



# Biggleswade Conservation Area

## Introduction

27 April 2005

A conservation area is an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance. This document is one of a series of revised conservation area appraisals in Mid Bedfordshire. Biggleswade Conservation Area was designated on 29th April 1977 and reviewed on 6th July 1989. The character, appearance and setting of Biggleswade Conservation Area are considered separately. This will enable Development Control to determine whether proposals preserve or enhance the character or appearance of the conservation area. Areas in need of enhancement are also identified.

## Setting

The Biggleswade Conservation Area encompasses the commercial heart of the town with the Market Square at its centre. There is no discernible setting to the north, south or east of the conservation area on the basis that housing and other development directly abuts the conservation area on these sides.

To the west, however, the setting of the conservation area is markedly different due to the presence of the River Ivel, water meadows and grazing land between the conservation area and the A1. Viewed from the A1, the trees close to the river bank visually soften the western edge of Biggleswade and contribute positively to the pastoral character of this side of the market town. The river has always been an important part of Biggleswade; for instance, the fact that Shortmead Street extends from the Market Square to a river crossing is considered to be a principal part of the town's *raison d'être*. Furthermore, on the 1st Edition Ordnance Survey 1884, a number of boathouses are shown on the river bank (all since gone) indicating that the River Ivel once was a navigable waterway.

## Character

The Manor of Biggleswade was held initially by Ralph de Insula until, in 1132, Henry I granted it to the Bishop of Lincoln. The town was granted a market by King John and this was confirmed by Bishop Hugh of Lincoln in 1227. There is still a regular Saturday market and various other markets throughout the year which contribute positively to the character of Biggleswade town centre. The Market Square together with the church (built in the C14) at the western end of the Market Square helps to establish a sense of place. The town developed around the market and the radial streets off it and was home to around 1000 people by the end of the C18. In 1785 a large fire which started in the Crown Inn on the High Street destroyed a third of the town. In 1850 the railway station opened and the town grew further.



*The Crown Hotel with carriage entrance*

The morphology of the town continues to reflect the way the town has expanded. The Market Square is the principal civic space and, together with the High Street and Shortmead Street, are home to the town's oldest residential and commercial buildings. London Road, the west side of Shortmead Street and in particular The Baulk are lined with very fine C18 and Victorian houses as the town developed along the main routes out of Biggleswade. Whilst some of these houses have since been demolished or altered, their fine grounds, including mature trees, survive as positive features within the town.



*St Andrew's Church*

Former industrial buildings such as Biggleswade Mill and The Maltings continue to contribute to the character of the town, whilst the only memory of the former foundry survives in the street name. A number of barns and outbuildings at the rear of properties throughout the conservation area hark back to the days when Biggleswade was a prosperous market gardening town. A number of the more notable buildings in the conservation area are Victorian, including the former St Andrew's School off Rose Lane (now converted into apartments), 91 High Street, 2 London Road, Beaumont Park Care Home and 36 High Street (former Town Hall built in 1844).

## Appearance

Biggleswade is an interesting town with a diverse range of buildings of all ages. Whilst the Market Square remains the commercial centre of the town, the greatest clusters of historic buildings are on Shortmead Street and on the corner of London Road, High Street and The Baulk. Like many towns, Biggleswade has seen several campaigns of rebuilding, particularly after fires in the late C18, in the C19 and late C20.

Environmental improvements in the Market Square have significantly improved the quality of the town centre in recent years. New housing developments, particularly along Shortmead Street, have replaced despoiled areas and enhanced the streetscene.

The challenge for the future is to ensure that other areas requiring enhancement are sensitively developed. Two key sites in particular are worth mentioning; the former brewery site off Church Street and an area in the vicinity of Bonds Lane.

### *London Road*

Attractive Victorian villas dominate the appearance of the north side of the street, when entering the conservation area from the east along London Road. The properties are mostly of gault brick with slate roofs and are set back behind garden walls and hedges forming a consistent building line and a sense of enclosure to the street. The yew trees in front of no.49 when seen in conjunction with no.47, form an appropriate entrance into the conservation area from the east.

The south side of London Road has a less consistent character. Although the trees and open space outside the 1960s terraces and staggered blocks are a very positive feature to the townscape here, the buildings which they shield are not of the same architectural quality as their C19 neighbours.

