

BIDDENHAM CONSERVATION AREA

CHARACTER APPRAISAL

AND

MANAGEMENT PLAN



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1.0. INTRODUCTION

Background

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

Objectives

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

Public Consultation

- 1.7. 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

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

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2.0. PLANNING POLICY FRAMEWORK

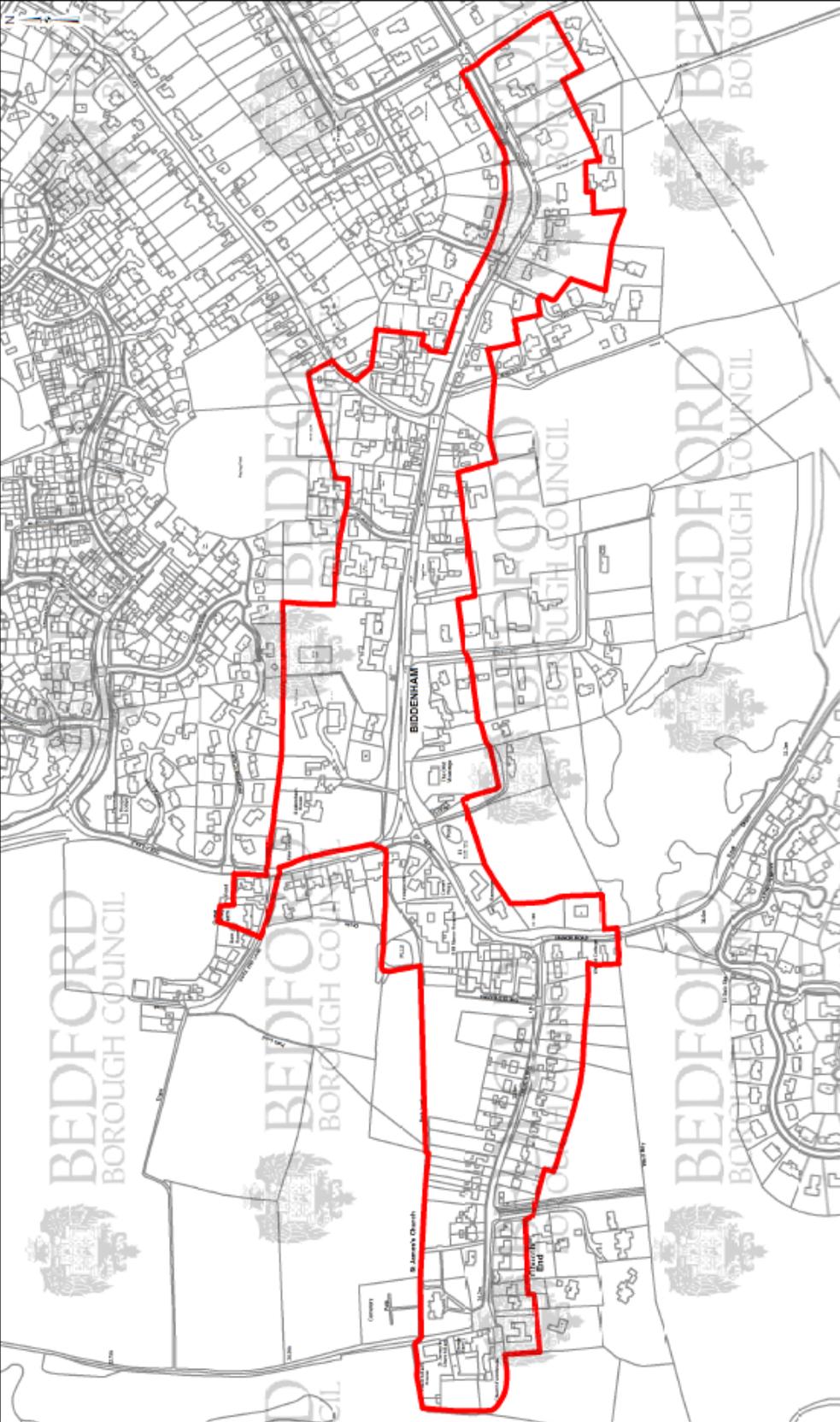
National

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

Local

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

Map A – Conservation Area Boundary Map



1:5,250



Bedford Borough Council

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3.0. DEFINITION OF SPECIAL INTEREST

