

# HINWICK

## CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



# HINWICK: CONSERVATION AREA

1.0.	Introduction	1
2.0.	Planning Policy Framework	3
3.0	Definition of Special Interest	5
4.0	Location, Topography and Landscape	6
5.0	Historical Development and Archaeology	7
6.0	Spatial Analysis	11
	The Character and Interrelationship of Spaces within the Area	11
	Open Space	12
	Landmark Buildings	14
	Focal Points	14
	Key Views and Vistas	14
	Trees and Vegetation	15
7.0	Character Analysis	17
	Architectural and Historic Qualities of the Buildings	20
	General Condition, including Neutral and Negative Factors	26
8.0	Public Consultation	27
9.0.	Management Plan	28
10.0.	Bibliography	31
 <u>Appendices</u>		
Appendix 1:	Listed Buildings in Hinwick Hamlet and Area	32
Appendix 2:	Historic Environment Record Entries in Hinwick	33

## Maps

- A Conservation Area Boundary Map
- B Location Map
- C Hinwick, sale particulars, 1923
- D Conservation Area Appraisal Map

## List of illustrations

Cover Illustrations (clockwise): Rosedene and House opposite Quietlands, West Farm Barn, West Farm House, Fordlands

- Fig. 1. Looking north to West Farm barn
- Fig. 2. Looking west from Hinwick Road
- Fig. 3. Looking south from Hinwick Road into West Farm
- Fig. 4. Slade Cottage
- Fig. 5. Looking north to Hinwick House
- Fig. 6. Open space in front of The Old Wheatsheaf
- Fig. 7. Looking west from hamlet
- Fig. 8. Looking west toward Rose Cottage
- Fig. 9. 4 Hinwick Village (The Little Cottage)
- Fig. 10. Keepers Cottage, (House to west of West Farm House)
- Fig. 11. Rose Cottage
- Fig. 12. Slade House
- Fig. 13. West Farm House
- Fig. 14. Fordlands
- Fig. 15. 3 Hinwick Village
- Fig. 16. West Farm Barn
- Fig. 17. Quietways
- Fig. 18. Slade Cottage
- Fig. 19. Ivy Cottage
- Fig. 20. Jetty Cottage
- Fig. 21. Park Farm House
- Fig. 22. Rosedene
- Fig. 23. Stone walls, Hinwick Park & Park Farm

## **1.0. INTRODUCTION**

### **Background**

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

### **Objectives**

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

### **Public Consultation**

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

### **Status and Contacts**

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

Postal Address:

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

Telephone: 01234 718068

Email: [planning@bedford.gov.uk](mailto:planning@bedford.gov.uk)

