

Land Adjacent to Heddings Farm,
The Lane, Wyboston
Bedfordshire
(NGR 515807, 256902)

Heritage Statement

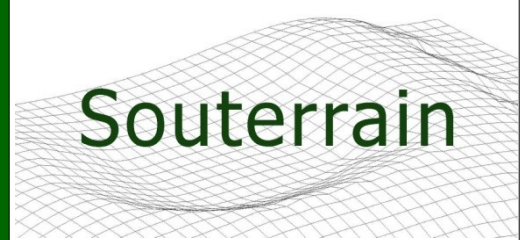
June 2019

Souterrain Archaeological Services Ltd

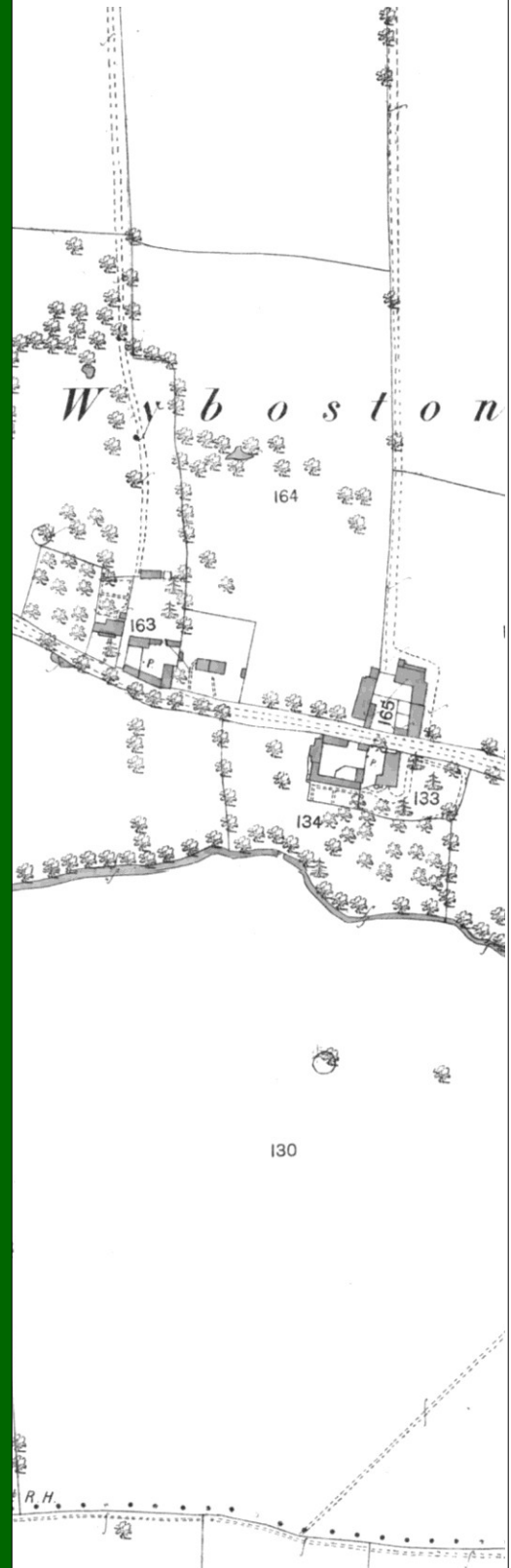
for



(Wyboston, Beds.)



Archaeological Services Ltd



**LAND ADJACENT TO HEDDINGS FARM,
THE LANE, WYBOSTON
BEDFORDSHIRE, MK44 3AG
(NGR 515807, 256902)**

HERITAGE STATEMENT

Souterrain Project: SOU19-649

June 2019

Produced for:



Wyboston, Beds.

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(Illustrations follow the main text)

Preface

All statements and opinions in this document are offered in good faith. Souterrain Archaeological Services Ltd (Souterrain) cannot accept responsibility for errors of fact or opinion resulting from data supplied by a third party, or for any loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in this document.

1. SCOPE OF THE HERITAGE STATEMENT

- 1.1 This Heritage Statement has been prepared for a planning proposal to Bedford Borough Council (hereafter the LPA) for the erection of three new dwellings, each with a garage and a garden on land off The Lane, Wyboston, Bedfordshire (Fig.1). The Assessment has been prepared by Souterrain Archaeological Services Ltd on behalf of [REDACTED] (Landowners and planning applicant) c/o Heddings Farm, Wyboston.
- 1.2 The Heritage Statement appraises the visual setting of above ground heritage assets (listed buildings, other buildings and structures of historic interest) around the Application Site, and assesses the affect of the proposed development scheme on such heritage assets.
- 1.3 The purpose of the document is to allow the LPA to formulate an appropriate response to envisaged impacts upon both known and potential heritage assets.
- 1.4 The Assessment has been prepared in accordance with Section 16 of the revised National Planning Policy Framework (NPPF, 2019)¹, 'Conserving and enhancing the historic environment'. The NPPF recognises that heritage assets are an irreplaceable resource and should be considered in the planning process, whether designated or not, and should be conserved in a manner appropriate to their significance (para.184). In order to determine a planning application, local planning authorities should require an assessment of the significance of heritage assets affected (para 189). Accordingly, the assessment should describe the significance of any potential heritage assets affected, including any contribution made by their setting. The level of detail should proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (para 189).
- 1.5 With respect to the assessment of buried heritage assets, an archaeological field evaluation was completed in June 2019 to the satisfaction of Bedford Borough Council's Archaeological Officer and the results have been submitted as a separate document to the LPA².

