post 1750. Red and grey brick, tiles, 3 gabled dormers. 4 sashes in reveals, cutter flat arches. Cut bracketed door hood. Corbelled cornice.

Listing NGR: TL0517050102

1.
831

SAINT PETER'S SQUARE
(North Side)

No 26

TL 0550 1/55

II

2.
Post 1750. Similar to No 24 but 3 windows, no dormers, wooden cornice.

SAINT PETER'S SQUARE shall be amended to read SAINT PETER'S STREET

1.
831

SAINT PETER'S STREET
(North Side)

No 26

TL 0550 1/55

II

2.
Post 1750. Similar to No 24 but 3 windows, no dormers, wooden cornice.

Listing NGR: TL0519850112

1.
831 SAINT PETER'S SQUARE
(North Side)

Nos 28 to 32 (even)

TL 0550 1/114

II GV

2.
Mid C19. Yellow brick, Welsh slates. 2 storeys, paired bracketed cornice and central pediment slightly projecting. 2: 2: 2 sashes in reveals, flat arches. 1st floor band, right hand pair of doors in stucco surround of pilasters, frieze, cornice. Left hand narrow recessed wing with door and fanlight in arched reveal.

Nos 28 to 32 (even) form a group.

SAINT PETER'S SQUARE shall be amended to read SAINT PETER'S STREET.

1.
831 SAINT PETER'S STREET
(North Side)

Nos 28 to 32 (even)

TL 0550 1/114

II GV

2.
Mid C19. Yellow brick, Welsh slates. 2 storeys, paired bracketed cornice and central pediment slightly projecting. 2: 2: 2 sashes in reveals, flat arches. 1st floor band, right hand pair of doors in stucco surround of pilasters, frieze, cornice. Left hand narrow recessed wing with door and fanlight in arched reveal.

Nos 28 to 32 (even) form a group.

Listing NGR: TL0521950116

1.
831 SAINT PETER'S SQUARE
(South Side)

Nos 25 to 27 (even)

TL 0550 1/56

II GV

2.
C18. Red brick, Welsh slates. 2 storeys and attics, modern shop windows; 1st floor 2 sashes, 2 C19 oriel canted bay windows, 3 box dormers.

1.
831 TAVISTOCK PLACE
(North Side)

No 25
(Flower Pot Inn)

TL 0450 1/129

II

2.
Cl6 or Cl7, altered. Colour washed pebble dash, tiled roof. 2 storeys, 3 C19 leaded casements with wood mullions and transoms. Cut bracketed doorhood.

TAVISTOCK PLACE shall be amended to read TAVISTOCK STREET

1.
831 TAVISTOCK PLACE
(North Side)

No 25
(Flower Pot Inn)

TL 0450 1/129

II

2.
Cl6 or Cl7, altered. Colour washed pebble dash, tiled roof. 2 storeys, 3 C19 leaded casements with wood mullions and transoms. Cut bracketed doorhood.

Listing NGR: TL0451550259

1.
831 TAVISTOCK STREET
PLEASANT PLACE

Nos 123 to 129 (odd)

TL 0450 1/117

II

GV

2.
1825. Red brick terrace with low-pitched Welsh slate hipped roof. Basement and 3 storeys, 4 sashes in reveals with cutter flat arches, central flush stone panel carved with name and date: "Pleasant Place 1825". Stone steps up to round arched doorways with ornamental fanlights. Original cast iron railings.

Nos 123 to 133 (odd) form a group.

Listing NGR: TL0457950373

1.
831 TAVISTOCK STREET
PLEASANT PLACE

Nos 131 & 133

TL 0450 1/118

II GV

2.
C18 or early C19 pair of red brick houses with old tile roof. 2 storeys and attic, corbelled cornice, 2 box dormers, 2 sashes in reveals under cutter flat arches 2 1st floor dummy windows.

Nos 123 to 133 (odd) form a group.

Listing NGR: TL0457250379

1.
831 CRESCENT

No 2

TL 0450 1/8

II GV

2.
Circa 1825. Red brick, Welsh slates. 3 storeys, 2 sashes in reveals, cutter flat arches. 1st floor band. 3 light ground floor windows. Porch and doorway as to Nos 1 to 14.

Nos 2 to 14 (even) and Nos 15 to 19 (odd) form a group.

Listing NGR: TL0458450161

1.
831 THE CRESCENT

Nos 4 to 14 (even)
6.6.52.

TL 0450 1/9

II GV

2.
1825. 3 pairs of red brick 2 storey houses with Welsh slate roofs and parapets. Each house has 3 1st floor and 2 ground floor 3-light wood mullion double hung sashes, all with rubber flat arches. Trellis porches with concave hipped roofs and round arched doorways. 1st floor cast iron "Gothic" balconettes. No 10 altered by removal of glazing bars and trelliswork of porch. Central pair of houses has pediment with flush stone panel in tympanum inscribed "Crescent 1825". Pediment and roof parapets have stone copings and brick cornice hands. All doors have ribbed surrounds, 2 fielded panels, 1 glass panel and fanlight.

