

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 from 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 (lucam) 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)

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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 facade of the house is an imposing 5-bay frontage of three storeys in gault brick with a pancelled 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

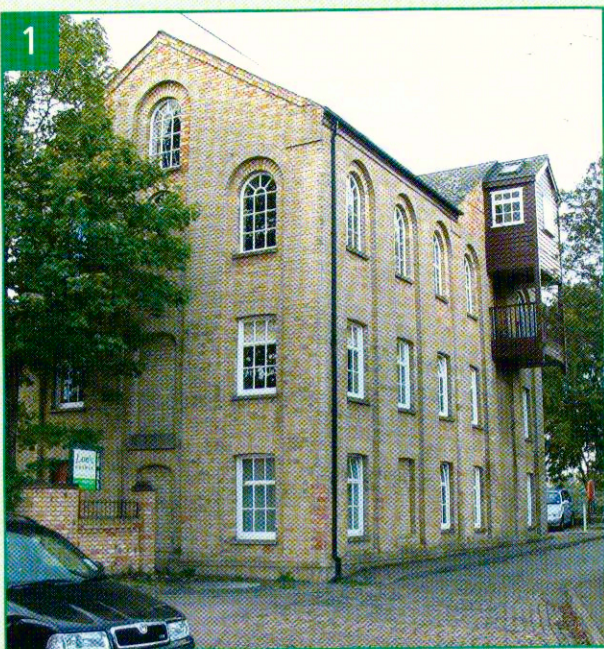
Shortmead Street is of considerable interest and contains a high concentration of historic buildings including the fine C14 church. Like London Road, it contains some fine C19 houses, but here these are mixed in with a range of earlier houses, commercial and industrial buildings. Consequently the grain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



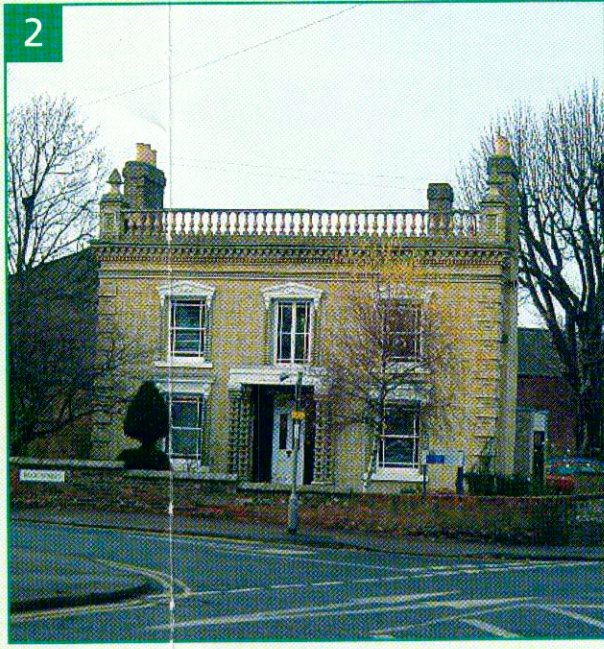
Beaumont Park Care Home (Building of Local Interest)

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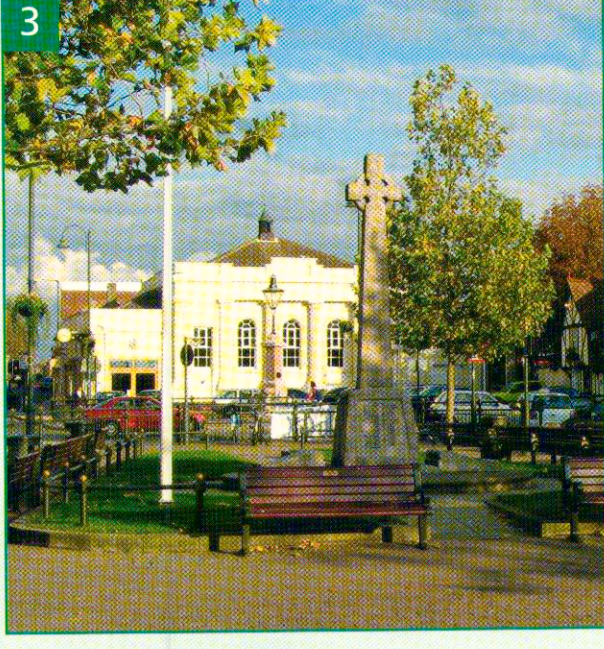
Important views



Biggleswade Mill (grade II listed) with arcades and recessed windows. Now converted into apartments and the weatherboarded lucam (sack hoist) has been modified to a balcony and room.