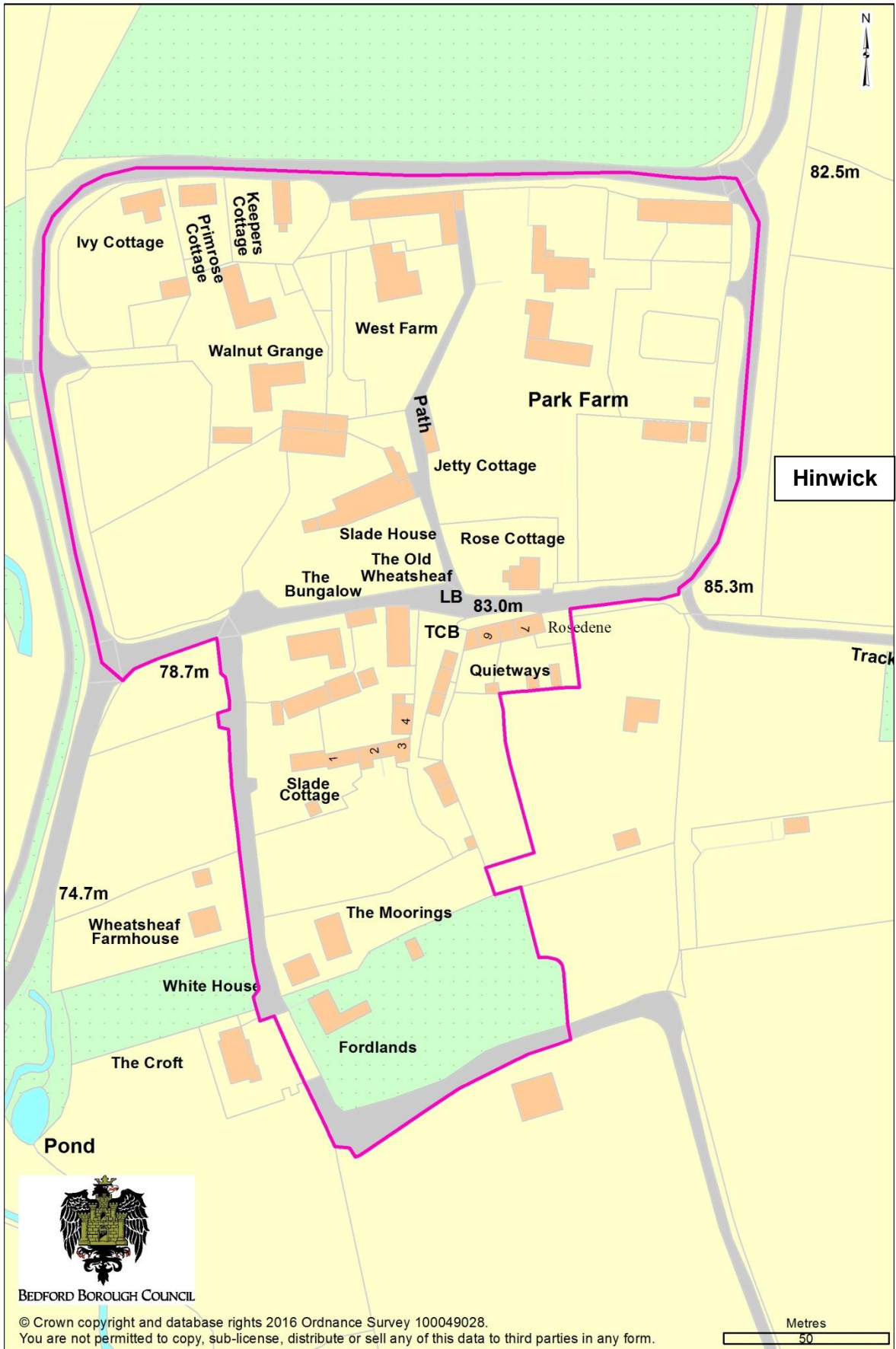
## **2.0. PLANNING POLICY FRAMEWORK**

### **National**

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

### **Local**

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



Map A: Conservation Area Boundary Map

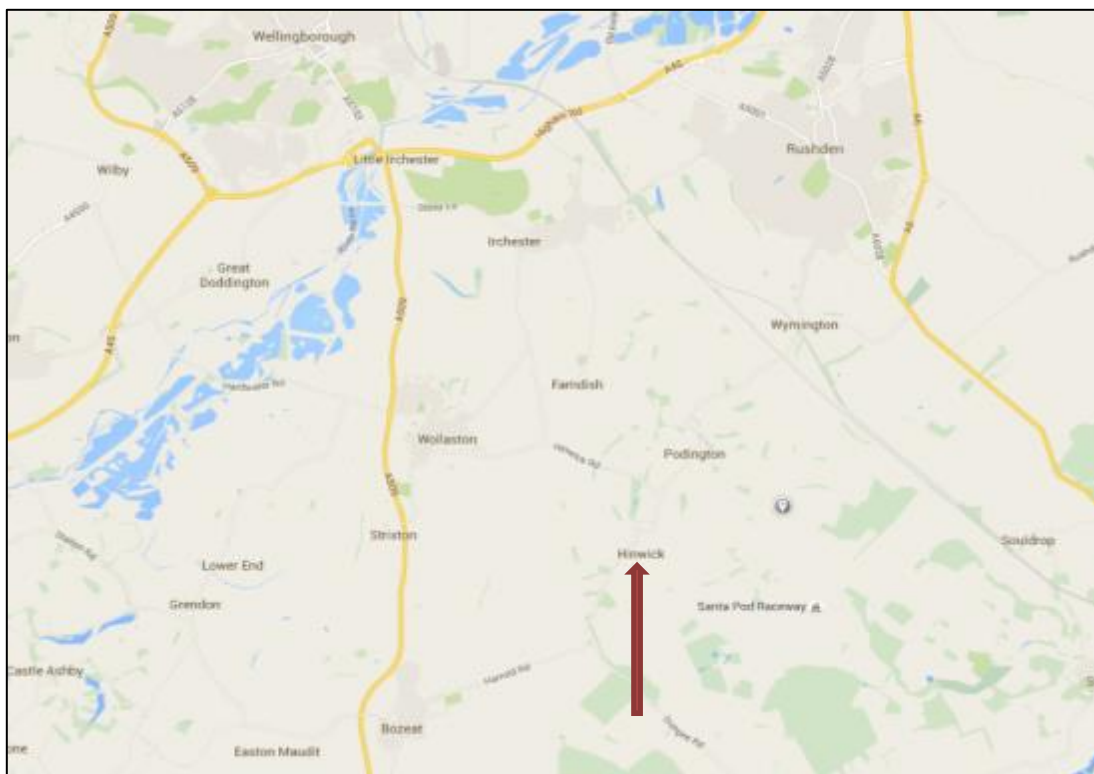
### **3.0. DEFINITION OF SPECIAL INTEREST**

