



Milton Bryan Conservation Area

Introduction

22 February 2006

This document is one of a series of revised conservation area appraisals in Mid Bedfordshire. Milton Bryan Conservation Area was designated on 21 July 1971 and no review has been undertaken since. The setting, character and appearance of Milton Bryan Conservation Area are considered separately. This will enable Development Control to determine whether proposals for Milton Bryan preserve or enhance the character or appearance of the conservation area and/or its setting. Areas in need of enhancement are also identified.

Setting

Milton Bryan lies about 2½ miles to the south of Woburn. The village name 'Milton Bryan' is thought to be derived partially from the Bryan family who owned large amounts of land between the 12th and 14th centuries. With the settlement lying approximately mid way between Woburn and Toddington, Milton meaning 'middle farm' is also thought to have had relevance to the present name.

The village comprises of two hamlets, Church End (with the road leading to Eversholt), and South End (with the road leading to Hockcliffe and Toddington). Early maps (c.1635) show that two further roads linked Church End with South End (known as Boggy Lane and Church Lane); these today partially follow footpath links and were an important influence on the evolution of the village.

The whole parish is set on the Greensand ridge and lies within an Area of Outstanding Natural Beauty. It is also on the doorstep of two historic landed estates - the Registered Historic Parks of Woburn and Battlesden. The setting of the village is rural and picturesque, with fields and pasture bounded by hedgerows and trees. The hedgerows and trees are as much part of the village's character and appearance as the buildings themselves.

Character

Milton Bryan has all the attributes of a quintessential English Village: a church, pub, cricket ground, village hall, and village pond. The latter is positioned away from the main road on a road that leads to Town Farm and the sound of moorhens and ducks contributes to the sense of 'rural idyll'.

There is a sense of a close, observant community in what is generally considered to be a well kempt village with a quiet, tranquil atmosphere. The village meanders from Church End to the north down towards South End, the winding roads and gently sloping lie of the land, giving a snug, cosy feel to the village. The charm of the village is depicted by neat hedgerows characterised with intermittent mature trees, the latter creating deep and changing shadows. The front boundary to the Manor House is marked by a grade II listed buttressed wall which is an important feature within the streetscene. The lavender bushes surmounting this wall perfumes the air and contributes to a country garden character (see photo).



Appearance

There are many different buildings in the village, with no single type being dominant. The variety of materials used contributes positively to the character of the village and includes orangey-red bricks, red clay tile roofs, timber frame, leaded windows, white painted render and thatch. The array of building materials used can be no better demonstrated than from the buildings around the pond, where red brick, tile hanging, weatherboarding, render and yellow-brick are all in evidence.



Typical Bedford Estate cottages

generally weatherboarded with slate roofs as can be found at Fountaine's Farm and Home Farm and follow a typical 'E'-shaped or extended 'E'-shaped plan.

Church End

St Peter's Church and The Old Rectory are situated in this sub area which also includes a number of Bedford Estate Cottages. Church End is well wooded, although the trees are generally less mature and less dominant than those at South End.



St Peter's Church

In summer, vegetation screens the grade I listed church and consequently the most prominent features in view are the neat pairs of red brick Bedford Estate cottages, set back from the footpath and separated by generous gardens. The view changes in winter, when the church becomes a much more prominent feature particularly on the approach from

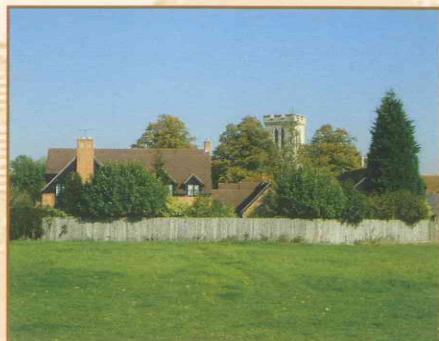
Eversholt. The church is dated from the early 12th century to the 19th century, although a coffin dated around the 10th or 11th century found on the site, gives reason to suggest that there was in fact a church or chapel situated on this piece of land before the listed church. There is also a memorial in stained glass, to gardener and architect of the Crystal Palace, Joseph Paxton, born in the village in 1801.

A north-east section of the conservation area is an Area of Archaeological Interest which includes a scheduled monument. The monument is a moated site and lies 200m north east of St Peter's Church. Glimpses of the church and the Old Rectory (a 17th century grade II listed building) are possible across the moated site, but only when the trees are not in leaf. Foundations of a former building are in evidence on the island of the moated site.

Church End also includes an old radio station, a former War Department building regarded as a Building of Local Interest. It is only visible from footpaths, and there is no public access to the building. Set in 5 acres of grassland, the two storey red brick building is not an architectural gem, but of wartime utility. The recreation land surrounding and to the west of the disused radio station is rolling heath land with patches of rough grassland and wetland. The boundary to the north of the site is denoted by tall parkland railings.

Architecturally, Meads Close is the most disappointing aspect of this 'end'. Furthermore, the standard road widths and visibility splays create a rather incongruous layout. Consequently, this group does not form part of the conservation area.

South of the church, the road turns south east towards South End, at this T-junction there is a field fronted by high hedgerows. At only one point there is a gap in the hedge where views are allowed across to the church. Although the top of the church is visible, its setting has, to an extent, been compromised by the dominant form of the two new dwellings



which are large and out of scale with the surrounding buildings (see photo). One of these buildings is 'The Granary House', access to which is from Church End and is marked by a pair high, ornate, metal

gates, a somewhat incongruous addition to the streetscene. Other pairs of ornate gates may be found at the entrances to Church Barn and Manor Farm House at Church End and at The Old Rectory, The Manor House and Burqui House at South End. Those marking the entrance to The Old Rectory are probably the only pair considered to be in keeping with the character of the area.