Nos 2 to 14 (even), and Nos 15 to 19 (odd) form a group.

Listing NGR: TL0460550283

1.
831 THE CRESCENT

Nos 15 & 17

TL 0450 1/86

II GV

2.
Early C19 pair of red brick houses, Welsh slate roof with wide eaves cornice. 3 storeys, 1st floor band. 6 sashes in reveals under flat arches. No 15 has altered ground floor windows and porch. No 17 has original doorway with elliptically arched reveal, fanlight with radiating glazing bars; slightly recessed modern 1 window left hand wing.

Nos 2 to 14 (even) and Nos 15 to 19 (odd) form a group.

Listing NGR: TL0465050261

1.
831 THE CRESCENT

No 19

TL 0450 1/87

II GV

2.
Early C19. Red brick, Welsh slate roof, wide eaves cornice. 3 storeys, 5 sashes in reveals under cutter flat arches. 2 storey 2 window similar south wing. Central pedimented stucco porch with Tuscan pilasters; door and fanlight in round headed reveal.

Nos 2 to 14 (even) and Nos 15 to 19 (odd) form a group.

Listing NGR: TL0466550292

The following building shall be added to the list:-

TL0549 BEDFORD THE EMBANKMENT
1/10005 Suspension Bridge
- II

Pedestrian suspension bridge. Dated 1888. Designed by John Webster. Iron. Bow string lattice girder bridge of 100ft span. Ironwork by E Page and Co of Bedford. Deck of

concrete, laid on Westwood and Bailey's corrugated iron plates. Masonry abutments. Two circular metal plates on northern pillars of bridge. Eastern one reads: "OPENED BY THE MOST HONOURABLE THE MARQUESS OF TAVISTOCK 11TH JULY 1888 JOSHUA HAWKINS ESQ J P MAYOR". The western one reads: "ENGINEER JOHN J WEBSTER M. INST. C.E. CONTRACTORS E. PAGE & CO. BEDFORD 1888".

Listing NGR: TL0574849530

1.
831 THE GROVE
(East Side)

Nos 1 to 11 (odd)

TL 0549 1/89

II GV

2.
Circa 1840/50. Yellow brick, Welsh slates. 2 storeys, South end pair has gable with bargeboard. Each 1 casement with pointed glazing bars, stucco flat arches.

Nos 1 to 19 (odd) form a group.

Listing NGR: TL0547649925

1.
831 THE GROVE
(East Side)

Nos 13 to 19 (odd)

TL 0549 1/90

II GV

2.
Circa 1840/50, Neo-Tudor. As Nos 1 to 11 but stucco faced with drip moulds, canted bay to ground floor of No 19. Part of a balanced terrace with Nos 1 to 11.

Nos 1 to 19 (odd) form a group.

Listing NGR: TL0547049958

1.
831 THE GROVE
(West Side)

Nos 2 to 28 (even)

TL 0549 1/91

II

2.

As Nos 13 to 19. A symmetrical Neo-Tudor terrace with central and end gables slightly projecting with ornamental bargeboards.

Listing NGR: TL0544449947

1.
831 Bedford School
(main building)

TL 0550 1/70

II

2.
1889/91. Symmetrical Neo-Tudor block with central tower, gabled end wings. Red brick, stone dressings. Connecting sections between tower and wings are recessed behind ground floor arcades and each has 3 tall windows. Small spire in centre of roof ridge. Architect: E C Robins.

Listing NGR: TL0523050350

1.
831 Bedford School Chapel

TL 0550 1/71

B

2.
Proprietary chapel, 1907/8 by G F Bodley. Red brick, tiles stone dressings. Buttresses, long straight flight of steps up to West end doorway. Interior has college type stalls. Neo-Gothic.

Listing NGR: TL0533650508

1.
831 Gates at Bedford School

TL 0550 1/72

II

2.
Circa 1850, well designed iron gates from Alameda Avenue, Ampthill. Moved to Bedford circa 1891. Stone gate piers.

Listing NGR: TL0509750085

1.
831 Bedford School
Preparatory School

TL 0550 1/73

II

2.
1900 by Henry Young. Neo-Tudor and Jacobean. Red brick, stone dressings, tiled roof with 4 gables. 2 storeys, plinth, floor and sill bands. 4 stone mullion and transom 3 light casements.

Listing NGR: TL0511550094

-
1.
831 Howard Building,
Bedford School

TL 0550 1/63

II

2.
C18. Red brick, old tile roof. 3 storeys, 7 double hung sash windows with cutter flat arches and louvred shutters. Bands at floor levels, plinth, modillion brick cornice. 2 doorways with later trellis porches. Side return elevation doorway with architrave, frieze and pediment. Reputed original Moravian Meeting House.

Listing NGR: TL0523850167

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1.
831 Bunyan Monument

TL 0550 1/74

II

2.
1874 by J E (later Sir Joseph) Boehm. Bronze over - life size standing statue of John Bunyan on stone pedestal with bronze bas reliefs on 3 sides of scenes from "Pilgrim's Progress". Presented to the Borough of Bedford by Hastings, 9th Duke of Bedford.