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

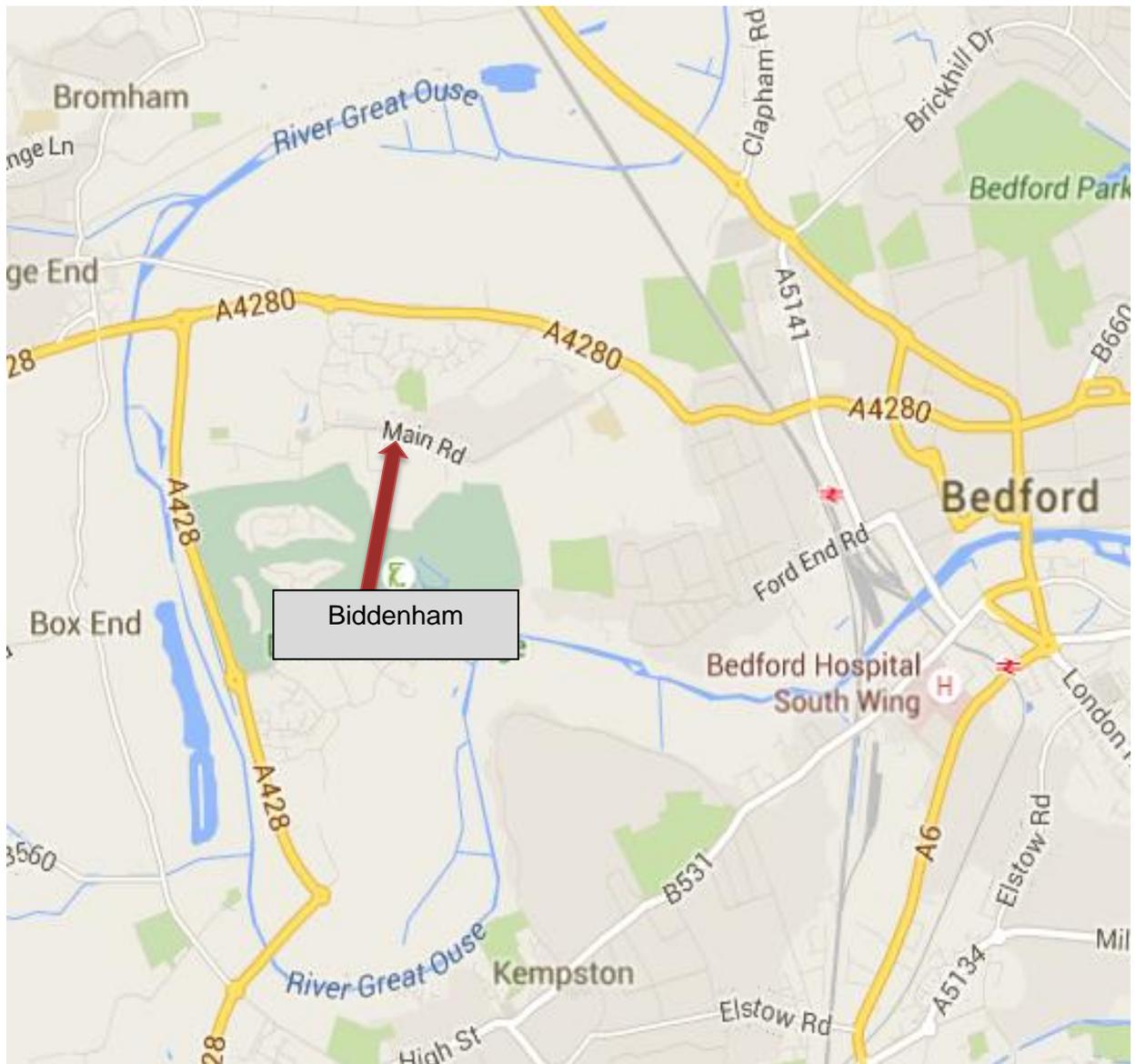
3.2 The special interest of Biddenham Conservation Area lies in the preservation of its rural village character despite its proximity to Bedford, the large number of listed buildings, the numerous cottages, farms and ancillary buildings and the association with the Arts and Crafts movement. It is unified by the use of coursed rubble limestone and timber framed buildings. The village is extremely verdant throughout and is surrounded on the south and north west side by fields. The deep verges particularly in the centre of the village contribute to the feeling of openness. The village is laid out on a linear east/west axis and has several views out to the surrounding countryside which add to its rural character.

3.3 Summary of significance and special interest of Biddenham:

- An old-established and well-preserved rural village with a very long history of agricultural activity.
- The listed buildings within the village mostly date from the seventeenth and eighteenth centuries.
- A number of farms and their outbuildings laid out around large courtyards constructed of local materials. However, there are no known remaining working farms within the Conservation Area.
- The numerous cottages made from local building materials often with steep thatched roofs and buttresses.
- The association with the Arts and Crafts movement in particular the architect H. M. Baillie Scott and the resulting houses from this period.
- The local building material of coursed rubble limestone and timber framed houses which give the village a strong visual identity.
- The verdant character of the village in terms of its trees, gardens, grass verges and views out into fields beyond the Conservation Area.
- The open spaces between the buildings separated by gardens and driveways and the distinctive deep grass verges particularly at the west end of Main Road.
- The linear layout of the village along Main Road and Church End on an east west axis
- Views of the countryside outside the Conservation Area as these are important for Biddenham's character as an independent rural settlement.

