



BEDFORD BOROUGH COUNCIL



Heritage and Built Environment Monitoring Report 2018 - 2019

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Introduction

The purpose of this report is to provide an update to the Borough's progress in meeting Heritage Monitoring Indicators.

The indicators covered in this monitoring report are considered to provide the most relevant information in the production and monitoring of Bedford Borough Council's Local Development Documents. The monitoring period is the 1st April 2018 to the 31st March 2019.

Local planning authorities are required to monitor policies which are used to assess planning applications. This is done through the Council's monitoring report. Bedford Borough Council publishes a series of monitoring reports covering different topics, including the historic environment. Local planning authorities must publish these reports on their website.

Retained policies in the adopted Development Plan 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 2002 and more recently adopted Local Development Documents including:

- [The Core Strategy and Rural Issues Plan 2008](#)
- [The Bedford Town Centre Area Action Plan 2008](#)
- [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.

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

The National At Risk Register 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
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).	
	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*.	28 entries on the local at risk register
	Church of All Saints, Church Lane, Little Staughton grade I.	
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 12th Century with the north aisle and south porch added in the 14th Century. North chapel, tower and spire the 15th 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 is moss covered and deteriorating, and re-thatching is required. There is evidence also of internal water ingress and of rotting structural timbers of the wall plate at the east end of the chapel.

North vestry and ancillary rooms; church hall to south. Significant and possibly on-going movement in arch straddling north arcade and north nave arcade wall at eastern end; similar in vestry and adjacent rooms. Investigations have commenced 2018. Roof and structural issues highest priority; structural engineer monitoring movement.

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.

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 and is maintained by the Borough Council. The table below reports the current state of the register.

Site	Item No	Grade
BEDFORD		
Bedford Hospital (Main South Block) Kimbolton Road (Fire Damaged, part demolished)	1	II
CARLTON AND CHELLINGTON		
Monument to Sir Robert Darling, 1 1/2 metres from the SE Corner of chancel, St Nicholas Church.	2	II
KEMPSTON RURAL		
Meadow Farmhouse West End Road. C16 timber-framed house which is rendered with colour washed roughcast. Minor alterations late C18 or early C19.	3	II
KNOTTING AND SOULDROP		
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
LITTLE BARFORD		
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
PODINGTON		
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
RENHOLD		
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 rough cast render.	9	II

ROXTON	Item No	Grade
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
SHARNBROOK		
Former Farmhouse At Hill Farm Mill Road. C17 former farmhouse, now used for storage. Limestone rubble, thatch. Two brick stacks. Two storeys.	14	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.	15	II
STEWARTBY		
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	16	II
TURVEY		
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 N.W. to form an L-plan and the roof hipped around the S.W. corner.	17	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.	18	I
WILDEN		
Manor Farmhouse High Street. House. C17. Timber framed construction faced with pebbledash. Banded red- and-yellow old clay tile roof.	19	II
WILLINGTON		
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.	20	II
WYBOSTON, CHAWSTON AND COLESDEN		
Forty Farmhouse Great North Road. Farmhouse. Circa 1800, probably encasing earlier building, reworked C19, with later C19 block added to road elevation.	11	II
Chawston Lodge. House. C1600, with C19 and C20 alterations and additions. Timber-framed core, with external render covering and mock timber frame embellishment.	12	II
Congregational Chapel High Street Roxton. Chapel. 1808. Colour washed rough cast, with hipped thatched roof. T-plan, one storey in a Cottage Ornée style.	13	II*

Grade I Total	1
Grade II* Total	1
Grade II Total	18
Total Listed Buildings	<u><u>20</u></u>

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

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.'

<https://historicengland.org.uk/advice/heritage-at-risk/search-register/results/?advsearch=1&q=bedford&condition=&vul=&pv=&trend=&pc=&occupancy=&ownertype=&searchtype=harsearch>

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

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
Progress		
<p>12 planning applications were decided where policy BE16 of the Borough Local Plan October 2002 was used, 11 were approved, 1 was refused on the grounds it would be visually harmful to the surroundings. No applications were withdrawn.</p> <p>Of the 11 approved, 1 application was received in the Town Centre Conservation Area (TCCA) which required physical alterations to a shop front, splitting 1 unit into 3, and permission was granted for the application.</p> <p>The remaining 10 approved applications comprised, 1 fascia alteration and an internal advertisement, 1 fascia alteration and an external advertisement, 4 external advertisements, 3 fascia alterations, a wooden church cross and lifebelts on the embankment.</p> <p>The 'Shopfronts and Advertisements in Conservation Areas' Supplementary Planning Document (SPD) was referred to in 10 of the above 12 applications either in the Officer's Report or in the Decision Notice and 8 of these applications were within the TCCA.</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 new buildings
Progress		
<p>2 planning applications were received in the monitoring period for reworked fascias and advertisements, both associated with post-war buildings, although in only one of these applications did the officer's report refer to the Shopfronts and Advertisements in Conservation Areas SPD.</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
Progress		
<p>8 applications were received in the monitoring period for external free-standing or shop-front-fixed advertising units around the town centre, 6 of which were in the TCCA.</p> <p>7 were granted permission and 1 was refused permission. In 7 out of the 8 applications reference was made to the Shopfronts and Advertisements in Conservation Areas Supplementary Planning Document (SPD).</p> <p>In 2 applications recommendations were made to improve the detail of shopfront advertisements, both of which satisfied the Planning Officer and were subsequently allowed.</p> <p>Only 1 advertisement application within the conservation area was decided where the SPD was not mentioned.</p>		