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



#### 4.0. LOCATION, TOPOGRAPHY AND LANDSCAPE

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



Map B: Location Map of Hinwick

## 5.0. HISTORIC DEVELOPMENT AND ARCHAEOLOGY

### Early History

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

### Medieval History

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

### Sixteenth Century

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

## Seventeenth Century

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

## Eighteenth Century

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

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

### **Nineteenth Century**

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

### **Twentieth Century onwards**

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



Map C: Map Of Hinwick, sale particulars, 1923

## 6.0. SPATIAL ANALYSIS

### The Character and Interrelationship of Spaces within the Area

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



Fig. 1. Looking north to West Farm barn

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

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



Fig. 2. Looking west from Hinwick Road

### Open space

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





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



Fig. 4. Slade Cottage



Fig. 5. Looking north to Hinwick House



## Landmark Buildings

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

Landmark buildings within Hinwick:

- Park Farm House
- West Farm House
- Barn at West Farm
- The Old Wheatsheaf
- Keepers Cottage

## Focal Points

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



Fig. 6. Open space in front of The Old Wheatsheaf

## Key Views and Vistas

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

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



Fig. 7. Looking west from hamlet



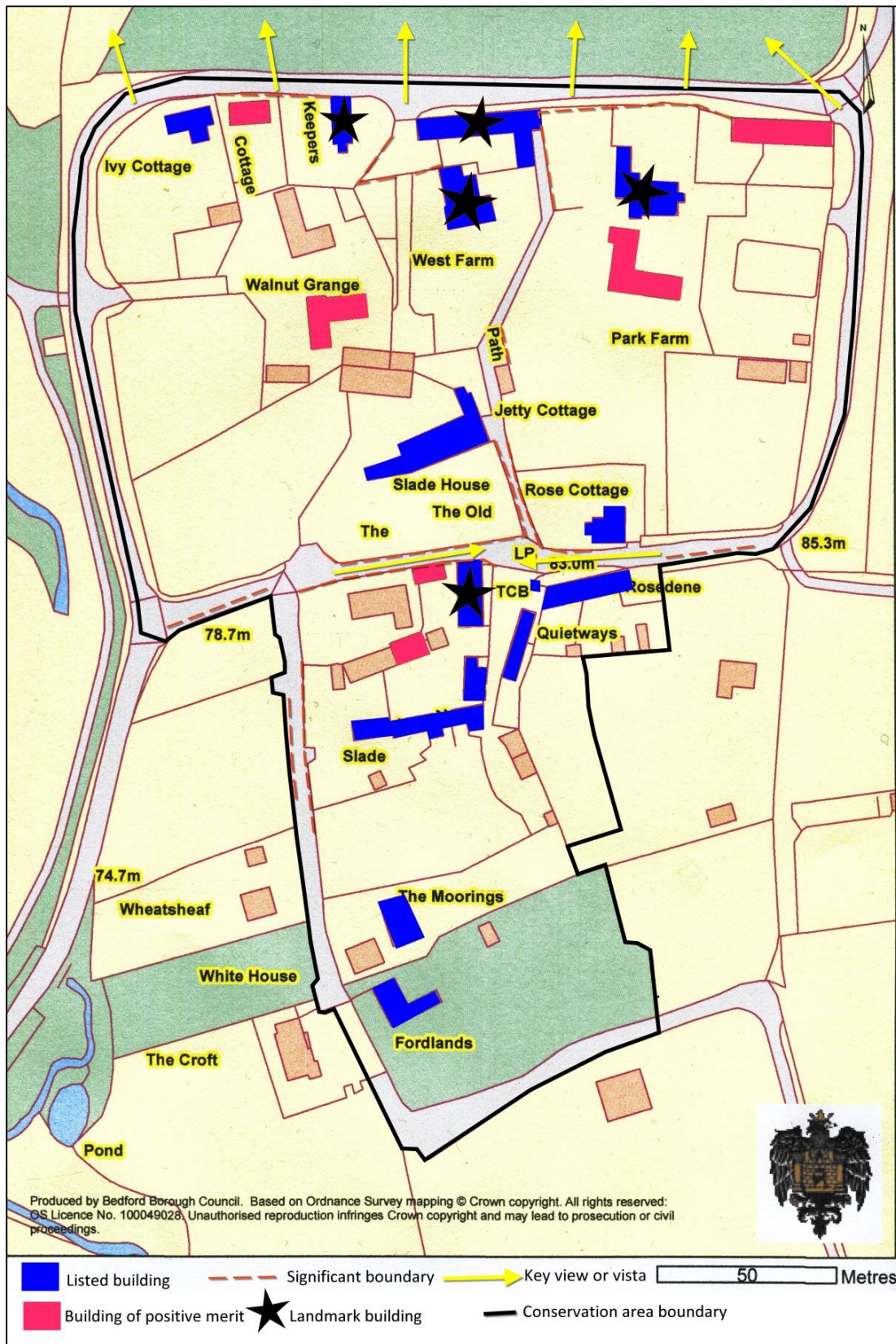
Fig. 8. Looking west toward Rose Cottage