4.0. LOCATION, TOPOGRAPHY AND LANDSCAPE

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



Map B: Location Map of Biddenham

5.0. HISTORIC DEVELOPMENT AND ARCHAEOLOGY

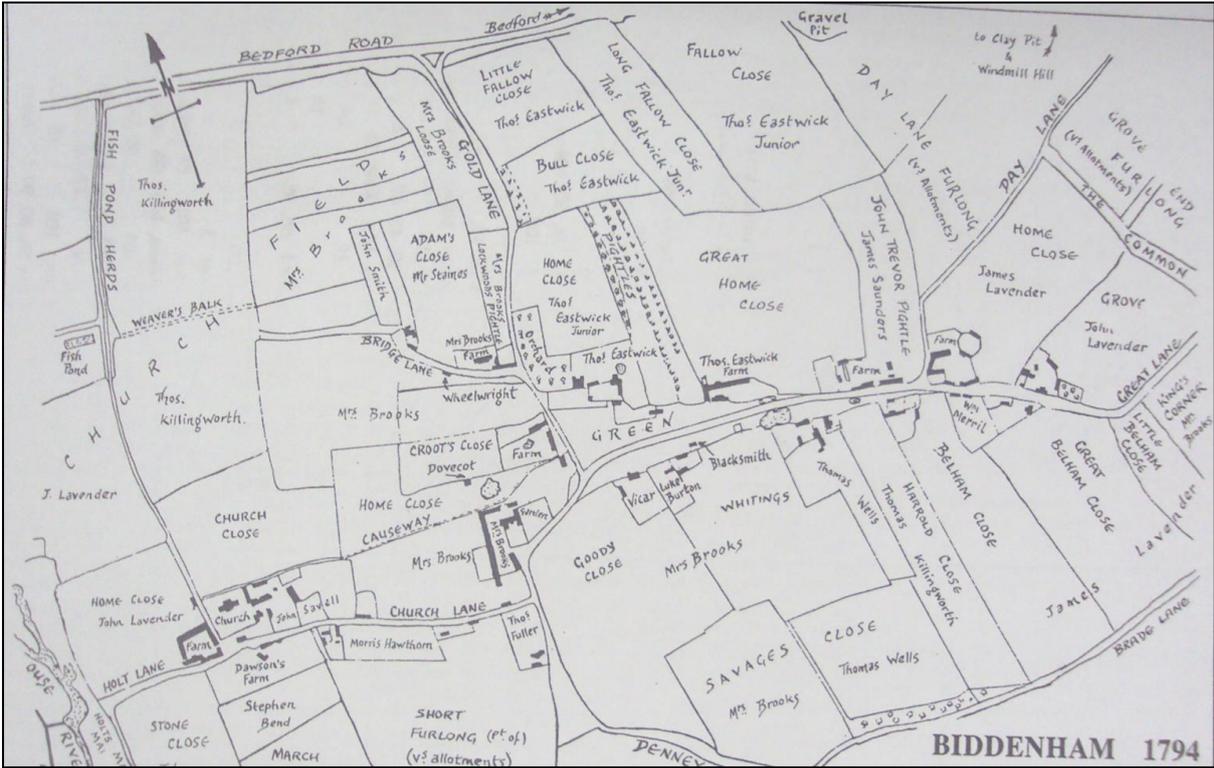
Early History

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

Post Reformation

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

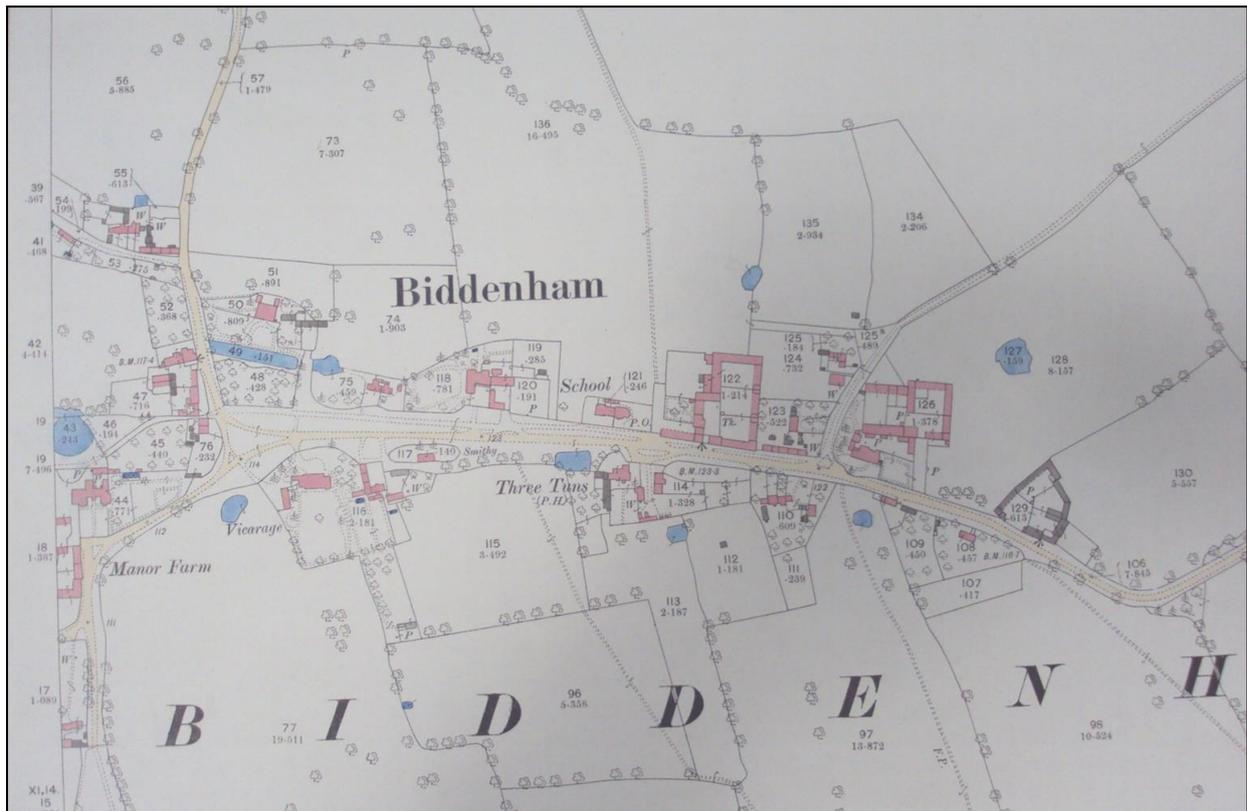
- 5.7. The Dyves fared ill in the civil war and never recovered their prosperity, and sold Bromham manor to Sir Thomas Trevor, Lord Justice of the Common Pleas, in 1708. His descendants acquired the Boteler holdings in Biddenham by 1758, and became Viscounts Hampden in 1776. Edward Wingfield married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