Travelling west towards the town centre, the most significant building in townscape terms is no.2 London Road which is a late C19 architectural extravaganza with exuberant detailing particularly to the balustrade, cornice, porch and windows. Just to the south of this property stands another C19 grade II listed building, no.4 London Road (The Retreat). This building forms an important link between Back Street and Dells Lane. To the north of nos.2 and 4 and on the opposite side of the road are three more listed buildings: The Red Lion PH, Stratton House Hotel and nos. 95b-101 High Street. All three contribute positively to the junction between The Baulk and High Street. The timber frame, rendered infill panels and clay tile roof of the Red Lion PH contrasts with the C19 brick buildings with slate roofs nearby and is typical of the other building groups found elsewhere in the town. This cluster of buildings in commercial use gives the sense of arrival at the commercial heart of Biggleswade.



*The Red Lion PH with C19 mock framing*

The Red Lion PH car park, timber fence on the pub's northern boundary (fronting The Baulk) and the tarmac area in front of the pub are areas where enhancement is to be encouraged, as is the tarmac area between Stratton House Hotel and no.101 High Street. The Horse Chestnut in the car park of no.2 London Road, however, contributes positively to the streetscene and should be retained.

### *The Baulk*

Only the west end of The Baulk is included within the conservation area which, together with the Stratton House Hotel and trees in the vicinity, form an important entrance into the area. Stratton House Hotel is a fine C17 timber framed property, which, like many others in the town, was refaced in the C18 and C19. The width of the building and its half storey addition give it great prominence compared to its neighbours; though it is disappointing that the roof has concrete tiles. The red brick outbuilding at the rear of the Red Lion PH makes a limited contribution to the streetscene whilst the timber fence is weak in comparison with the brick walls and hedges found in the area. Nos 8 -12 are three late C19 gault brick houses with red brick detailing and slate roofs and are typical of Biggleswade Victorian vernacular.

### *Crab Lane*

This narrow lane links Chestnut Avenue with the High Street. At its northern end, the lane is marked by a number of mature trees with a car park on its east side. Moving towards the High Street, a vacant, gault brick, coach house and stable range stands gable end onto the street and originally served Brigham House.



*Coach house and stable range at the rear of Brigham House*

Beyond this building is a range of single storey buildings on the west side of the lane which have been altered and converted to new uses including the Labour Club and New Life Church. Looking south, two different ages of rear extension to the Stratton House Hotel are visible. The one lining the lane is of painted brick and

works with the rendered outbuildings on the west side to form a funnel into the narrow lane.

The lane no longer has direct vehicle access to the High Street at its north end. Unfortunately this closure has been achieved by simply applying a tarmac layer, raised kerbs and bollards and is therefore a missed opportunity in townscape terms.

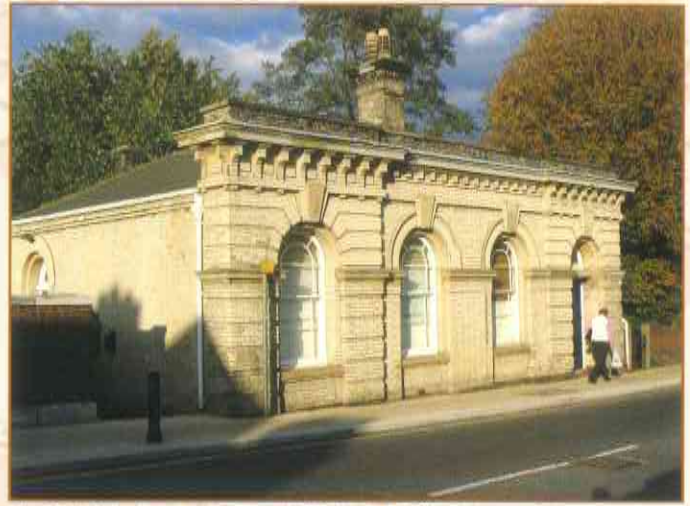
## High Street

The High Street is the main commercial street in the town and the railway line runs under the road towards the east end of the High Street. Looking east from no.91 High Street, the Red Lion PH on the corner of The Baulk, its stable and the gables of the C19 houses beyond, together with the trees outside the Stratton House Hotel give a sense of closure to the end of the street. The east end of the street is generally narrow and intimate as virtually all the buildings are sat on the edge of the footpath with the exception of no.93. Looking west, a long vista into the Market Square can be gained and the character of the High Street changes. The Market Square opens up from the south side of the street and generally the scale of building increases slightly to address this.

