



BEDFORD BOROUGH COUNCIL



# **Heritage and Built Environment Monitoring Report 2019 - 2020**

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## Introduction

Local planning authorities are required to monitor Local Plan policies and publish the findings in the Council's website. Bedford Borough Council publishes a series of monitoring reports covering different topics, including this report, the historic and built environment.

The purpose of this report is to provide an update to the Borough's progress in meeting Heritage and Built Environment Monitoring Indicators. These include the attention given to planning applications by the Council's Conservation Officers and the affect any changes may have on the condition of heritage assets across the Borough.

This monitoring report considers four key indicators and cover the most relevant information in Bedford Borough Council's Local Development Documents. The monitoring period is 1<sup>st</sup> April 2019 to the 31<sup>st</sup> March 2020.

Retained policies in the adopted Local Plan 2030 are used to determine planning applications, whilst newer planning policy documents are drafted. As new documents are adopted they will replace the corresponding older policies in the Development Plan.

Therefore this report monitors both the adopted Bedford Borough Local Plan 2030 including some policies of the Allocations and Designations Plan July 2013:

- [The Local Plan January 2030](#)
- [The Allocations and Designations Local Plan 2013](#)

## Historic Environment

The Historic Environment Service is responsible for the historic environment and heritage of Bedford Borough. This includes archaeology (sites and monuments), historic buildings and settlements and historic landscapes. Bedford Borough has a rich and diverse historic environment, from prehistoric sites, medieval buildings and historic brickworks to recent military remains.

The special character of Bedford's historic environment is carefully protected by Bedford Borough Council through listed buildings, conservation areas and careful consideration of what development should occur in these places. Planning applications within conservation areas concerning signage and shopfronts are reported in Indicator HB4 in the last section of this report.

The Council encourages owners of historic buildings within the Borough to contact the Council for informal pre-application discussions before embarking on any form of alteration or development.

Below are documents adopted by the Council to provide advice for development in historic and conservation areas of Bedford:

[Shopfronts and advertisements in conservation areas](#) (PDF) 2005

[Conservation area appraisals and management plans](#)

## Indicator HB1: Listed Buildings At Risk – National At Risk Register

The National At Risk Register maintained by Historic England (published 17 October 2019) includes buildings, places of worship, monuments, parks and gardens, conservation areas, battlefields and wreck sites that are listed and have been assessed and found to be at risk, these include the classifications grade I, grade II\* and grade II ecclesiastical buildings.

Year	National At Risk Register	Local At Risk Register
2020	St Mary the Virgin, Church Road, Keysoe, Bolnhurst and Keysoe. Grade I.	In addition to the structures on the national at risk register, there are a further 20 structures are on the local at risk register. See Indicator HB2.
	Church of St Martin, Clapham Road, Bedford. Grade II.	
2019	St Mary the Virgin, Church Road, Keysoe, Bolnhurst and Keysoe (Condition: Poor).	In addition to the structures on the national at risk register, there are a further 20 structures are on the local at risk register. See Indicator HB2.
	Congregational Chapel, High Street, Roxton (Condition: Very Poor). In 2018 a National Lottery grant paid for a new thatched roof.	
	Church of St Martin, Clapham Road, Bedford (Condition: Very Bad).	
	Church of All Saints in Turvey, grade I, is also still on the national register. A repair scheme has been implemented. This building is awaiting removal from the national list, following completion of these works.	
2018	St Mary the Virgin, Church Road, Keysoe, Bolnhurst and Keysoe (Condition: Poor).	In addition to the structures on the national at risk register, there are a further 20 structures are on the local at risk register. See Indicator HB2.
	Congregational Chapel, High Street, Roxton (Condition: Very Poor). In 2018 a National Lottery grant paid for a new thatched roof.	
	Church of St Martin, Clapham Road, Bedford (Condition: Very Bad).	
	Church of All Saints in Turvey, grade I, is also still on the national register. A repair scheme has been implemented. This building is awaiting removal from the national list, following completion of these works.	
2017	Church of All Saints, High Street, Turvey grade I.	20 Entries on local at risk register (including the above buildings on the national register).
	Congregational Chapel, High Street, Roxton grade II*.	
2016	Church of All Saints, High Street, Turvey grade I.	23 Entries on local at risk register (including the above buildings on the national register).
	Congregational Chapel, High Street, Roxton grade II*.	
2015	Church of All Saints, High Street, Turvey grade I.	30 Entries on local at risk register (including the above buildings on the national register).
	Congregational Chapel, High Street, Roxton grade II*.	
2014	Church of All Saints, Church Lane, Little Staughton grade I.	