Map C: Map of Biddenham 1794



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



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

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

Twentieth Century

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

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

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

6.0. SPATIAL ANALYSIS

The Character and Interrelationship of Spaces within the Area

- 6.1. The village has a linear and dispersed layout running west to east, marked by the course of a single road, called Church End in the west and Main Road to the east. Although it lacks a clear centre, it has two focal points toward the middle, where the principal road turns. One is the village green, at the conjunction of Main Road, Church End and Gold Lane, and the other is at Manor Farm and the conjunction of Church End and Manor Road. There is another junction further east where Day's Lane leads north off Main Road, with a number of lesser turnings leading to small modern housing developments. The village has a strong termination at the west, marked by a cul-de-sac and Church Farm Barns, with a main road and river beyond. This contrasts with the east end of the village, where the historic settlement has been extended until it almost merges into the suburban spread of Bedford. There remains, however, a precious rural hiatus between the town and village, where Biddenham Turn, a continuation of the main west-east road, meets Bromham Road.
- 6.2. The approach from the east is along Biddenham Turn which as it leaves the A4280 has open fields on the east side and detached housing on the west side. The road passes the entrance to two schools to the east, St Gregory's Catholic Middle School and Biddenham Upper School. Large detached suburban houses set in generous plots by this point are located on both sides of the road set back behind hedging and trees. The road itself is bordered by well-maintained grass verges. The road curves to the west where the Conservation Area begins.
- 6.3. Days Lane is an ancient road that connects the A4280 in the north to the village but this is now a private road and is only used for access. Instead, the village can be approached from the north along Deep Spinney which leads into the new housing development on the north side of Biddenham. Gold Lane turns off to the south from Deep Spinney and passes open fields behind high hedging to the west and detached housing to the east. Two new cul-de-sac developments lead off to the east, Thorpe Close and Hampden Court before Gold Lane reaches the Conservation Area at Duck End Lane.
- 6.4. Duck End Lane, where it joins Gold Lane, further represents how the historic settlement of Biddenham has developed (Map F). Duck End Lane is a small dead end lane with a scattering of houses on the north side and views out to fields and pastureland on the south side of the lane. The rural origins of the village are strongly reinforced by the setting of the lane, the lack of street furniture, road markings or pavements. The character of the lane is strongly agricultural and reflects the history of Biddenham as a farming community. Although, this part of the Conservation Area does not follow the predominantly linear development of Biddenham, its historic nature is illustrated by the two historic buildings remaining at its eastern end and for that reason designation of the lane has been limited to those properties and the modern block which forms a prominent entrance to the lane. This area contributes to the rural character of Biddenham but it is noted that there is modern development surrounding this area (outside the Conservation Area) that does not contribute positively to the character. For example, some of the building styles,

construction materials, the use of solar panels and uPVC windows and doors are not in-keeping with the rural vernacular character of the Conservation Area.

Open Space

- 6.5. Biddenham is characterised by its detached houses that line either side of the Main Road and Church End. Most houses are set back from the road in generous plots, although the historic buildings are often set at the edge of the road, variously positioned parallel or at right angles to it. The gaps between the houses particularly when separated by large gardens or set behind a deep verge, create a sense of openness throughout the Conservation Area. However, the two ends of the village in Church End and the eastern part of Main Road are narrower and have a more enclosed feel than the west end of Main Road with its generous verges.
- 6.6. The verges are another key characteristic of Biddenham Conservation Area. At the east end of the Conservation Area there is a broad verge as the road curves with 4 trees marking the corner. The verge is narrower on the opposite side. Further along outside number 19 Main Road this is reversed with a deep verge on the south side and no verge opposite. This evens out to a similar depth further along on either side. However, between the Three Tuns public house and the junction of Main Road, Gold Lane and Church End the verges are so deep on either side that it creates the effect of a village green and greatly enhances the feeling of space here and the village character. There are good specimen trees planted at intervals, which further enhances this feeling. At the junction there is a triangle of grass where the roads meet with the Biddenham sign. The grass verges continue on the south side of Church End all the way down to the end although the depth does vary and is never as deep as on the main road.
- 6.7. In general the houses line the roads evenly on either side apart from opposite Grove Farm House which overlooks a field on the south side of the road that is hedged with a five bar gate and a smaller gate leading to a footpath. There is a field on the east side of the road where Church End meets Manor Road which opens out the linear quality of the village at this point. There is a further area of open land opposite the lane to The Old Barns off Church End. Church End continues to narrow down until it reaches Church Farmhouse and Barns by the Church where the road opens out into a broad tarmacked area. The graveyard that surrounds the church also contributes to the open feel to the north, as do the views to fields beyond.
- 6.8. The Conservation Area is surrounded by fields and pasture land along the south side and to the north of Church End that enhance the setting of the designated asset and preserve the link with its origins as a rural agricultural settlement in contrast to the suburban infill to the north. A footpath on the west side of 3 Gold Lane leads to the main village pond and through meadowland and a field to the north side of the church.
- 6.9. The area of land to the north of Church End includes a restored pond which was a carp pond dug in 1700 near Manor Farm House (Fig. 31). Village ponds were an