2. APPLICATION SITE LOCATION & ASPECT

- 2.1 The Application Site is situated in the historic core of the village of Wyboston, c.10 km northeast of Bedford in the eastern part of the county (Fig. 1). Since 1965 the village has been in the Civil Parish of Wyboston, Chawston and Colesden, prior to which it was in the parish of Eaton Socon. Wyboston is located 600 - 750 m north of village of Chawston (Beds.) and c.1.6 km southwest of the conurbation of St Neots (Camb.). The main village thoroughfare is The Lane which runs broadly south-eastwards towards the Great North Road.
- 2.2 The Application Site fronts the north side of The Lane (Fig. 2). It comprises a broadly rectangular plot of vacant land of approximately 1900 sq.m, which is covered in grass and scrub. It is centred at NGR 515807, 256902. The topography of the site rises from around 22 m AOD on the west side to around 23 m AOD on the east side³.
- 2.3 The west side of the Application Site is bounded by outbuildings which form the curtilage of Heddings Farm (Fig 5), a Grade II list building. The east side of the Application Site is bounded by a residential property and garden, presently screened by mature deciduous trees. Along the southern periphery runs an unkempt hawthorn hedge over 2 m in height, through there

¹ Ministry of Housing Communities & Local Government], National Planning Policy Framework, Rev.Feb. 2019.

² Souterrain Archaeological Services Ltd, Jun 2019. *Land Adjacent to Heddings Farm, The Lane, Wyboston, Bedfordshire, MK44 3AS, (NGR 515807, 256902): Archaeological Evaluation* Souterrain Project: SOU19-649

³ Google Earth [accessed 29th May 2019]

is an entrance closed by two galvanised metal farm gates. On the opposite side of The Lane stand two houses and gardens (Nos. 91 & 93) built on former Land Association Settlement area in the early 1990s. These properties occupy two thirds of the ground directly facing the Application Site (i.e. the central and south-eastern third), the remainder to the southwest being open grassland (country side).

3. THE PROPOSED DEVELOPMENT

- 3.1 The proposal is for the construction of three new dwellings, each with a garage and a garden. Figure 5 shows the proposed layout of the development (at June 12th 2019).
- 3.2 It is understood that there will be minimal disturbance to the proposed garden areas surrounding each of the new dwellings and that the hedgerow fronting The Lane will be retained and enhanced. It is also understood that on the west side of the site the plan there is to be a 10 m wide 'stand-off' from the curtilage outbuildings of Heddings Farm.
- 3.3 The Design and Access Statement, building elevations and street scene visualisation were not yet available for consultation at the time of the preparation of this Heritage Statement. Observations on the effects on above-ground heritage assets were based on the proposed layout (Fig. 5) at the time of the document preparation.

4 ASSESSMENT METHODOLOGY

- 4.1 The assessment was carried out in the following stages:
1. Review of data held by Bedford Borough Council's Historic Environment Record⁴.
 2. Review of available planning proposal drawing.
 3. Reconnaissance of the Application Site and its immediate environs (Study Area⁵).
 4. Review of any potential affects of the proposals on heritage assets and their setting.

5. HERITAGE ASSETS WITHIN THE STUDY AREA

- 5.1 The review of data held by the Historic Environment Record (HER) shows five heritage assets within the Study Area, as listed in Table 1 below. Their locations are shown on Figure 2.

Table 1. Heritage Assets within the Study Area

No. on Fig. 2	HER No.	Heritage Asset	Status	NGR
1	MBD12471	Heddings Farmhouse , The Lane, Wyboston.	Grade II listed building (UID 1114930)	TL 1572 5690
2	MBD12466	Moat Cottage , The Lane, Wyboston	II Grade II listed building (UID 1146457)	TL 1538 5679

⁴ accessed 10th May 2019

⁵ Data was examined from a 500 m radius of the Application Site.

3	MBD474	Moated enclosure and associated building platforms , The Lane, Wyboston.	Scheduled monument (UID 1012076)	Centred TL 1601 5675
4	MBD1749	Meadow Cottage , NW of Manor Farm, Wyboston Lane. Timber framed. C17 / C18	Building of Local Historic Interest	TL 1537 5704
5	MBD12463	83 The Lane, Rookery Farmhouse , Wyboston, C18 Farmhouse	Building of Local Historic Interest	TL 158 568
6	MBD15669	Manor Farmhouse , The Lane, Wyboston. Italianate Villas, built 1840's.	Building of Local Historic Interest	TL 1546 5696

6. SITE RECONNAISSANCE

- 6.1 A walkover-inspection of the Application Site and its immediate historic environs was undertaken on the 10th of May 2019. At the time of the survey there was good visibility. Deciduous trees were either in full leaf or near full leaf. Observations were made with respect to potential visual impacts which the proposed development might have upon the setting of historic buildings. Figures 6 and 7 show the Direction of Viewpoints located at Section 10. References to individual Viewpoints in the report text are shown in bold.
- 6.2 Two Listed Buildings are visible from the Application Site. The potential effects of the proposals are discussed below (Section 7).
- 6.3 The Buildings of Local Historic Interest in Table 1 are not visible from the Application Site. The proposals have no effects on their settings.
- 6.4 The Scheduled Monument in Table 1 is concealed from the Application Site by modern offices and a 18th century farmhouse. The proposals have no effect on its setting.

7. POTENTIAL EFFECTS OF THE PROPOSALS ON THE SETTING OF LISTED BUILDINGS

Heddings Farmhouse

Description

- 7.1 Heddings Farmhouse acquired Grade II listed building status in 1983. It is understood to have been built around 1700, which was re-faced in the 19th century. It is a two-storey house with three-room plan. The exterior has been pebble dashed and its roof is covered in old clay tiles. Its external features comprise windows with glazing bars and panel door in line with ridge stack, all three under a slate roofed trellis work verandah. There is a double stack on the west gable, a double ridge stack, and a single gable end stack to the east. These are constructed of yellow brick.
- 7.2 A range of outbuildings located on the eastern and south-eastern boundary of the property form a part of the Listed Building curtilage. The eastern part of this range is adjacent to the Application Site.
- 7.3 At the time of the site visit in May 2019, only the brick stacks of Heddings Farmhouse itself were discernible from the east side of the Application Site, this through the young foliage of

a mature tree located on the east side of the farmhouse (Fig. 6, 4, 5). It is doubtful whether anything of the stacks may be seen during the summer months. There are no views to be had of the Application Site from Heddings Farmhouse.