2013	Cardington No. 1 Shed at RAF Cardington grade II*. Church of All Saints, Church Lane, Little Staughton grade I.	28 entries on the local at risk register
2012	Cardington No. 1 Shed at RAF Cardington grade II*.	35 entries on the local at risk register
2011	Cardington No. 1 Shed at RAF Cardington grade II*.	36 entries on the local at risk register
2010	Cardington No. 1 Shed at RAF Cardington grade II*.	39 entries on the local at risk register (reported last year as on national register)
2005	2 entries on the national at risk register (recorded as grades I and II* only).	24 entries on the local at risk register
2000		33 entries on the local at risk register

#### Further details and Historic England Notes:

**St Mary the Virgin Keysoe:** The oldest part of church dates from the 12<sup>th</sup> Century with the north aisle and south porch added in the 14<sup>th</sup> Century. North chapel, tower and spire the 15<sup>th</sup> Century. Stone is falling from the tower; possible structural instability. Spire and tower investigated and minor repairs carried out by a steeplejack. An architect is advising the parochial church council on repair scheme and strategy.

#### **Church of St Martin, Clapham Road, Bedford**

Church of 1888-9 by JA Chatwin of Birmingham, in Gothic style. A large urban church of yellow brick with red brick banding; stone copings to gable. Four bay nave and arcades; shallow transepts, Lady Chapel, polygonal apse and east baptistery.

**\*Congregational Chapel, High Street, Roxton:** Congregational chapel, created circa 1806 in the Cottage Ornée style. Plastered walls and thatched roofs. Thatch was moss covered and deteriorating, and re-thatching is required. There was evidence also of internal water ingress and of rotting structural timbers of the wall plate at the east end of the chapel. A community campaign led to the award of funding for repairs and the building has now been taken off Historic England's Heritage at Risk Register.

**\*The Granary at Riseley Lodge Farm North East of House, Bowers Lane, Riseley:** The roof has been repaired. This building is no longer considered to be vulnerable and at risk and is no longer on the National At Risk Register.

\* These entries have been removed from the Heritage England National At Risk Register.

## Indicator HB2: Local At Risk Register: Buildings at Risk by Parish and Grade

The Local at Risk Register records only Grade II buildings, monuments and other structures, this register is maintained by the Borough Council. The table below reports the current state of the register.

Site	Item No	Grade
<b>BEDFORD</b>		
Bedford Hospital (Main South Block) Kimbolton Road (Fire Damaged, part demolished)	1	II
<b>CARLTON AND CHELLINGTON</b>		
Monument to Sir Robert Darling, 1 1/2 metres from the SE Corner of chancel, St Nicholas Church.	2	II
<b>KEMPSTON RURAL</b>		
Meadow Farmhouse West End Road. C16 timber-framed house rendered with colour washed roughcast. Minor alterations late C18 or early C19.	3	II
<b>KNOTTING AND SOULDROP</b>		
Barns At Strawberry Hill Farm. Barn. C17. Timber framed, weather-boarded, with corrugated iron roof. 4-bay plan, aisled to W side, queen post roof.	4	II
<b>LITTLE BARFORD</b>		
Barn North of Farmhouse, Lower Farm. Barn. C17. Timber framed, weather boarded, with corrugated iron roof. 4-bay plan, aisled to W side, queen post roof.	5	II
<b>PODINGTON</b>		
Gatepiers To Drive Entrance, Hinwick Hall. C 1700 gatepiers. Four rusticated limestone piers. The two inner ones have modillion cornices, blocking courses and ball finials.	6	II
<b>RENHOLD</b>		
Ice House To Howbury Hall St Neots Road. Ice house. Early C19. Red brick. Small, circular in plan, set into earth bank. Entrance to N, plank door under flat arch, flanked by brick pilasters.	7	II
Garden Wall To Howbury Hall St Neots Road. Garden wall. C18. Red brick. Encloses large rectangular area. Part in English, and part in Flemish bond.	8	II
Great Dairy Farmhouse St Neots Road. Farmhouse. C18 and early C19. Earlier rear wing is timber framed, with red brick infill, with colour washed roughcast render.	9	II