interesting feature of many English villages and provide evidence of the historic association, development and wealth in Biddenham at this time. This is the largest of two village ponds that exist in Biddenham, the other being Ramsmead pond in Church End. Other than the village pond itself there is also an historic wall that borders the eastern part of the pond which contributes positively to the character of the pond area. The land to the west of the village pond forms part of the setting of the Conservation Area and its rural character.

- 6.10. Church field to the west of the restored pond includes the historic feature commonly referred to as the 'coffin path' which connects east Biddenham with the Church. It is clearly documented on historic maps dating to at least 1794 and reference is also made to it in 1529 as the causeway path. It has historic significance as an historic route which was the shortest route between the village and the church and its graveyard. In 1529 Sir William Boteler left money to the Grocers' Livery Company which was to be used (inter alia) to keep the Causeway path six feet wide as it was the shortest way for relatives of the working class to carry a loved one to the churchyard for burial. The paths and gates were kept at this width to allow the coffin, with a man on either side, to pass through comfortably. In the 1850s the noted local archaeologist, Rev. W Monkhouse, vicar of Goldington Church and a Fellow of Queen's College, Oxford wrote that the Causeway "probably formed the missing part of a Roman road known as the Akeman Street, which ran from Bath to Newport Pagnell and then from Bedford to the Eastern Counties. The missing section could be the line running through Astwood, Stagsden, Bromham Bridge and Biddenham. It has all the features of a Roman road being straight and with a raised surface." This remains a matter of speculation. This feature is, nonetheless, considered an important element of the historic settlement which connected historic buildings and their associated uses together. The south part of church field contributes to the setting of the coffin path and further informs the understanding of linking the two parts of the village together. The 1794 and 1883 historic mapping demonstrates that church field provides the separation to the east and west ends and still helps to emphasise this relationship and the linear nature of this part of the settlement which remains today.

Landmark Buildings

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

Landmark buildings within Biddenham:

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

These are identified on the appraisal maps (Maps F and G).

Focal Points

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



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

Key Views and Vistas

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



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



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



Fig. 4. Main Road looking south to countryside setting

Trees and Vegetation

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

Architectural Quality and Built Form

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

Farms

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



Fig. 5. Church Farm, Church End



Fig. 6. Manor Farm House (now hospital)



Fig. 7. Manor Farm Barns (now dwellings)



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



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



Fig. 10. Grove Farm House, 18 Main Road

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

Cottages

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



Fig. 11. 3 Gold Lane



Fig. 12. 20-28 Main Road

- 7.8. The construction of the cottages is typically either coursed limestone rubble, or timber-frame, often with buttresses. Most are rendered and colour-washed, and therefore the building material is not necessarily visible from the exterior. Roofing materials are tile and thatch.
- 7.9. The cottages have two or three rooms on each floor, and while some are two storey, most have a single full storey with an attic in the roof, lit by dormer windows, usually of eyebrow form. The thatched roofs are very steeply-pitched and deep, so that they are taller than the walls of the single storey cottages, making a very quaint

form overall; for example 3 Gold Lane and 39 & 41 Church End (Figs 11 & 13). Most have flanking chimneys although some have internal ones, for example 3 Gold Lane. Almost all have white-painted wooden-framed casement windows, with two or three lights and glazing bars.



Fig. 13. 39 and 41 Church End

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



Fig. 14. 67 Main Road



Fig. 15. Three Tuns Public House, Main Road



Fig. 16. 63 Main Road

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



Fig. 17. 55 Church End

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



Fig. 18. Walnut Cottage, Manor Road



Fig. 19. 19 Main Road

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



Fig. 20. 65 Main Road

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



Fig. 21. 48 and 50 Main Road

- 7.15. There are two cottages of interest at the beginning of Duck End Lane, number 8-10 Duck End Lane is a single storey coursed limestone rubble cottage (Fig. 22). Originally, it was the west end of a larger cottage that extended to the junction. The three eastern parts were demolished in 1970 and was replaced with modern housing. Beyond number 8-10 is Ouse Valley Farmhouse, an attractive building with a two bay sixteenth century west end and three bay eastern end of a later date with tile hanging and mock timber framing. These buildings are clearly of historic and architectural interest and relate to the development of Biddenham, despite not following the predominantly linear form of this settlement. The modern block of flats (15-29 Gold Lane) that have been included currently make a negative/neutral contribution to the area. However the exclusion of that corner would remove a substantial proportion of the entrance to the historic lane on a prominent corner. It is on this basis that the modern block of flats has been included. There is also modern development surrounding this area that does not respond positively to the rural vernacular character. For example, some of the building styles, construction materials, the use of solar panels and uPVC windows and doors are not in-keeping with the rural vernacular character of the Conservation Area.