- 7.4 Given the proximity of the proposed development to Heddings Farm, a pre-application response received from Bedford Borough Council (17/00575/PREAPP, 1st November 2017) acknowledged that:

'The significance of Heddings farmhouse is the historic value of this c. 1700 property. It has national significance as an example of domestic architecture which has been refaced in the early C19. The group of buildings at Heddings Farm form part of the evidence of the evolution of this agricultural site. The setting of this farmstead therefore extends to the related buildings in the immediate vicinity and also to the semi-rural character of the surrounding land. It is acknowledged that the settlement of Wyboston has developed and this to some extent has compromised the rural character in some places. However, the site which is the subject of this proposal does retain a semi-rural character to the road and the setting of the farmstead'.

Aspect of Heddings Farm's Eastern Range

- 7.5 Since the proposed development is to be located adjacent to eastern range of former farm outbuildings which are a part of the Listed Building curtilage, it is therefore necessary to consider the historic character and setting and the existing semi-rural character of the surrounding land on this side of Heddings Farm.
- 7.6 The eastern range of outbuildings reflect the latter stage in the evolution and development of Heddings Farm as an agricultural site. The majority of outbuildings making up the eastern perimeter have a distinct mid 20th century factory-farm appearance (Fig. 6, 5 -7). They are constructed in common 'Fletton' / L.B.C. type bricks, with steel-framed Crittal windows. The window openings with anti-theft steel grills fitted to the external walls, which appear to be a late 20th century addition. Historic mapping suggests a construction date between c.1948 and c.1951-2⁶ for the the entire eastern brick-built range. The buildings have been re-roofed in concrete tiles in the latter part of the 20th century.
- 7.7 The exception to this brick-built range is a weather-boarded structure in the south-east corner of the perimeter (Fig. 6, 4, Fig. 7, 9-10). The building is roofed of corrugated sheet asbestos. The weather board cladding is a fairly recent addition (i.e. within the last 30 years). It conceals the remains of a post-medieval timber-framed barn, which has been partly re-built in brick, its surviving wall-frames in-filled with 20th century brick noggin. The north end of the barn is partly exposed to the south wall of the brick-built range. The Roman numerals 'MCMLIX' (i.e. 1959) scribed in an interior cement sill indicate a date of 'restoration'. The barn is absent from the 1799 parish Inclosure Map (Fig. 3)⁷, it being first depicted on the Ordnance Survey map of 1884 (Fig.4). It is possible that it was dismantled from its original site and re-erected at the present location at some time in the 19th century.
- 7.8 Facing the eastern range of curtilage out-buildings, just 55 m to the east is a high-ridged works or warehouse building, which was erected at some juncture in the early 1930s (Fig.6, 1, 2 & Fig. 7, 11). The building has a much dilapidated weather-boarded exterior and rusted

⁶ OS County Series: Bedfordshire, 1: 10,560

⁷ Bedford & Luton Archives Map MA20 (Wyboston) Eaton Socon Inclosure map 1799

sheet steel roof. Still in use as 'Works', the main structure is appended on its west side by an equally dilapidated lean-to and on its the south side by a yard housing a motley array of modern depot outbuildings and container-buildings. The entire 'Works' is enclosed on the west side by a high steel security fence, the latter which forms the eastern boundary of the Application Site (Fig. 6, 3).

- 7.9 The land between this Works complex and the eastern curtilage range of Heddings Farm is an open paddock. Across the paddock, about 75 m to the northeast of Heddings Farm, a modern industrial estate on Rookery Road comprises the semi-rural character of Wyboston.

Evolution of Land-Use & the Rural Setting of the Eastern Range

- 7.10 It is acknowledged that the setting of Heddings Farm has greatly evolved since the early decades of the 20th century. Up until c. 1926 the property on the immediate east side of Heddings Farm formed an integral part of the rural settlement of The Lane for some 125 years, and possibly for at least another generation prior to this.

- 7.11 Historic mapping shows two discrete arrangements of buildings at the Application Site, possibly reflecting distinct phases of occupation within a close. Firstly, the Inclosure Award Map of 1799 (Fig. 3) shows a C-shaped building range located within the southwest corner of the Application Site. One wing of the building fronts The Lane, probably where the hedgerow stands today. Two other buildings are rectangular and detached. One of these fronts The Lane, again on the site of the present hedgerow, while the second is set further back within the close. Significantly, recent archaeological investigation of the site in the course of the present application, confirmed domestic occupation evidence of mid / late 18th century date, suggesting that some of these buildings were dwellings. Notably, all of the depicted structures pre-date the post-medieval barn (i.e. the earliest building) in the eastern range of out-buildings at Heddings Farm.

- 7.12 The second phase of occupation at the Application Site is recorded on the first and second editions of the Ordnance Survey, 1884 (Fig. 4) and 1901 respectively. Two adjoining cottages of fairly substantial size are shown set back about 18 m from the roadside within a close. This is most probably the same set-back structure surveyed on the Inclosure Map. Each cottage appears to have been served by an outhouse of some form, located respectively on the east and west sides of the close. At the eastern location, the archaeological evaluation revealed a brick-built hearth structure of 18th/ 19th century date.