<b>ROXTON</b>	<b>Item No</b>	<b>Grade</b>
Dovecote At Forty Farm Great North Road. Dovecote. C17. Timber framed with red brick infill, now colour washed. Corrugated iron roof, lower part hipped, upper gablets weather boarded.	10	II
<b>SHARNBROOK</b>		
Former Farmhouse At Hill Farm Mill Road. C17 former farmhouse, now used for storage. Limestone rubble, thatch. Two brick stacks. Two storeys.	11	II
Magniac Mausoleum St Peter's Churchyard Church Lane. Mausoleum of 1870, designed by William Burges. Large rectangular memorial in stone and inlaid marble decoration, in free version of Sicilian Romanesque style.	12	II
<b>STEWARTBY</b>		
Two Kilns And Four Chimneys At The Stewartby Brickworks. Two Hoffman Kilns (the southernmost named CK1 and that to its north named CK3) with four chimneys, one surmounting each kiln, one amongst buildings adjoining the north end of CK1, and one detached to the south	13	II
<b>TURVEY</b>		
Great Oaks Farmhouse Bedford Road. C18 house extended C19. Coursed limestone rubble. Old clay tile roof. Original house of 3 bays. In C19, 2 bays were added to the N.W. to form an L-plan and the roof hipped around the S.W. corner.	14	II
Church of All Saints High Street Turvey. A medieval church that was largely re-built in Victorian times. It has one of the most important Tudor monuments in the county to the first Lord Mordaunt and is dated 1560.	15	I
<b>WILDEN</b>		
Manor Farmhouse High Street. House. C17. Timber framed construction faced with pebbledash. Banded red- and-yellow old clay tile roof.	16	II
<b>WILLINGTON</b>		
Garden Wall At Manor Farm Church End. Garden wall and boundary wall, including some remains of former manor house. C17, with one C18 section altered in C19.	17	II



<b>WYBOSTON, CHAWSTON AND COLEDEN</b>		
Forty Farmhouse Great North Road. Farmhouse. Circa 1800, probably encasing earlier building, reworked C19, with later C19 block added to road elevation.	18	II
Chawston Lodge. House. C1600, with C19 and C20 alterations and additions. Timber-framed core, with external render covering and mock timber frame embellishment.	19	II
Congregational Chapel High Street Roxton. Chapel. 1808. Colour washed roughcast, with hipped thatched roof. T-plan, one storey in a Cottage Ornée style.	20	II*
<b>Grade I Total</b>		1
<b>Grade II* Total</b>		1
<b>Grade II Total</b>		18
<b>Total Listed Buildings</b>		<b>20</b>

The Local At Risk Register, maintained by Bedford Borough Council, reports that there have been no changes in entries over the past two years.

(Sources: Bedford Borough Council, English Heritage at Risk Register, Historic England.

Also: <http://bedsarchives.bedford.gov.uk/CommunityArchives/CommunityArchivesPages.aspx> )

### Indicator HB3: Heritage At Risk Register: Scheduled Monuments

The following sites were listed as scheduled monuments in Historic England's Heritage At Risk (HAR) Register in 2019.

1. **Manor Farm Iron Age univallate hillfort and medieval moated enclosure**, Bolnhurst and Keysoe. DESIGNATION: Scheduled Monument, LB grade II LIST ENTRY NUMBER: 1012066. CONDITION: Extensive significant problems TREND: Declining.
2. **Settlement site north of Chapel End Farm**, Cardington. DESIGNATION: Scheduled Monument LIST ENTRY NUMBER: 1005390. CONDITION: Extensive significant problems TREND: Declining.
3. **Site discovered by aerial photography south of village**, Cardington. DESIGNATION: Scheduled Monument LIST ENTRY NUMBER: 1005413. CONDITION: Extensive significant problems TREND: Declining.
4. **Yarl's Wood hermitage and moated site**, Milton Ernest. DESIGNATION: Scheduled Monument LIST ENTRY NUMBER: 1012057. CONDITION: Generally unsatisfactory with major localised problems TREND: Declining.
5. **Bury Hill Camp: a motte and bailey castle with three fishponds**, Thurleigh. DESIGNATION: Scheduled Monument, LB grade II, part in CA LIST ENTRY NUMBER: 1009155. CONDITION: Extensive significant problems TREND: Declining.
6. **Palaceyard Wood medieval moated enclosure and associated enclosures**, woodland bank and cultivation earthworks, Wyboston, Chawston and Colesden / Great Barford. DESIGNATION: Scheduled Monument LIST ENTRY NUMBER: 1010948. CONDITION: Generally satisfactory but with significant localized problems TREND: Stable.