The most interesting buildings are the single storey C19 Old Court Offices which are Italianate in style, no.93 which is early C19 and typically of large houses of this era of gault brick with a hipped welsh slate roof, and nos.95-101 which are C17, originally timber framed and with clay tiled roofs which were remodelled in the C19 and early C20. These are all on the north side of the road. The south side is mostly C19 properties, however, the C20 Stratton Court, with its heavy flat top dormers and the nearby sub-station significantly detract from the appearance of this part of the High Street.

Beyond the railway bridge, the south side continues with mostly C19 two storey buildings located on the back edge of footpath. Nos.52 and 52A retain their C19 shopfronts and sliding sash windows. Nos.40-44 are the main exception and were built in the 1960s and are flat roofed with timber cladding. No.38 was built in the late C19 whilst the former Town Hall is now converted to a restaurant. At this point, the Market Square begins to open up and frontage development on the south side of the High Street continues with the Market House and buildings beyond and to the west.

In contrast, the north side of the High Street continues unbroken to the St Andrew's Street / Shortmead Street junction. The group of buildings from the railway bridge to Rose Lane are two storey and located on the back of footpath. The most interesting are nos.78-81 which are red brick with clay tiled roofs and date from the C18 and no.83 which is a symmetrical, early C19 house of gault brick with sash windows and a slate roof behind a parapet. Behind no.83 is a good range of



*No.91 High Street (former Old Court Offices)*

weatherboarded barns with pantiled roofs which require repair and are included within an area where enhancement is to be encouraged.

Although all the buildings between Rose Lane and the Market Square are located on the back edge of the footpath, the scale, form and materials are far more varied. This is well illustrated where the exuberant George's Hall (Building of Local Interest) sits next to



*George's Hall and the Golden Pheasant PH*

the vernacular Golden Pheasant PH (grade II listed). The former was built in 1912 of red brick and terracotta work, has a ground floor arched main door, first floor balcony and is topped by a pediment supported on pilasters and is three storeys high. In contrast, the pub is an C18, low, timber framed, two

storey building with attic dormers and a tiled roof. A similar contrast is noted between no.63 and adjoining buildings. The former is a three storey Georgian building with an attached single storey wing and currently occupied by a bank at ground floor. Down to the corner of Shortmead Street, the character of the street remains the same with buildings ranging from two to three storey and from C18 to C20. Noteworthy buildings include the bank at no.47 and buildings forming the frontage to Abbot's Walk, which are both C19 red brick with stone detailing.

Abbots Walk is an important link between the High Street and Church Street and is identified as an area where enhancement is to be encouraged. The Crown Hotel is an imposing C18 building with its tiled mansard roof and carriage arch. This is a building of considerable local historic as well as architectural interest as it was the seat of the 'great fire of Biggleswade' in 1785 (a plaque commemorates this event).

Right on the corner, virtually within Shortmead Street, is the White Horse Inn which dates back to the C17 and is a rendered timber framed building with clay tiled roof. This building relates well to nos.2-6 Shortmead Street, the buildings on the west side of Shortmead Street which effectively close the vista west along the High Street. Nos.2-6 are an impressive range of two storey timber framed buildings dating from the C17. These buildings have been re-framed in the C19 and are buildings of great character with the typical carriage arch through to the ranges of buildings at the rear.

### *The Market Square*

This is the main formal space within the town, the north side of which is partly enclosed by buildings on the High Street. The east side tapers to a point with the impressive former Town Hall the sole building on this side of the Market Square and is a good example of a building of simple Neoclassical design with stucco Doric columns and a slate roof.

At the east end, the south side of the Market Square is defined by the White Hart Inn, a fine C16 timber framed one and a half storey building with a clay tiled roof which contrasts greatly with the former Town Hall.

Despite the car parking in front of the White Hart PH, the environmental improvements to the space and the re-erection of a drinking fountain in 2002 help to create a sense of civic pride. In townscape terms, the only deficiency is the way this civic space 'leaks' away down

Sand Lane and the quality of nos.1-3 on the east side of the lane.