- 7.13 The last confirmation of occupation of the cottages is found on the Land Valuation Map of 1910⁸, at which time the property belonged to John Robert Purvis of Rookery Farm and was in the tenancy of a C. Bygraves. The 1926 Land Valuation map shows the two dwellings crossed through denoting that they were either abandoned or demolished⁹. The same map depicts (hand-drawn) for the first time the newly-built Rookery Road with its new dwellings on either side, denoting the establishment of the Land Settlement Association (below).

Former Land Settlement Association Areas

- 7.14 The former farmstead of Heddings Farm is surrounded on its southern, western and northern sides by countryside¹⁰. The land on the eastern side, which includes the Application Site, is classed as Former Land Settlement Association Area (LSA), recognised by its distinctive historic character. Created during the early 1930s it comprised zones of smallholdings within Wyboston, Chawston and Colesden parish to support agricultural and horticultural activity.

⁸ Bedford & Luton Archives Map DBV3/82

⁹ Bedford & Luton Archives Map DB2/M10b

¹⁰ See Bedford Borough Council Policies Map (<http://www.planvu.co.uk/bbc/>) [accessed 10.05.2019]

The former LSA zones are defined by Bedford Borough Council Planning Policy No. AD44 which acknowledges that, 'whilst land use in the area has changed over recent years and many dwellings have been extended, the area's distinctive spatial pattern and layout is still clearly evident'. Any proposed new development must demonstrate that it will be appropriate to the semi-rural character of the area as outlined in Policy No. AD44¹¹.

- 7.15 Examination of historic Planning Department land-use maps show the former close (containing the Application Area) coloured coded yellow in c. 1948¹², to denote '*agriculture, but sometimes vacant, unused or cleared sites*'. The plot is shown within the green line of the LSA boundary. The high-ridged 'Works' or warehouse building is shown as-built. On a 1960s version¹³ the former cottages have not been erased, or otherwise annotated, which might suggest that the abandoned building was still standing.

Conclusion

- 7.16 The Application Site has for a number of decades been neglected ground, much overgrown with scrub, set against a backdrop of an unsightly array of existing 20th and 21st century industrial buildings, to the northeast and east (e.g. Fig. 7, **15** and **16**, viewed from the open countryside to the southwest of the Application Site). In this respect, the proposed development presents the opportunity to enhance the eastern setting of Heddings Farm.
- 7.17 It is clear that in terms of the historic context of the rural settlement in this part of the Lane, Heddings Farm was never an isolated property. Moreover, domestic occupation of the Application Area is an inseparable part of the evidence of the evolution of the setting of Heddings Farm. As such, not only would new dwellings of sensitive and appropriate design and layout not be out of character with the future semi-rural setting of Heddings Farm, but indeed should make a positive contribution to the evolving historic character of semi-rural settlement on this part of The Lane.
- 7.18 It is to be noted that the setting of the eastern range of curtilage out-buildings at Heddings Farm is limited. Only the asbestos roof of the weather-boarded barn and a part of a concrete tiled roof is to be seen from The Lane (Fig. 6, **8** - **9**). A view may be gained from leaning over the existing field gate in the centre of the hedge, and a partial view of the range may be obtained from the countryside to the south (Fig. 7, **13**). The proposed development will therefore have a very minor impact, if any, on the visual setting of this range, particularly as there is to be a stand-off c. 10 m between the eastern range and the boundary of proposed Plot 1 (Fig. 5). It is to be further noted that in order to maintain the semi-rural character of the new dwelling plots, the high hedgerow (c. 2 m) fronting The Lane is to be retained and enhanced as necessary with appropriate species.

Moat Cottage

- 7.19 There is one other listed building within sight of the Application Site. This is Moat Cottage, a 17th century two-storey timber-frame dwelling located c. 400 m WSW (Fig. 7, **12**). During the Site reconnaissance the listed building was approached as closely as possible from along The Ouse Valley Way (about 40 m ENE of the listed building). On the same line of sight from Moat Cottage the view of the Application Site from the public footpath presently resembles an unbroken built horizon, comprised of Heddings Farm to the left, the 'Works' complex in the centre and the two 1990s dwellings on the south side of The Lane to the right (Fig. 7, **17** - **18**).

¹¹ <http://www.planvu.co.uk/bbc/written/cptad17.php#ad44>

¹² Bedford & Luton Archives Map PDL10/121

¹³ Bedford & Luton Archives Map PDL10/123

- 7.20 The distance between the Moat Cottage and the Application Site is thus deemed to be too great for the proposed dwellings to have a negative affect the setting of the listed building. Conversely, the only perceivable change brought about by the proposed development would be enhancement of built horizon by partial concealment the Works complex.