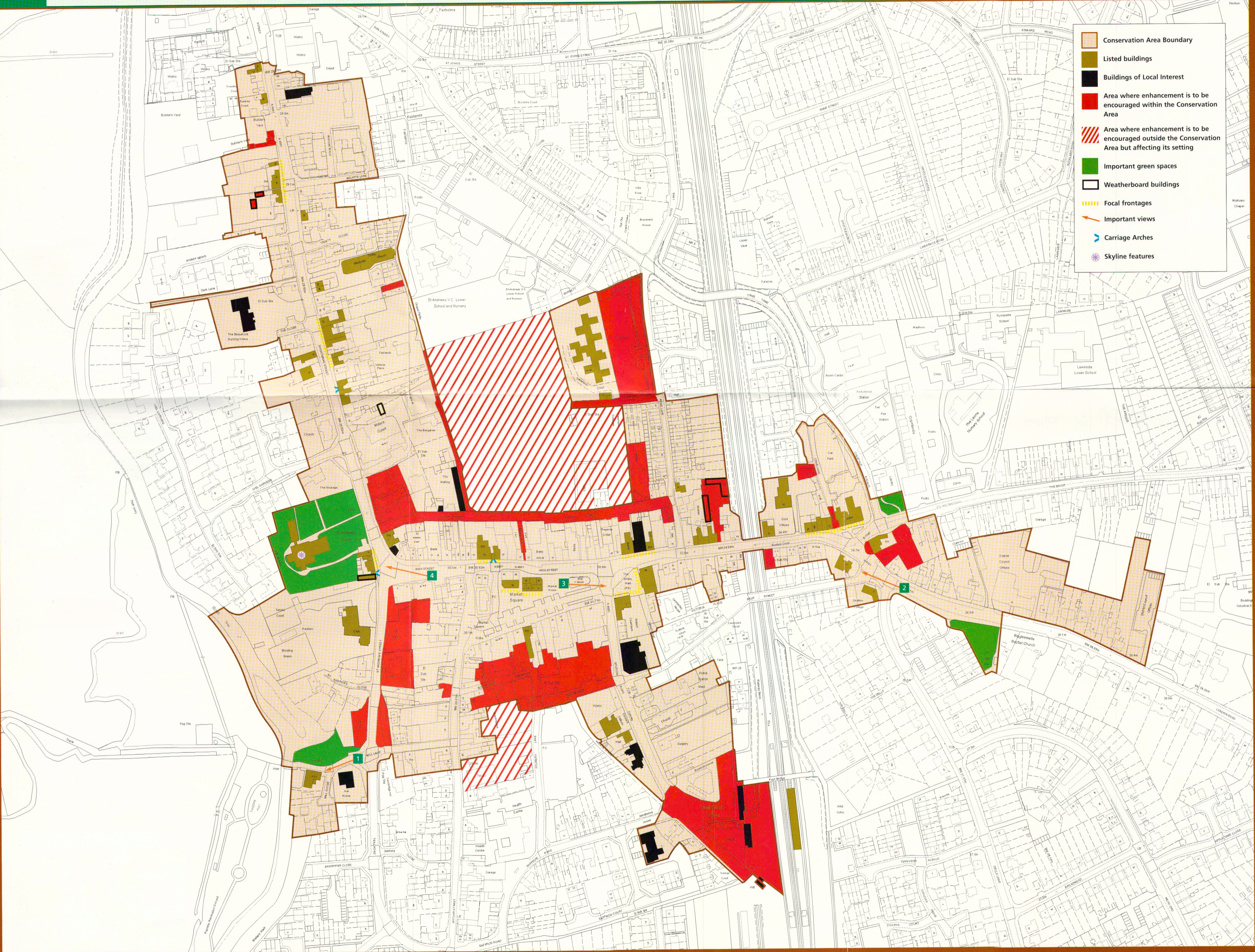
No.2 London Road, an architectural extravaganza with exuberant detailing particularly to the balustrade, cornice, porch and windows.



View from Market House looking east towards the war memorial, drinking fountain and former Town Hall.



View west looking towards St Andrews Church over the roof tops of nos.2-6 Shortmead Street.



Biggleswade

Scale: 1:2000

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