Listing NGR: TL0503350053

-
1.
831 Town Bridge over
River Ouse
TL 0550 1/7 6.6.52.

II

- 2.

1813. Architect: John Wing. Ashlar. Segmental arch, balustraded parapet. Widened from 27 to 54 feet, 1938/40.

Listing NGR: TL0507449573

618/0/10011 CLAPHAM ROAD
28-JUL-03 Church of St Martin

II

Church. 1888-89. J.A. Chatwin of Birmingham. Yellow brick with red brick banding and window dressings, stone coping to gables and window dressings, and red brick plinth; clay tile roofs.

PLAN: 4-bay nave and aisles, with shallow transepts to eastern 2 bays; chancel flanked by Lady Chapel and organ room, with polygonal apse to east; polygonal Baptistery to west.

EXTERIOR: WEST elevation has tall gable with central window of 3 pointed trefoil lancets below cinquefoils. Gable flanked by lower aisles; single storey Baptistery under hipped roof. SOUTH elevation to road has entrance porch with double wooden doors within red brick moulded architrave under gable, shortened to right where it joins the aisle with 2 groups of 3 lancets with red brick dressings and linked stone gable hoods. 4 pairs of clerestory rounded trefoil lancets to taller nave with exposed rafter tips and ridge tiles. To east, gables advanced from aisles, each with central window with 3 double pointed trefoil lancets. Lower Lady Chapel to east with 3 separate lights in stone surrounds. Behind this, EAST end has tall 3-sided apse to end of chancel, each bay has window with pair of lancets and prominent rounded cinquefoil; that to end bay has 3 pointed trefoil lancets and 2 rounded cinquefoils. Stepped buttresses between each bay and brick diaper work between brick banding. Lady Chapel has pointed window with large quatrefoil, pair of cinquefoils and three smaller trefoil lights. NORTH elevation similar to south, with flat roof extension to east end, with groups of 3 lancets in brick surrounds.

INTERIOR: Nave has wide 4-bay arcade with stone columns with moulded capitals, tall pointed arches in moulded red brick architraves to brick band above which clerestory windows to western 2 bays in brick surrounds. Red with black diamond pattern tile flooring to central and side aisles. Wooden ceiling has arched brace king post trusses with collar, double purlins and tie rods on stone corbels. Open back bench pews. Baptistery to west end wooden roof, single lancets including St. John the Baptist lancet likely by Clayton and Bell, stone pedestal font with quatrefoil panels. Scissor truss roof to entrance porch. Wide 2-bay aisles have curved braces on corbels to principle rafters, window by Jones and Willis to south aisle. Wide arch to 2-bay transepts, with wall mounted wooden war memorial. Attached to column at north east, wooden pulpit with moulded top-rail, pair of pointed arches with slender column to each panel, stepped and chamfered stone plinth and stairs with wood balusters and moulded handrail. East end has wide moulded brick arch, low stone wall and steps to Lady Chapel with coloured glass by Clayton and Bell. Tall central arch on stone piers with low stone wall to Chancel, which has similar roof to nave, but with curved wind braces to purlins. Wood altar rail has groups of 3 pointed lancets to each panel with intricate foliate spandrels. 3 coloured glass windows in Chancel apse by Clayton and Bell. Organ by Alfred Hunter, Clapham.

A little-altered Church of 1888-89 by the important Birmingham architect J.A. Chatwin with a spatially and decoratively impressive interior.

**Appendix 5: Registered Parks and Gardens within and adjacent to the
Conservation Area.**

REGISTERED PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST IN AND ADJACENT TO BEDFORD CONSERVATION AREA

BEDFORD CEMETERY

Grade II

Register Ref: GD2460

Opened in 1885, the cemetery was established by Bedford Joint Burial Board. The original 8ha site was doubled in size in 1885.

Bedford's cemetery lies on the northern side of the town, occupying the sloping hillside of Foster's Hill, immediately above and to the north of Bedford Park. The main entrance lies at the south-west corner, marked by a red brick Gothic entrance lodge and carriage arch (c1855). The paired stone lancet chapels are set end to end and linked by a porte-cochère, with tower, by Thomas Jackson of Bedford. The layout of the ground is also by Jackson, assisted by John Usher. There are a number of monuments of quality to leading C19 Bedford citizens.

BEDFORD PARK

Grade II

Register Ref: GD2459

A late C19 public park, laid out to the designs of Messrs Barron and Sond and opened in 1888 by the Marquess of Tavistock.

Bedford Park lies on the north side of the town at the foot of Foster's Hill. A broad, serpentine path laid out as a carriage drive provides access around the perimeter of the 26ha park, with open lawns at the heart being divided by interior walks. The main entrances are off Park Avenue and are marked by the East and West Lodges. The West Lodge and gates were paid for by public subscription. At the centre of the park stands the Refreshment Pavilion, linked by a formal walk to a Bandstand. To the west of the site is the Cricket Pavilion, which overlooks sports pitches.