8. COPYRIGHT AND CONFIDENTIALITY

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9. FIGURES

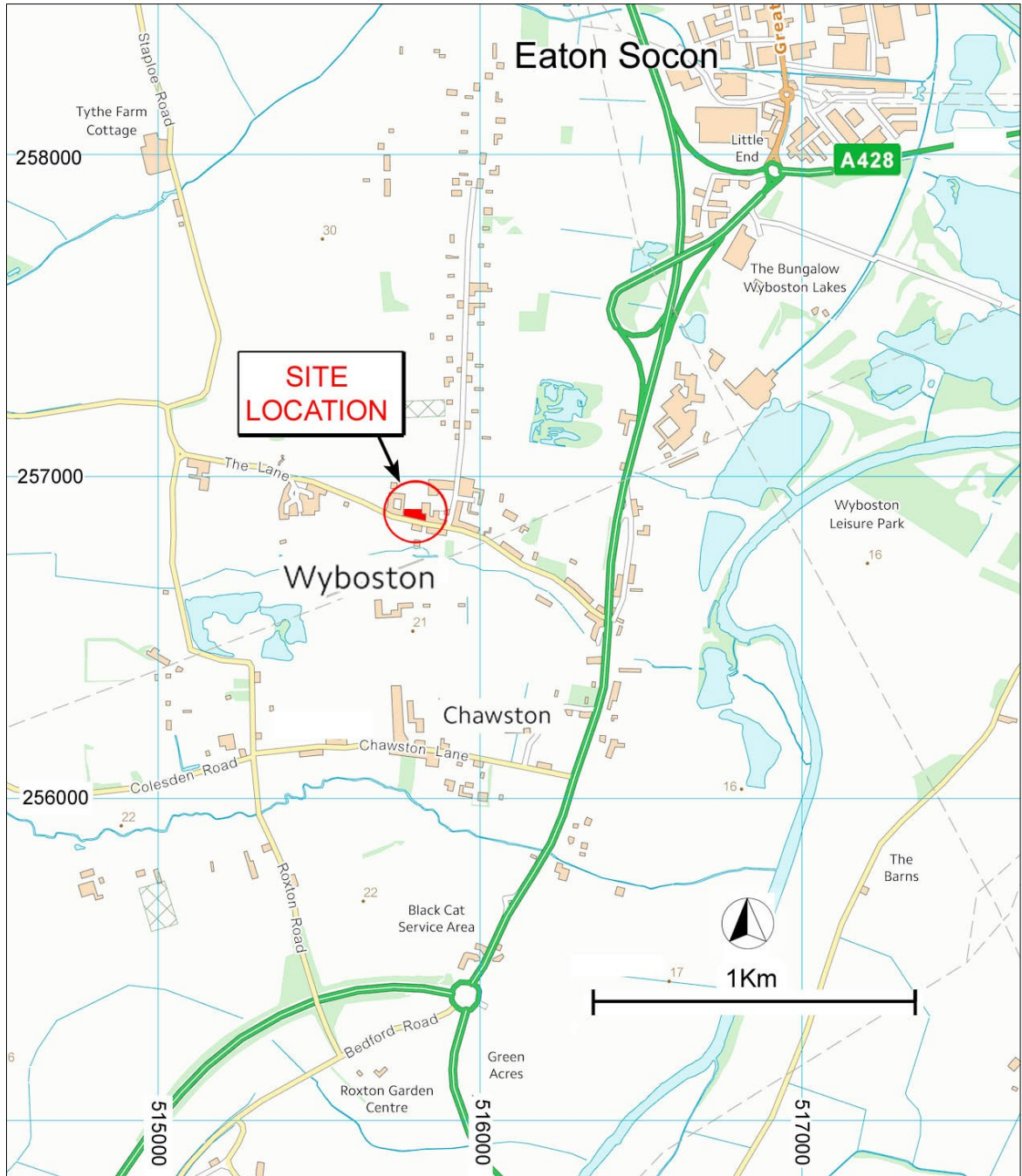


Figure 1. Location of the Application Site

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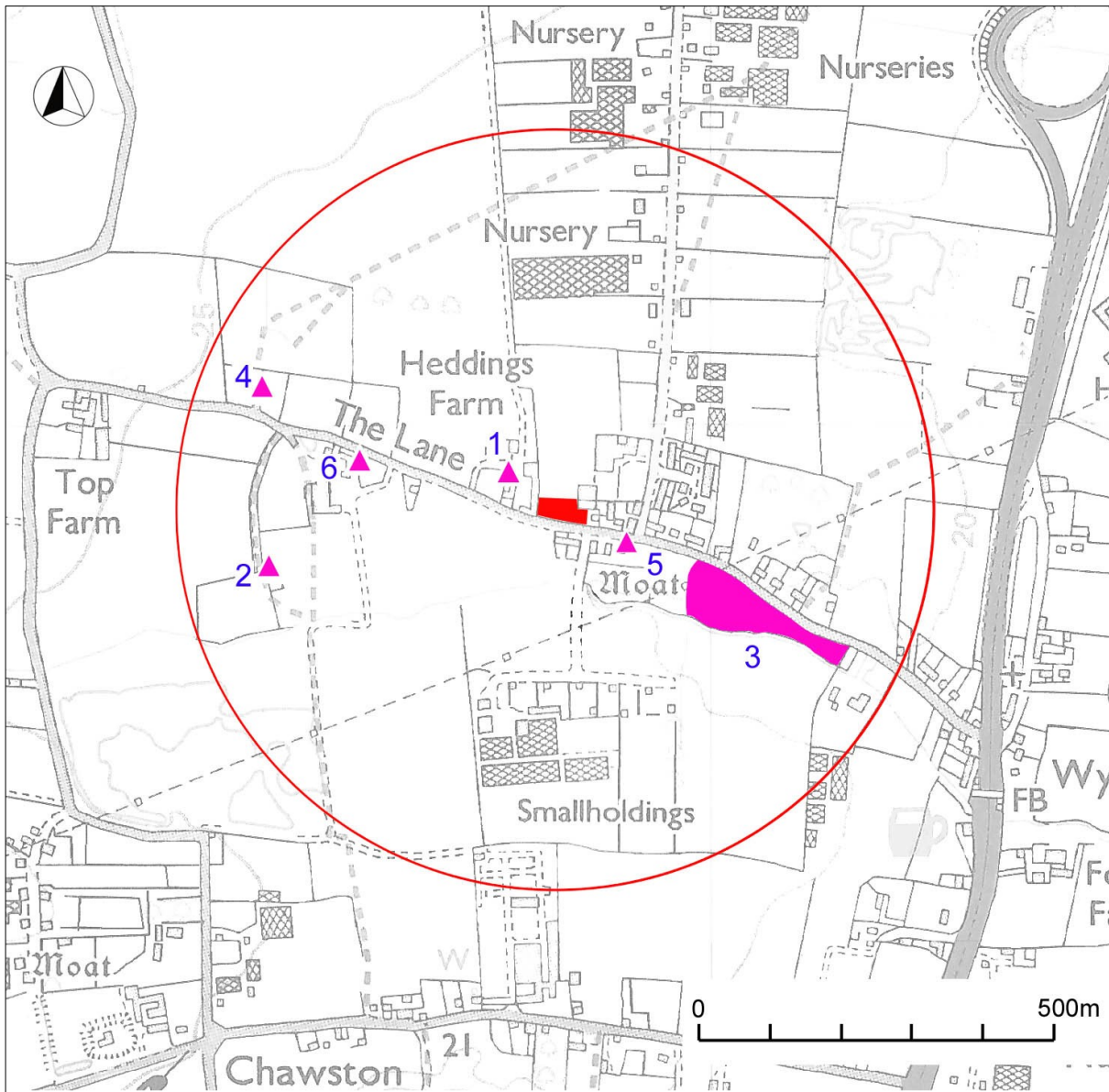