*Drinking fountain first erected in 1908 to commemorate the reign of Queen Victoria and the coronation of King Edward VII. Taken down in 1937 but restored and re-erected to commemorate Queen Elizabeth II's Golden Jubilee in 2002.*

Across from Station Road, the buildings on the south side of the Market Square are mostly relatively modern but generally with a Georgian character. The materials follow the traditional palette in the area and the scale is mostly 2-3 storeys. Nos.17-18 are a Victorian gault brick range with a carriage arch through which gives pedestrian access to Foundry Lane and car parks at the rear of the Market Square. Next, is the New Inn PH, which is timber framed behind a C19 façade. Despite its scale, the painted render giving it some status on the Market Square especially when compared to the nondescript 1950s and '60s building which complete the corner down to Hitchin Street.



*The Market House*

The west side is largely enclosed by C19, two storey gault brick buildings with slate roofs. No.6 has a first floor bay, no.5 a striking parapet and dentil cornice and no.3 has a carriage arch through to the rear. No.1 is a diminutive red brick 1950s block, whilst the corner with the High Street is part of the large 1970s red brick development which runs down to St Andrew's Street. Set in on the west side is Century House, a modern building with a large open gable and clock tower, whilst on the north side is the Market House. The latter is a timber framed building with shops on the ground floor and a restaurant above and is a remodelling of the C17 Market House. No.29 adjacent is a C19 gault brick three-storey block which neatly turns the corner and has a good contemporary shopfront.

### *Station Road*

Moving south, down Station Road, the most significant building before reaching the Back Street/Bonds Lane junction is 'Flutters Bingo Hall'. This building was formerly the Regal Cinema which closed in 1976 and is the equivalent of a four storey building. On the opposite corner of Back Street is the 1980s Royal Mail building with its steeply pitched slate roof and the Georgian-revival front range of the police station with its central vehicle entrance (opened in 1939 when the grade II listed Old Police Station opposite closed down).

Beyond the current police station stands the 1970s Roman Catholic Church and beyond a substantial C19 two and a half storey house and a pair of early C20 houses.

Baystrait House is disappointing architecturally when seen in the context of surrounding buildings. In contrast, the railway ticket office and the building immediately to its south are Buildings of Local Interest. A substantial area in front and to the south of the ticket office including the weigh-bridge, weighing house and former stables is identified as an area where enhancement is to be encouraged.

On the west side of Station Road is a very attractive group of linked gault brick houses built in 1857. No.12, has a corner entrance tower and an attractive tapering garden whilst nos.8 &10 are an identical pair with grouped entrance doors and their prominent chimney stacks are a particular feature. Nos.4 & 6 are detached houses which are slightly earlier C19 but also of gault brick and slate. The use of the front garden for car parking at no.4 is regrettable though a good tree survives against the southern boundary. No.2 is a long, C19, two storey range with a large shopfront which turns the corner into Bonds Lane. The rest of the south side comprises open car parking and unattractive views of the rear elevations of buildings on the Market Square.

### *Bonds Lane / Foundry Lane*

This area is dominated by car parking and the townscape quality is poor and would benefit from significant townscape enhancement. The section of Bonds Lane which runs west towards Hitchin Street is particular poor, however, there is an intimacy defined by outbuildings and boundary walls all built hard up against the road. There are limited views south towards a semi-derelict factory building, the front of which faces on to Foundry Lane but lies at the edge and outside of the conservation area. Another large factory unit with north light windows adjoins no.2 Station Road and fronts onto Bonds Lane. The only building of note in the vicinity is no.28 Foundry Lane which dates from the C19 and has painted brick walls and a slate roof.

### *Hitchin Street*

This is a tight, narrow street with buildings sat on the back of footpath. The east side mostly comprises C19 buildings of gault brick (sometimes painted) and slate roofs. Most are two storeys with the exception of the imposing three storey building on the corner of Bond's Lane. Some shops retain their C19 shopfronts, and no.21 has a carriage arch through to the rear. The Brown Bear PH is a C19 building which has been disfigured by the insertion of modern uPVC windows.

The west side has buildings mostly of similar style and scale as the east. Exceptions are no.16 which was built in 1986 as a large 8-bay shop with a concrete tiled roof and central gable and no.10 which is a good example



*Entrance tower to no.12 Station Road*

of an early C19 property which was formerly a public house. This building with its steeply pitched tiled roof is boarded up and is a building worthy of enhancement.