### **Trees and Vegetation**

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

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

## 7.0. CHARACTER ANALYSIS



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



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



Fig. 9. 4 Hinwick Village

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



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



Fig. 11. Rose Cottage



Fig. 12. Slade House



Fig. 13. West Farm House

## Architectural and Historic Qualities of the Buildings

### Walls

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



Fig. 14. Fordlands

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

### Roofs and Chimneys

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



Fig. 15. 3 Hinwick Village



Fig. 16. West Farm Barn



Fig.17. Quietways





Fig. 18. Slade Cottage



Fig. 19. Ivy Cottage



Fig. 20. Jetty Cottage

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

## Windows

- 7.11. Many buildings, particularly the cottages, have windows which are very small, no doubt a result of inheritance from the days when cottagers were poor and glass for windows was very expensive. Keepers Cottage is a case in point. Slade Cottage and the row of Nos 2-3 have a nearly blank rear elevation with one very small four-pane window.
- 7.12. A characteristic of the area is the window below a wide, white-painted wooden lintel, occurring at Fordlands, Rose, Keepers, Ivy Cottages, Slade House and at Park Farm House where they are unpainted. Cottage windows are frequently positioned under the eaves, for example in The Old Wheatsheaf.
- 7.13. The typical Hinwick window is a wooden-framed casement with glazing bars, often with only one light which opens, resulting in a slightly asymmetrical window frame. There are also leaded casements, in the ground floor of 2 Hinwick Village and the north gable end of Keepers Cottage. Park Farm House has cross windows with horns and a single glazing bar, a distinctive nineteenth-century form, throughout the north elevation (Fig. 21).



Fig. 21. Park Farm House

- 7.14. Unusual forms are circular windows along the row of Slade Cottage and 2-3 and 6 to 7 Hinwick Village, and a combination of wood and lead in the single window at Ivy Cottage (west end, north side). Rose Cottage has a lean-to bay with a twentieth century shop window and door, an interesting feature in itself, as well as valuable evidence that the hamlet had a shop at the time. Quietways has windows with cambered heads. At Park Farm House on the north elevation there are 'cross' windows, with horns and a single glazing bar, a distinctive nineteenth-century form.

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

### Doors and Porches

- 7.16. There are many simple boarded doors, for example at Rose and Jetty Cottages, which preserve the rural character of these buildings. There is an early six-panelled door with fanlights at Slade Cottage. The panelled north door at West Farm House has upper lights with crossed glazing bars, in-keeping with the windows to this property.
- 7.17. Many of the houses and cottages have porches which are later additions, but their modest size and rural character means that they are not incongruous. Most are open, with a small pitched tiled roof on plain wooden posts. Jetty Cottage has a unique stone porch with gable coping and finial. The Old Wheatsheaf has an east porch with crested ridge tiles, bargeboards, and an openwork gable. There are porches with tiled roofs at Fordlands, with a weather-boarded gable on posts and at Quietways, with plain bargeboards on posts. Keepers Cottage has a solid porch on its west elevation, but it is little visible from public areas. Park Farm House has contrasting porches on each main elevation, a north porch with a roof supported by posts on low stone walls, and a trellis work east porch with decorated bargeboards. There is also a trellis work porch with decorative bargeboards at Rose Cottage.
- 7.18. Some of the houses along the row of Slade Cottage and 2-3 have a hood, a simpler and more authentic form of door protection for a historic cottage, while the south door head at West Farm House has a pent roof.