Figure 2. Designated and non-designated heritage assets within 500 m radius of the Application Site (in red)

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Figure 3. Extract (redrawn) of 1799 Inclosure Award Map showing approximate location of the proposed development area

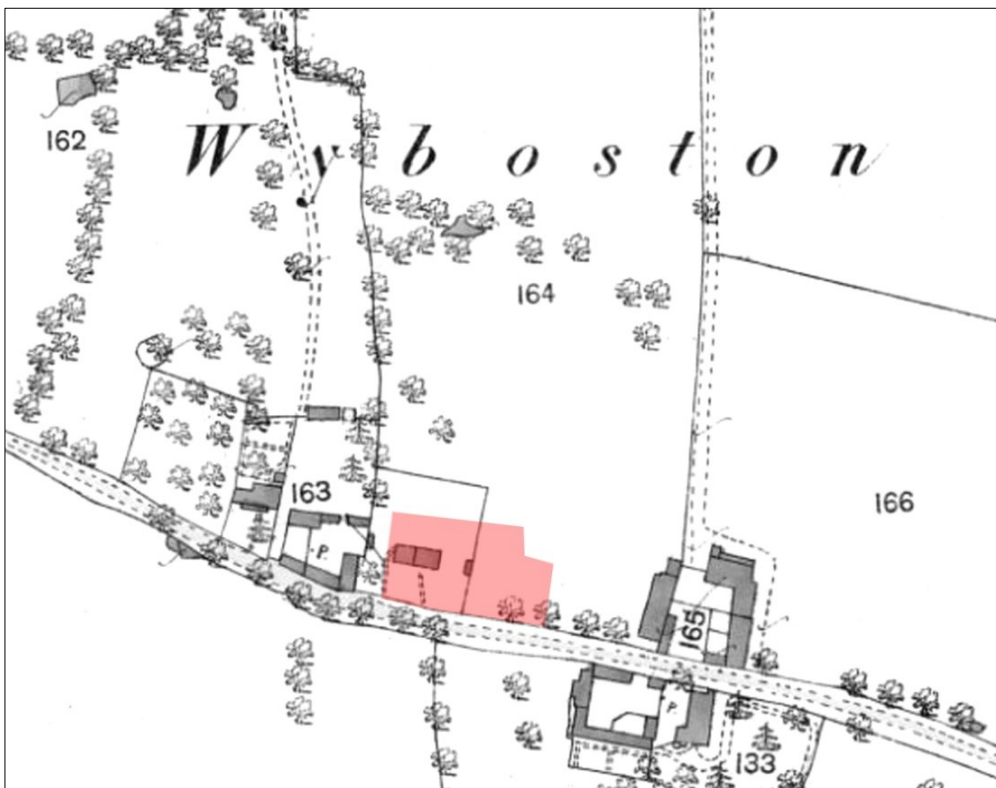


Figure 4. Extract of Ordnance Survey 1884 map showing approximate location of the proposed development area

(base map extract: Ordnance Survey 25" maps 1884 © Crown Copyright. All rights reserved. Licence number AL 1000155551)