Fig. 22. 8-10 Duck End Lane

Houses

- 7.16. Biddenham House is a large house now concealed by high hedging but is representative of grander houses that were not associated with the manor or farming life of the village (Fig. 23). A house on a more modest scale is number 17 Church End, designed by Baillie Scott and now Grade II listed (Fig. 24). It is one of two Baillie Scott buildings that are within the designated Conservation Area.



Fig. 23. Biddenham House, Gold Lane



Fig. 24. 17 Church End

- 7.17. 11 Main Road (grade II listed) by M.H. Baillie Scott (Fig. 25) and 9 Main Road (unlisted) of 1899 by Charles Mallows (1864-1915) are within the designated Conservation Area. Both have architectural interest, increased by their local architects, who had a leading role in the expansion and augmentation of Biddenham which began c.1900.



Fig. 25. 11 Main Road

- 7.18. Both architects are responsible for other buildings in Biddenham, Baillie Scott for 17 Church End (grade II listed and in the Conservation Area), and Mallows for 34 Days Lane (grade II listed), and 17 Biddenham Turn (grade II listed), which he designed in 1900 for his father-in-law, H.J. Peacock, a retiring farmer of Grove Farm, and where he lived himself 1905-15. Both 34 Days Lane and 17 Biddenham Turn are outside the Conservation Area boundary.
- 7.19. Properties 11, 9, 7, 3 and 1 Main Road are buildings of positive merit dating from the early twentieth century. They are large detached houses set back from the road within generous front and rear gardens and mature trees and hedging. The houses have many similar characteristics including, red tile roofs, gables, decorative timbering, feature windows and porches. These buildings along Main Road that make a positive contribution to the character and appearance of the Conservation Area reflect the early to middle twentieth development of the village along Biddenham Turn, connecting the old village with the Bedford Road. This reflects the historic transition of the village from an agricultural settlement to a commuter village during the twentieth century and this area of Main Road forms a fairly coherent group of buildings.
- 7.20. It is acknowledged that nos. 13, 15 and 19A Main Road are of a later date than the majority of other buildings within the Conservation Area and are of limited architectural merit. They are considered to make a neutral rather than a positive contribution to the character and appearance of the Conservation Area. These buildings and their plots retain sufficient architectural and historic interest to warrant designation. This interest is in relation to the historic settlement pattern; their form and massing being reflective of surrounding historic development (albeit accepting that their individual architectural contributions is neutral) and their proximity to the high quality historic development to the west and east. In these ways this area does contribute to the overall architectural and historic character and interest of the Conservation Area.

Other

- 7.21. There are a number of buildings that are neither farms nor cottages and yet play a key role in defining the character of Biddenham. The landmark building of St James' Church is clearly an important feature of the Conservation Area both in terms of its intrinsic architectural interest built over many years and including several arts and crafts features (Fig. 26). As a tall building that is readily visible within the relatively flat Conservation Area and its surrounding setting, the church acts as a focal point.



Fig. 26. St James' Church, Church End

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



Fig. 27. War Memorial, Main Road

- 7.23. Several buildings were built for particular roles within the village but are now in private ownership. 38 Main Road was the old School House built for the use of the head teacher of the school (Fig. 28). The Old Vicarage, a substantial eighteenth century building was for the use of the vicars of the parish and is a landmark building standing out by virtue of its position, elegance and Cedar tree within its grounds (Fig. 29).



Fig. 28. School House, 38 Main Road



Fig.29. The Old Vicarage, Main Road

Internal boundaries

- 7.24. Boundary treatments are very mixed, to the great advantage of the Conservation Area. The characteristic form of boundary is the stone wall. Stone walls surround the church yard (Fig. 30), and there are high stone walls on both sides of Main Road at its western extremity, before the village green. There are low stone walls for example at Walnut Cottage on Manor Road. New stone walls surround a modern stone house at Manor Cottage, on Main Road opposite Manor Farm House, integrating new with old in the Conservation Area in an exemplary fashion.

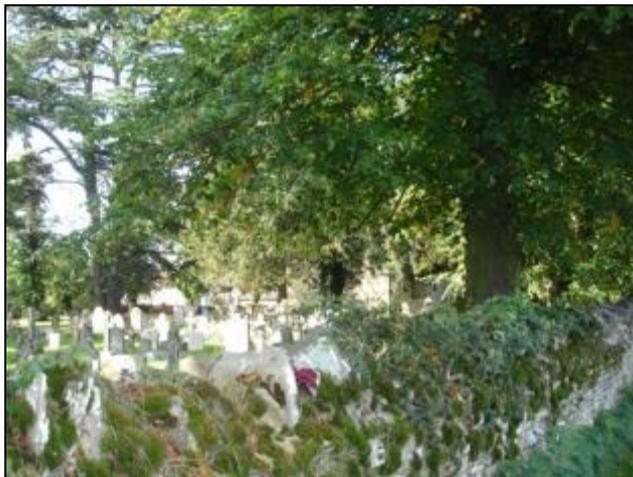


Fig. 30. Stone walls of St James' church yard

- 7.25. Stone walls can be very eloquent of the history of the village, for example, they represent the unity of the farm house and outbuildings of Grove Farm, even now that they are divided from one another, with the farm yard converted to Regent's Mews. Here the stone wall runs along the east side of Day's Lane by the farm buildings, and continues east on Main Road alongside the farm house and its former garden, terminating in an entrance with small stone gate piers, a welcome survival (Fig. 31).