### *Mill Lane*

This is dissected by St Andrew's Street and the east and west legs have contrasting characters. The east leg has mostly C20 buildings and car parks. The Whistle and Flute PH on the south east side is partly C19 and gable end onto the street, whilst no 7 probably dates back to at least the early C19 and has a pantile roof. The character of the latter has been much altered by the application of mock timber framing and modern windows.

The west leg is of much greater quality. Ivel House (Building of Local Interest) is an imposing late C19 property of red brick with a clay tiled roof and fine stone entrance door surround. Its contrasting gables and stairlight window are also worth noting. Beyond, the gault brick mill (grade II listed) is now converted to apartments. This is three storeys with a slate roof and arcades with recessed windows. A timber hoist structure (luccam) has been modified to form a balcony and room. Outside, some granite setts and old grinding wheels have been retained.



*Ivel House (Building of Local Interest)*

Opposite the mill is an attractive landscaped area running down to the river incorporating willow trees. Between the mill and Ivel House is the entrance to Mill Close, a modern housing development of red brick and concrete tiles.

### *St Andrew's Street*

St Andrew's Street, until quite recent times, only ran as far as Mill Lane and was not a main through route. Consequently, the southern leg is of little interest and lies outside the conservation area.



*Conservative Club, St Andrew's Street*

The most substantial building on this street is the Conservative Club which was formerly a large house called St Andrew's which sat in large grounds. Some of the fine trees survive against the road whilst some of the garden land is now a bowling green and tennis courts and the rest a modern housing development. The main façade of the house is an imposing 5-bay frontage of three storeys in gault brick with a panelled parapet and stucco cornice. It is linked to its extensive range of stables and outbuildings to the north. Against the boundary with the church is an interesting gault brick building in Gothic style.

The west side of the street is of little interest and is again dominated by open car park areas and identified as an area where enhancement is to be encouraged. The C19 former church Sunday School, now St Andrew's Rooms, has been substantially altered and extended.

### *Shortmead Street*

Shortmead Street is of considerable interest and contains a high concentration of historic buildings including the fine C14 church. Like London Road, it contains some fine C19 houses, but here these are mixed in with a range of earlier houses, commercial and industrial buildings. Consequently the grain of the street is often tighter and more complex.

The church dominates the southern end of the street (indeed it was called Church Street until the early C20). Although the building dates back to the C14, the C19 east window dominates. The building is of ironstone with a limestone tower. The churchyard is mostly grass, though there is an attractive line of pollarded lime trees against the road, and a particularly fine Wellingtonia tree on the corner of Ivel Gardens. This would have stood in the original vicarage garden; today's vicarage is modern. On the opposite corner is the Edwardian Kingdom Hall with its timber framing.

Heading north, on the west side, are two Victorian houses of contrasting character. No.7 has Gothic detailing and a corner entrance tower with 'fish-scale' slate roof and no.9 has paired gables and a side entrance. No.11 is an earlier C19 building of gault brick with a Doric doorcase. All these properties have low modern garden walls and paved front gardens. There is a fine tree in what would have been the rear garden to no.11. No.15 has a good C19 shopfront against the road though behind is a timber framed wing and a later C19 range.

What is now the Beaumont Park Care Home (Building of Local Interest) was known as 'The Close' and is a very imposing and substantial mid-C19 Tudor Gothic house with prominent gables and mullion/transom windows. Although its setting has been eroded by the building of the new cul de sac (called 'The Close') and the car parking at the front of the house, an attractive knot garden, boundary walls and some mature trees survive. In contrast, no.23, which is itself an attractive symmetrical C19 house, sits right on the footpath edge on the corner of Dark Lane. Between nos.23 and 43 is modern housing which has been rightly set close to the road maintaining a sense of enclosure within the street. Whilst no.43 is a gault brick Victorian house the next group of buildings including nos.45-55 are earlier and form a cohesive group. The juxtaposition between colour render and red facing brickwork has been echoed in the new build opposite. To the rear of no.45 is a range of fine two storey weatherboarded outbuildings with pantiled roofs and require repair.