**Note:** Wold Farm moated enclosure, Odell, has been removed from the Heritage at Risk: Scheduled Monument register, for this monitoring period. Historic England records Wold Farm as '...a well-preserved example of a Bedfordshire moated site with a diversity of features, including a complex of ponds, moat, causeway and island.'

The entries on the Heritage At Risk Register for Scheduled Monuments have not changed since last year. There remain 6 entries on this register for the monitoring period.

Source: [Historic England National At Risk Register](#)

**Indicator HB4: Shopfronts and Advertisements in Conservation Areas  
Supplementary Planning Document (SPD)**

Indicator HB4 is based on those applications which contained reference to a previously saved Policy BE16 from the 2002 Local Plan. However, it should be noted that this policy has now been superseded by Policy 34 in the Local Plan 2030.

Objective of the Supplementary Planning Document	Associated target	Indicator
To improve the appearance of new shopfronts within conservation areas, where they are introduced into historic areas or old buildings.	Improve the appearance of new shopfronts in conservation areas	a) Standard of shopfronts in conservation areas
<b>Progress</b>		
<p>In the monitoring period 15 applications across the Borough were received regarding alterations to shopfronts. One application was received from a village (Carlton), the remaining 14 were all in the Bedford town centre. While 14 applications were in the town centre, 13 were in the Town Centre Conservation Area (TCCA). The application in Carlton was in the village conservation area. Of these 15 applications, 13 were permitted and two were refused permission. No applications were withdrawn.</p> <p>Of the 15 applications, nine were referenced by the Conservation Officer in respect of the Supplementary Planning Document (SPD), 'Shopfronts and Advertisements in Conservation Areas', the remaining six applications contained no reference to the Shopfronts SPD.</p> <p>Only one of these applications was to reform the shopfront itself, sub-dividing one unit to make three smaller shop units. The Shopfronts SPD was referred to in relation to the setting of doors and window frames. The Carlton village application was for a Victorian style shop awning.</p> <p>Compared with last year's monitoring period, this period saw three more applications, with the majority being in the town centre.</p> <p>Of the two refused applications, one concerned an external signboard, considered inappropriate for the setting, the other required the removal of an existing steel shutter on a High Street shop.</p>		

Objective of the Supplementary Planning Document	Associated target	Indicator
Encourage a higher standard of shopfronts on newer buildings	Improve standard of shopfronts on newer buildings	b) Standard of shopfronts on newer buildings
<b>Progress</b>		
<p>In more modern settings, signboards and fascia signs were amongst the 15 planning applications. On two modern buildings, there were applications for one new internal signboard and one application for the retention of an externally illuminated fascia sign and window vinyl installation of non-illuminated projection sign, both applications were approved. One of these applications referred to the Shopfronts SPD the other made no reference to the SPD.</p> <p>Two applications further were for an external sign on the north wall of an inter-war building in the TCCA, the first application was refused, the second was allowed, in this application the Shopfronts SPD was invoked.</p>		
Objective of the Supplementary Planning Document	Associated target	Indicator
New advertisements should respect the character and style of the building and the area in question, in terms of design, materials and location.	Improve advertisements in terms of respecting local character, design, materials and location	c) Standard of new advertisements
<b>Progress</b>		
<p>Of all 15 applications, eight were for new signboard or fascia installations. Seven of these were in old buildings, all of which were in the TCCA and one was in a modern shopping area. Four of these applications contained reference to the Shopfront SPD.</p>		