Fig. 31. Stone walls and gate piers at Grove Farmhouse, 18 Main Road

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

Prevalent Building Materials

- 7.27. Biddenham has its own building material within the village and parish. It is Great Oolite limestone, a distinctive honey-coloured stone, full of fossil shell fragments and of variable quality. The best freestone can be cut and carved for elaborate mouldings arounds doors and windows, such as those seen at the church. The rest can be used for walling as coursed limestone rubble. It is a highly characteristic material of the Conservation Area, with its distinctive colour, form and texture, and most of the historic buildings are constructed from it. It can be used for contemporary buildings to great advantage, enabling them to harmonise with the Conservation Area and avoid undue prominence. Manor Cottage, opposite Manor Farm, is a good example.
- 7.28. Timber-framing is another characteristic construction type, with wattle and daub or lathe and plaster infill. Cottages of both stone and timber-framing are frequently rendered and colour-washed, and therefore the material is not visible, but is

nonetheless important to the area's character. There is very little brick, with an example at Rose Cottage, 65 Main Road, and more in modern extensions to historic buildings, principally to the rear and little seen.

- 7.29. Roofs are principally thatched, plain clay tile, or pan tile and slate is rare although it is used for the roof of the Old Vicarage. Windows are mostly white-painted wooden-framed casements, with some sashes, although there are many modern standard windows with top-hung lights.

General Condition including Neutral or Negative Factors

- 7.30. The buildings within the Conservation Area have been identified according to the contribution that they make to the character and appearance and special interest of the area. Buildings which have not been identified on the constraints maps as being of positive merit, recommended for local listing or listed buildings are considered to have a neutral or negative impact on the character or appearance of the Conservation Area. The Conservation Area includes many twentieth-century houses and bungalows which are neutral elements in the Conservation Area, neither contributing to its architectural and historic interest nor detracting from it.

- 7.31. There are very few negative buildings or features in Biddenham, unusually so for a historic village. Those that exist include the following:-

- Solar panels which are highly visible in the public realm of the Conservation Area and in the setting of the listed building can harm the character and appearance of the Conservation Area. They can disrupt the visual contribution of traditional roof materials. Some can have a reflective nature which draws further attention to these additions.
- Whilst not prolific throughout the area, there are some uPVC windows present to buildings within the Conservation Area. The modern artificial material, and the highly reflective surface and unrelieved flatness of the accompanying glass, provide a harmful contrast to the natural wood and irregular glass of traditional windows which are predominant in the area.
- Gates which block any inter-visibility of properties can alter the character of the area.

8.0 PUBLIC CONSULTATION

- 8.1 The Conservation Area Appraisal and Management Plan has been 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 documents commenced on 27th June 2016. A total of 379 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 on posters and their website. This was extended for a further three weeks until 12th August to allow for additional consultation of landowners within the village.
- 8.3 Paper copies of the Conservation Area Appraisal and Management Plan were available to view at the Customer Service Centre, Horne Lane, at local libraries in Bedford, Bromham, Kempston, Putnoe and Wootton and at The Three Tuns Public House, Biddenham. A copy of the document was also available on the Council's website at www.bedford.gov.uk/conservation.
- 8.4 Comments on the document could either be made on-line via the Council's website or by completing and posting hard copies of the form available with paper copies of the documents 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 5th July 2016 at Church Barns, Biddenham.
- 8.6 The public consultation period ended on 12th August 2016. 32 responses were received in total. Following the closing date, a summary and evaluation of the responses received was prepared to inform 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. Its purpose is to provide a basis for the management of the Conservation Area in a manner that will preserve and enhance its character and appearance. This particular management plan follows from the Conservation Area Character Appraisal, in which the special character and visual qualities of the area are identified, along with any threats that are currently affecting the area.
- 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. Biddenham flourishes largely thanks to its building owners and their vigilance.
- 9.3. Biddenham is a settlement with a very high level of interest in its history and architecture among its residents. This is indicated by the existence of the Biddenham Society, the Biddenham Heritage Trail, the Biddenham Gardeners Association, etc. It is also clear from the physical evidence of the area itself. Biddenham Conservation Area is in a very good condition: it has no buildings at risk, there are very few negative features, and it has no Article 4 directions (extra controls) in place, nor is there any apparent need for them.
- 9.4. As identified in section 3 of the Conservation Area Appraisal, the distinctiveness of Biddenham Conservation Area derives from the preservation of its rural village character, the large number of listed buildings, the numerous cottages, farms and ancillary buildings and the association with the Arts and Crafts movement. It is unified by the use of coursed rubble limestone and timber framed buildings. The village is extremely verdant throughout and it is surrounded on the south and north west side by fields. There are several views out to the surrounding countryside which add to its rural character. The deep verges particularly in the centre of the village contribute to the feeling of openness.