**Figure 5.
Proposed Layout of
Dwellings**

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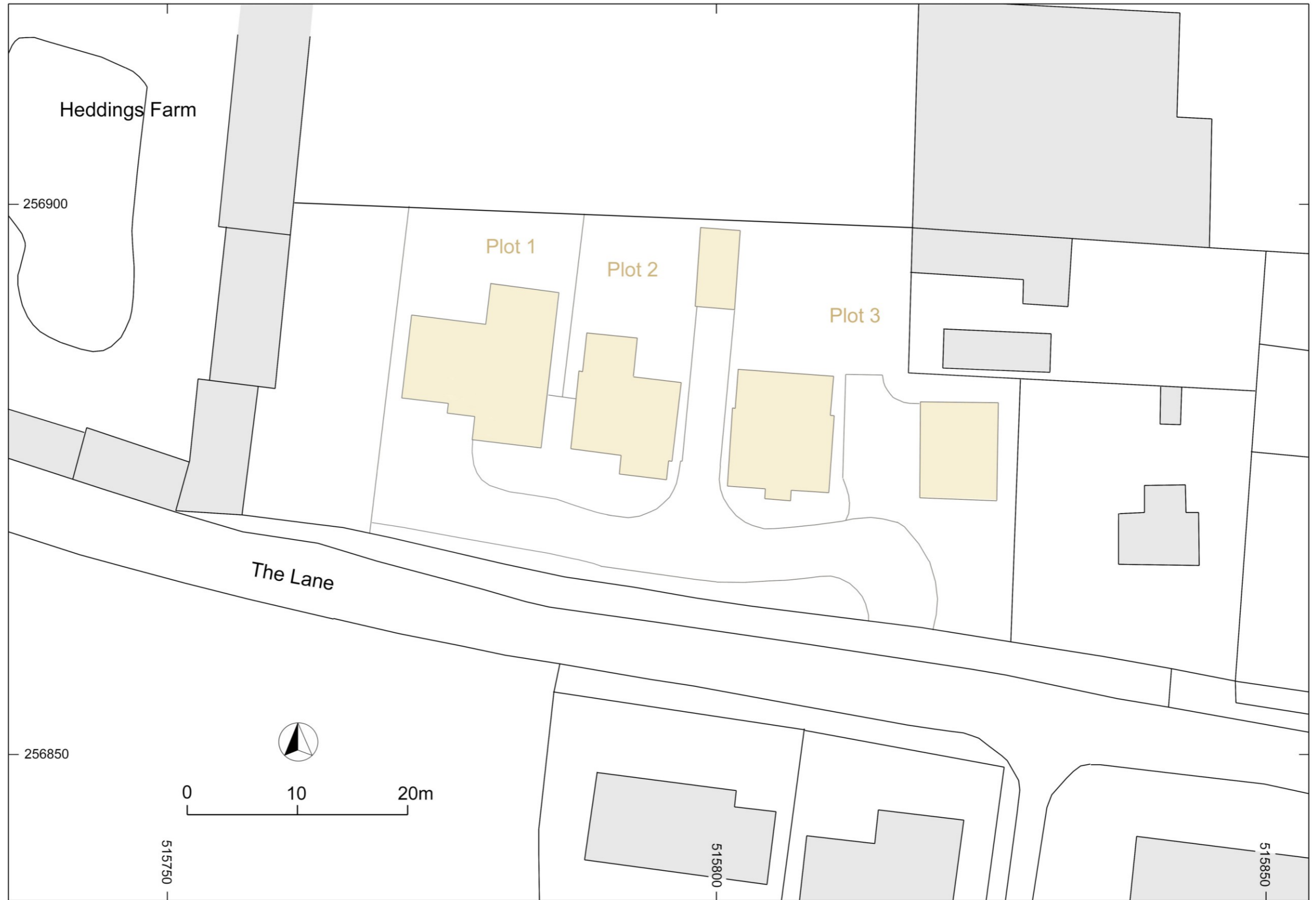


Figure 6. Direction of Viewpoints 1-9, with layout of proposed development super-imposed