### Date Stones

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



Fig. 22. Rosedene

## Extensions

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

## Garages

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

## Boundaries

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

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

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



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

### **General Condition, including Neutral or Negative Factors**

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

## **8.0. PUBLIC CONSULTATION**

- 8.1 The Conservation Area Appraisal and Management Plan is subject to public consultation as per Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 8.2 A 4 week public consultation on the draft document and proposed designation commenced on 27<sup>th</sup> June 2016. 328 letters and e-mails were sent out to statutory consultees and interest groups and parties. The parish council were also informed and asked to advertise via posters and their website.
- 8.3 Paper copies of the Conservation Area Appraisal and Management Plan were available to view at the Customer Service Centre, Horne Lane and at local libraries in Bedford, Bromham, Kempston, Putnoe and Wootton. A hard copy was also available at St Mary's Church, Podington. An electronic copy of the document was also available on the Council's website at [www.bedford.gov.uk/conservation](http://www.bedford.gov.uk/conservation).
- 8.4 Comments on the document could either be made on-line via the Council's website, by completing and posting hard copies of the feedback form or via e-mail/letter.
- 8.5 A public meeting was held as part of the process to discuss the appraisal and management strategy on 7<sup>th</sup> July 2016 at Podington Cricket Club.
- 8.6 The public consultation period ended on 22<sup>nd</sup> July. A total of 13 responses were received. Following the closing date a summary and evaluation of the responses received was prepared to inform preparation of the final version of the Conservation Area Appraisal and Management Plan.

## **9.0. MANAGEMENT PLAN**

### **Introduction**

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

### **Statutory Controls**

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

### **New Development**

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

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

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

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

### **Setting and Views**

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

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

### **Enhancement of the Public realm**

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

- *The Council will ensure that new street furniture and surfacing is sympathetic to the character of the Conservation Area while maintaining its statutory highway obligations.*

### **Open space and trees**

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

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

### **Archaeological Remains**

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

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



## Resources, Monitoring and Review

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

## Conclusion

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

### Postal Address:

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

Telephone: 01234 718068  
Email: [planning@bedford.gov.uk](mailto:planning@bedford.gov.uk)

## 10.0. BIBLIOGRAPHY

### Publications

Historic England (2012) *Understanding Place: Conservation Area Designation, Appraisal and Management*. Historic England

O'Brien, C.; Pevsner, N. (2014) *The Buildings of England: Bedfordshire, Huntingdonshire and Peterborough*. Yale University Press, London

Orlebar, F. St. J. (1930) *Orlebar Chronicles 1553-1733*. Mitchell Hughes and Clarke: London

Page, W. (1912) *A History of the County of Bedfordshire*, 3 vols, Victoria County History

### Archive Sources

1923 Sale Particulars of Hinwick, Cambridge University Library, Maps

### Websites

[www.british-history.ac.uk](http://www.british-history.ac.uk) for Victoria County History

[http://www.bedford.gov.uk/environment\\_and\\_planning/planning\\_town\\_and\\_country/historic\\_environment/historic\\_environment\\_record.aspx](http://www.bedford.gov.uk/environment_and_planning/planning_town_and_country/historic_environment/historic_environment_record.aspx)

## APPENDIX 1

### HINWICK HAMLET AND SURROUNDING AREA: LISTED BUILDINGS

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

Hinwick House and Hall have Grade II Registered Parks and Gardens

## APPENDIX 2

### HISTORIC ENVIRONMENT RECORDS FOR HINWICK AND SURROUNDING AREA

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

K6 Telephone Kiosk adjacent to 6 & 7 Hinwick Village	15138
Outbuilding Hinwick House	6073
Cropmark South west of Hinwick	13737
Medieval Finds Hinwick allotments	14808
Cropmark West of Hinwick	13738
Quarry, East of Hinwick	3004
Outbuilding, Park Farm Hinwick	11354
Plain Pond and Mound	3002
Outbuildings, Dungee House Hinwick	11344
Cropmarks, East of Hinwick	11764
Palaeoliths	83
Saxon Strap-Ends, Hinwick	15157
Brayes Farm	9320
Roman Bath, Swimming Pool, Hinwick Hall	14682
Canal, Hinwick Hall	14683
Outbuildings, West Farm, Hinwick	11356
Hinwick Medieval Village	16955
Gravel Pit, South of Hinwick Road, Farndish	13029
Walled Garden, Hinwick House, Hinwick	15361