New Development

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

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

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

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

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

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

Setting and Views

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

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

Enhancement of the Public realm

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

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

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

Open Space/ Trees

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

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

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

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

Archaeological Remains

- 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

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

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

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

Conclusion

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

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

APPENDIX 1

BIDDENHAM CONSERVATION AREA: LISTED BUILDINGS

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

Total 19 Listed Buildings

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

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

Total 22 Listed Buildings

Bromham Bridge is a scheduled monument

APPENDIX 2

HISTORIC ENVIRONMENT RECORD ENTRIES IN BIDDENHAM

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

Barns, Grove Farmhouse
St James' Parish Churchyard
Biddenham

10131
8860
MBB18951

APPENDIX 3

AUDIT OF HISTORIC BUILDINGS

FARMS

Church Farm, Church End (Fig. 5)

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

Church Farm House, Church End

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

Manor Barns, Church End (Fig. 7)

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

Manor Farm House, Church End (Fig. 6)

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

42 Main Road, Lavender Lodge (Fig.32)

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



Fig. 32. 42 Main Road

30 and 32 Clay Farm Buildings (Fig. 9)

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

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

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

Grove Farm buildings, Day's Lane

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

COTTAGES

55 Church End (Fig. 17)

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

39 & 41 Church End (Fig. 13)

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

Walnut Cottage, Manor Road (Fig. 18)

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

3 Gold Lane (Fig. 11)

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

Grooms Cottage, 67 Main Road (Fig. 14)

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

65 Rose Cottage

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

The Forge, 63 Main Road (Fig. 16)

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

48 & 50 Main Road (Fig. 21)

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

modern brick and tile rear and side extensions.

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

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

55 Main Road (Fig. 33)

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



Fig. 33. 55 Main Road

49-53 Main Road (Fig. 34)

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



Fig. 34. 49 to 53 Main Road

37-41 Main Road (Fig. 35)

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



Fig. 35. 37 to 41 Main Road

35 Main Road (Fig. 36)

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



Fig. 36. 35 Main Road

20-28 Main Road (Fig. 12)

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

1-3 Day's Lane (Fig. 37)

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



Fig. 37. 1 and 3 Day's Lane

23 Main Road (Fig. 38)

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



Fig. 38. 23 Main Road

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

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

Ouse Valley Farm, 14 Duck End Lane

Status	unlisted
Date	two bay sixteenth century west end and three bay eastern end of a later date
Position	parallel to road and set back in plot, set behind picket fence
Materials	mock timber framing, render and hanging tile with plain tile and fishscale roof
Form	linear plan form runs parallel with road including integrated porch
Alterations	later single storey extension, current building has undergone alterations.

8-10 Duck End Lane (Fig. 22)

Status	unlisted
Date	seventeenth/eighteenth century
Position	runs parallel and in close proximity to road edge
Materials	limestone, elements of timber framing and render, thatch roof
Form	L-plan with linear parallel range to front and extensions to rear
Alterations	extensions to rear

HOUSES

11 Main Road, Biddenham (Fig. 25)

Status	listed grade II
Date	c. 1907
Position	set back from road within spacious plot
Materials	roughcast with timber framing and red tile roof
Form	two storeys with central linear range and gables, one main projecting gable on front elevation
Architect	MH Baillie-Scott

9 Main Road, Biddenham

Status	unlisted
Date	twentieth century
Position	set well back from road, runs parallel to highway
Materials	render, red brick and red tile
Form	linear, two storey
Alterations	conservatory to rear

7 Main Road, Biddenham

Status	unlisted
Date	twentieth century
Position	set back from road within spacious plot, parallel to highway
Materials	render, timber framing, red brick and red tile
Form	linear, two storey
Alterations	extensions to rear

3 Main Road, Biddenham

Status	unlisted
Date	twentieth century
Position	set back from road within spacious plot, parallel to highway
Materials	red brick with some elements of render detail and tile roof
Form	two storey, gable details to roof
Alterations	extensions and conservatory to rear

1 Main Road, Biddenham

Status	unlisted
Date	twentieth century
Position	set back from road within spacious plot, parallel to highway
Materials	red brick with some elements of render detail and timber framing
Form	two storey, gable details to roof
Alterations	side and rear extensions

OTHERS

Parish Church of St James, Church End (Fig. 26)

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

Biddenham House, 18 Gold Lane (Fig. 23)

Status	unlisted
Position	In ample grounds near village centre, little seen from public spaces
Date	eighteenth century, possibly from 1766, with nineteenth century additions
Materials	
Form	a large house dates on a double-pile plan of five bays, with flanking chimneys on four gable ends, and dormer windows

Alterations a pair of board-school bay windows on the south front, linked by a hood over the entrance. An early photograph records its previous form

The Old Vicarage, Main Road (Fig. 29)

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

War Memorial, Main Road (Fig. 27)

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

38 Main Road (Fig. 28)

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

The White Cottage, 17 Church End (Fig. 24)

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