*Beaumont Park Care Home (Building of Local Interest)*



*(Above and below) Buildings at the rear of no.45 Shortmead Street*



Beyond no.45 is the Coach and Horses Public House, which is a C17 rendered building with a slate roof. The C18 cottage (no.55), gable end on at the entrance to the pub car park, has recently undergone extensive repair and contributes positively to the streetscene.

At the northern end of the street stand nos.77 and 81. The former is C18 and has been cased in painted timber at ground floor giving the appearance of stucco lime render. The latter is early C19, of similar scale, but with a render fascia scribed to have the appearance of fine tuck pointing. This property has a slate roof and fine chimney stacks. In between the two are modern houses with a high, central 'carriage arch'.

On the west side of the street, is a group of C19 houses and shops against the road with a former chapel (Building of Local Interest) set back behind what is now a tarmac forecourt. The chapel retains its timber tracieried windows though the forecourt is a poor setting for the building. To the south is a development of modern houses which mix the local palette of materials and range from two to two and a half storeys. They sit behind small paved areas and hooped railings. On the opposite side of Brunts Lane are more C19 houses and shops some of which are three storeys.

No.92 looks to be of similar age though it is in fact earlier but refaced; it has a brick rear wing laid in rat-trap bond.

The Trinity Methodist Church is also set back behind a parking area and dates from 1834. It has a Classical façade with Ionic pilasters and large pediment and a curious curving entrance porch. The gault brick and slate materials are common to many of the C19 buildings throughout the town. Nos. 66 and 68 was an early an early C19 house with a mansard roof which was subdivided later as can be seen by the proportions of the new door.



*Trinity Methodist Church, Shortmead Street*

No.58 (previously known as 'Mead House') was originally two storeys but clearly had another storey added and has recently been converted into flats. The band course between ground and first floors advertises the use as the 'Establishment for Young Gentlemen'. The adjoining buildings in the group, nos.52-56 have been refaced and are all subdivided into flats as part of a comprehensive redevelopment scheme undertaken by Raglan Housing Association. The ground floor to no.52 has a double-fronted shopfront.

Nos.46 and 48 are a pleasing pair of refaced 19th century buildings whilst nos.42 and 44 is a late C19 three-storey house of gault brick. Nos.38 and 40 are grade II listed whilst nos.32-36 are all three bay two storey houses built at different times in the C19 of gault brick but with different detailing. The group of buildings from the Trinity Methodist Church to no.32, which, together with the houses on the opposite side of the street, form one of the most interesting concentrations of historic buildings in the town.

Up to the corner of Church Street (formerly Brewery Street), the quality of building declines with a modern two and a half and three storey block, tyre depot and 1950s red brick block and is worthy of enhancement.



## Church Street

Church Street is very much a back street and is dominated by unattractive rear wings and car parking areas of the buildings on the High Street and the huge area of derelict land where the Green King brewery once stood. The former brewery site is identified as an area where enhancement is to be encouraged but lies at the edge and outside of the conservation area.



*The Maltings (Building of Local Interest)*

The only buildings of interest in Church Street are the Old Fire Station, built in 1881, a late Victorian former school and the The Maltings, which defines the southern leg of Chapel Fields. These are all on the north side. There are some converted outbuildings including the Old Print Works on the south side. The majority of buildings are of C19 date and of gault or red brick. There are significant opportunities for enhancement along the street, at least some of which should undoubtedly be associated with the redevelopment of the brewery site. It is important that the redevelopment of the brewery site contributes positively in townscape terms and reinforces the sense of enclosure in Church Street which would have been evident at the time of the working brewery. It is important that the scale, design and choice of materials used on any replacement building sits comfortably alongside The Maltings and the former St Andrews School.

As stated in the section on the 'High Street' there are key pedestrian linkages through to Church Street and the opportunity to enhance and maximise their use ought not to be lost.

## Chapel Fields

This is a narrow lane, popular as an access to St Andrews Lower School and Nursery, which is dominated along its eastern side by the desolation of the former brewery site. The west side includes the weathered red brick walls of The Maltings, some C19 cottages and houses and some modern houses which face the path and help animate what could be a rather unwelcoming lane. The rear of the Trinity Methodist Church, built as



*Raglan Housing Association scheme on Chapel Fields*

the Sunday School in 1905 is of interest as its Gothic style is a complete contrast to the Classical frontage to Shortmead Street. The graffiti along the walls on the east side of the lane adds to the uncared for feel and the street lighting could be improved. An opportunity may have been lost to increase the sense of security within the lane by building residential properties on the east side of the lane on the former brewery site in a similar manner to those built at the northern end of Chapel Fields by Raglan Housing Association in 2002.