South End

South End is a hamlet with a charming informal appearance with much space around the buildings. Views are short with frequent bends in the country lane and, together with trees and hedges, create a series of interesting spaces. Beyond Church End, the former school (now the village hall) and a pair of Bedford Estate cottages are viewed before the road slopes gently downhill parallel to the long, snaking, scalloped timber boundary fence of the Manor House (see photo).



The fence is a prominent feature and a rather hard edge in comparison to the hedge in front of the cricket field opposite. This boundary treatment continues into South End and is highlighted as a site where enhancement is to be encouraged.

To the north-east of this fence lies a grade II listed Ice House along with a dried-up ice pond. This 19th century, mottled red brick and ironstone rubble structure is set in an earth mound. Woburn Lodge, a grade II listed, half-timbered, red brick building, formerly a barn to the Manor House, denotes the beginning of South End. The buttressed wall in front of the Manor House is listed and performs a particularly important role in the streetscene. Following the road down, boundary walls and finely groomed hedges give a formal appearance and the buildings stand close to the pavement giving an impression of a built up frontage. This perception is slightly misplaced with a number of other properties set back from the road. One such building is Burqui House, which is a two storey, new build with thatched roof which contributes positively to the appearance of the conservation area.



Red Lion Public House

Further south, the 17th century, grade II listed, Red Lion Public House stands on the north side of the road. It is constructed of red brick with diaper detailing and has a clay tile roof. Standing opposite is a row of white half-timbered thatched cottages (nos. 9-12 South End). This distinctive row of buildings includes a carriageway supported by timber stilts. Its timber structure is mostly colour washed brick with plaster infill, and still maintains leaded windows.

Perhaps the most individually designed building in the village is Fountaine's Farm, a grade II listed, mock-Tudor house built in the 19th century with late 20th century alterations. Glimpses of this building are important to the southern end of the village, especially when approaching the village from Toddington. The setting of the farmhouse is depicted by open grassed areas (regarded as important green space on the conservation area plan) and partly fronted by park railings. When viewed from the road, a large chestnut tree and oak tree break up the view towards this elevated building.

On the opposite side of the road, beyond a grass triangular junction, is situated Home Farm and its associated property and gardens which close the view down when looking south east from the pub. On leaving the conservation area in a north easterly direction, it is disappointing to note the large, poorly maintained barn on the south side of the road and is a site where enhancement is to be encouraged.



'The Cottage' near the pond

The casual passer-by could easily miss the turning to the pond which is down a narrow side road with no footway. The pond is only visible between South End Cottage and no.1 South End and the area is designated as common land and has a quiet and private feel. A rendered property, Rose Cottage, on the opposite side of the pond creates a very picturesque setting.

In 1861, the pond was partially covered by a Methodist chapel built on piles, granted permission by Lady Inglis, the then Lady of the Manor. Today there is no sign of the chapel and the pond is encircled by grass and trees and there is a sense of enclosure created by buildings and high hedges. A footpath runs between the houses close to the pond, onto slightly higher land behind. It offers views of open farmland, of grazing/ paddocks at Home Farm and in winter glimpses of the pub can be seen through the trees. The stable buildings at Home Farm are very similar to those at Fountaines Farm, typically weatherboarded with slate roofs (highlighted on plan). The gable end of the modern farm building adversely affects the setting of Home Farm.

Beyond the pond, along a no-through road, two pairs of buff brick cottages and a further house (built in 1882), all sit in front of a triangular piece of land which contains scrap metal and vehicles and is a site worthy of enhancement. Opposite, lies another pond surrounded by trees and forms the south-west corner of the conservation area.

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 warrant designation. Firstly it may be through the sympathetic improvement 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. There are four areas, which warrant special consideration for enhancement. These are:

- Building at Home Farm (see photo below)



- The Manor House front boundary fence
- Triangular area of land behind nos.1-7 South End (no.6 does not exist)
- Entrance to former War Department site, Church End

In addition, 2no. large, agricultural buildings at Leys Farm, whilst outside of the conservation area, do have an adverse impact upon views both into and out of the conservation area and are hatched in red on the attached conservation area plan.

General Conservation Area Guidance

To maintain the distinctive character and appearance of Milton Bryan Conservation Area it will be necessary to:

1. Retain Listed Buildings and Buildings of Local Interest. There will be a 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 new development positively contributes to the setting of listed buildings and/or the character and appearance of the conservation area in terms of siting, scale, design 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. Retain important walls and hedgerows as identified on the Conservation Area Plan.
5. Retain, where appropriate, trees within the conservation area and ensure that where new development is permitted, proper consideration is given tree planting and appropriate landscape treatment.
6. Ensure the protection of locally important green spaces with a presumption against new development.

PLANNING GUIDANCE – APPROVED FOR DEVELOPMENT CONTROL PURPOSES

This document was subject to public consultation between 29 October 2005 and 29 November 2005. Consultation included an advertised exhibition at Milton Bryan Village Hall 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 **08458 495405**
- যদি অনুরোধ করেন তাহলে অন্য কোনও আকারে বা ভাষায় এই তথ্য আপনি পেতে পারেন। **08458 495405 (Bengali)**
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Mid Beds District Council

23 London Road, Biggleswade, Bedfordshire SG18 8ER

Tel: Planning Division: **08452 30 40 40**

Conservation & Design Team: **08458 495405**

Email: **conservation@midbeds.gov.uk**

www.midbeds.gov.uk/services/planning

Planning Division