## Rose Lane

This is a narrow lane largely composed of two rows of small, much altered C19 cottages. Those to the west are right onto the footpath, those to the east have small front gardens. The chimney stacks are very important to the character of the street whilst the rear privy blocks survive. At the north end, the conservation area includes Claremont Cottages, four mid-C19 houses of gault brick with red brick detailing. These have a family resemblance to the St Andrew's School built in 1875 and now known as 'Claremont Court'. This is a very fine Victorian school which is now included in the conservation area. The car park in front of Claremont Court is identified as a site where enhancement is to be encouraged. At the south end of the street is no.5, which is a C18 timber framed house refaced in the C19.



*Claremont Court (residential conversion of former Victorian School)*

## Enhancement

The enhancement of the character and appearance of a conservation area can be defined as a reinforcement of the qualities providing the special interest which warranted designation. Firstly, it may be through the sympathetic development of sites identified in the detailed analysis of the area as opportunity or neutral sites. Secondly, it may involve positive physical proposals or thirdly, by the consistent application of positive, sensitive and detailed development control over extensions and alterations.

Areas which warrant special consideration within the conservation area are marked in red on the conservation area plan and are:

- Car park to east of Claremont Court, Rose Lane
- Car parks on St Andrew's Street
- Buildings at the rear of no.45 Shortmead Street and no.83 High Street
- Abbots Walk, Bonds Lane, Chapel Fields, Church Street Crab Lane and Foundry Lane
- No.10 Hitchin Street
- George's Hall
- Electricity sub station, High Street
- Area in front and to the south of Biggleswade Station

Areas outside the Conservation Area which also warrant special consideration are marked in red hatching on the conservation area plan and are:

- Former brewery site
- Land and buildings to the west of Foundry Lane

## General Conservation Area Guidance

To maintain the distinctive character of Biggleswade Conservation Area it will be necessary to:

1. Retain Listed Buildings and Buildings of Local Interest. There will be a strong presumption against the demolition of such buildings unless there is clear justification for doing so, for instance, being beyond repair. Where possible, other buildings which make a positive contribution to the conservation area should also be retained. If any of the above buildings become vacant efforts should be made to find a beneficial reuse.
2. Ensure that the design of new development positively contributes to the setting of listed buildings the character and appearance of the conservation area in terms of siting, mass, scale and materials used.
3. Ensure that house extensions and alterations satisfy the District Council's technical guidance entitled 'House Extensions and Alterations – a Design Guide for Householders'.
4. Where necessary, retain trees and important green spaces within the conservation area and ensure that where new development is permitted, proper consideration is given to tree planting and appropriate landscape treatment.
5. Ensure that there is a consistent, sensitive approach to the control of shop front design, alterations and signage.

### PLANNING GUIDANCE – APPROVED FOR DEVELOPMENT CONTROL PURPOSES

This document was subject to public consultation between 22 January 2005 and 21 February 2005. Consultation included an advertised exhibition at Mid Beds District Council offices, 23 London Road, Biggleswade, and entry on the District Council's website.

A full statement of the consultation process is available from the address below.

- This information can be provided in an alternative format or language on request **01767 602493**
- যদি অনুবাদ কবেন তাহলে অন্য কোনও আকারে বা ভাষায় এই তথ্য আপনাকে দেওয়া যেতে পারে। **01767 602493 (Bengali)**
- 你可以要求以另一种格式或语言提供这些信息 **01767 602493 (Chinese)**
- ਇਹ ਜਾਣਕਾਰੀ ਬੇਨਤੀ ਕੀਤੇ ਜਾਣ 'ਤੇ ਕਿਸੇ ਹੋਰ ਸਭਲ ਜਾਂ ਬੋਲੀ ਵਿੱਚ ਮਿਲ ਸਕਦੀ ਹੈ। **01767 602493 (Punjabi)**
- یہ معلومات آپ کے درخواست کرنے پر متبادل زبانوں یا زبان میں مہیا کی جاسکتی ہیں۔ **01767 602493 (Urdu)**

### Mid Beds District Council

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