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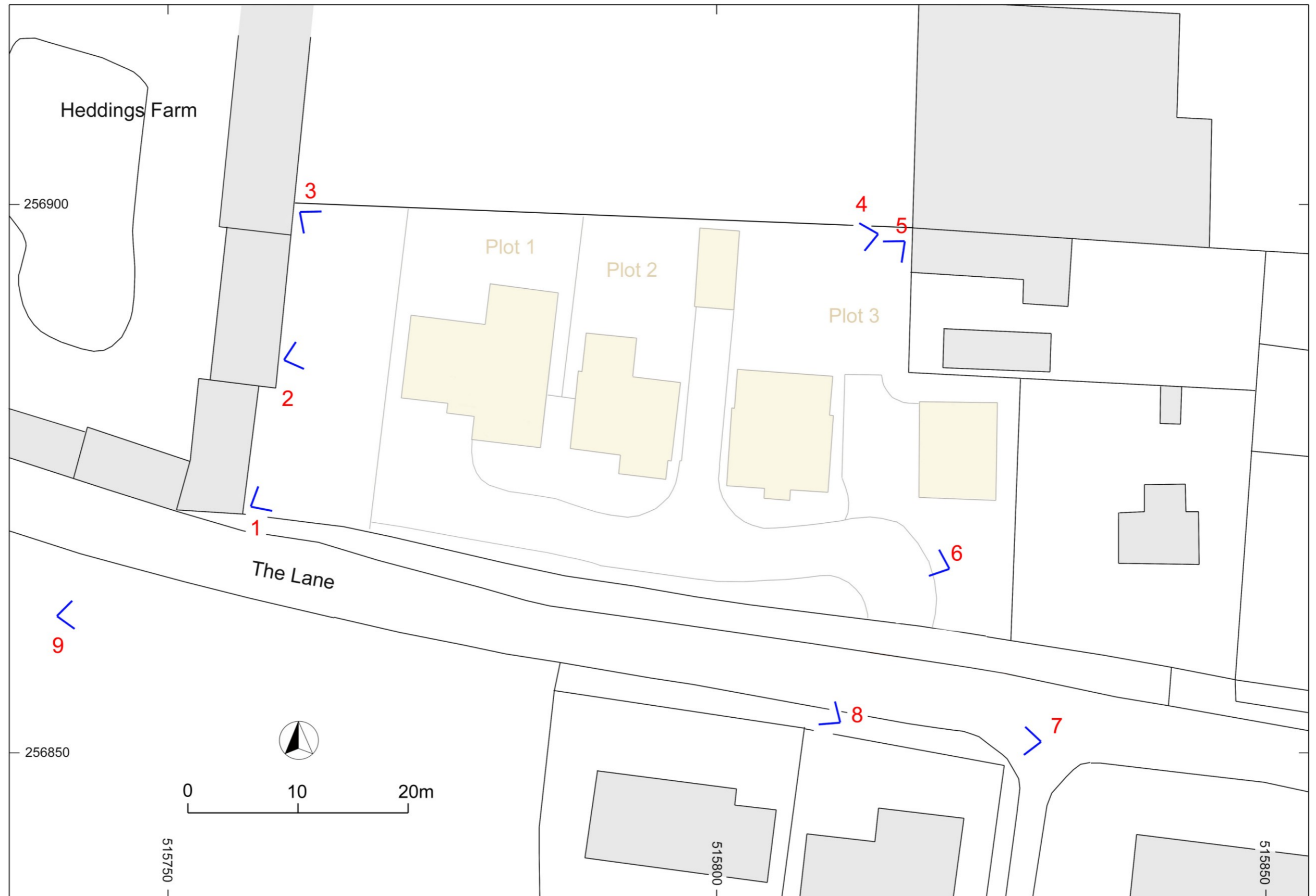
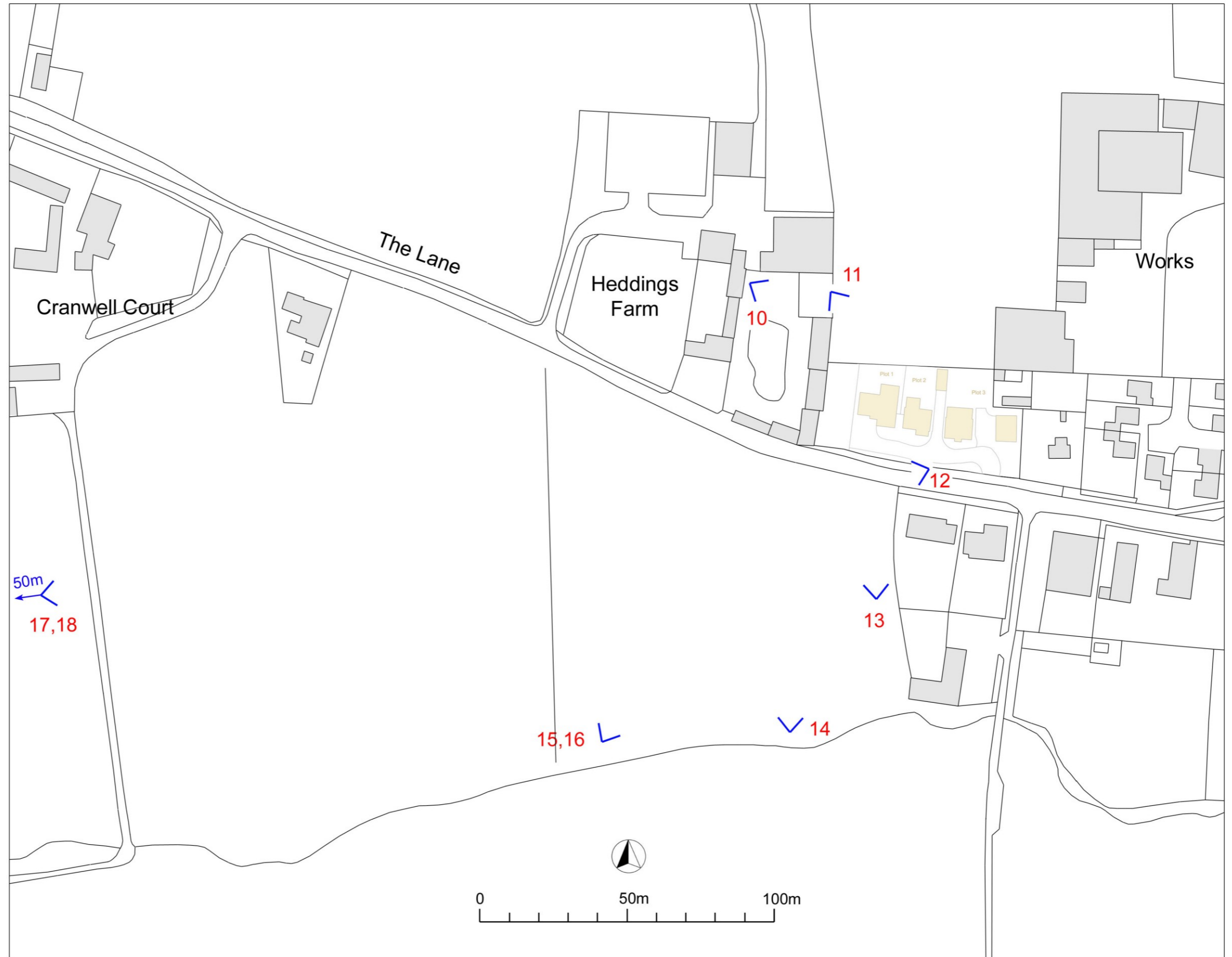


Figure 7. Direction of Viewpoints 10-18, with layout of proposed development super-imposed

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10. VIEWPOINTS



1. Over view of Application Site from SW corner. Works buildings in background



2. Northern boundary of Application Site (facing NE). Works buildings in background



3. Overview of Application Site from NW corner.



4. Overview of Application Site from NE corner. Looking towards outbuildings of Heddings Farm



5. Panoramic view S to W (left to right) of Application Site from NE corner. Heddings Farm outbuildings of to right (W)



6. Overview of Application Site and Heddings Farm outbuildings, from SE.



7. View towards Application Site from E courtyard of Heddings Farm. Curtilage outbuildings in foreground. Apex of Works building visible beyond wall. Facing ESE



8. Road frontage view of Application Site on The Lane. Facing WNW from Morris Walk



9. Road frontage view of Application Site on The Lane. Facing WNW from front of No. 93 The Lane



10. Road frontage view of Application Site on The Lane. Facing ENE



11. View SE towards the Application Site from Heddings Farm



12. View to the SW from Application Site, looking towards Moat Cottage (listed building) at approx 415m



13. View of the Application Site from open countryside to the SSW.



14. View of the Application Site from open countryside to the S



15 . View of the Application Site from open countryside to the SW



16. Zoomed View of image 15



17. View of Application Site from Ouse Valley Way (approx 340m WSW). The line of view is that of Moat Cottage about 30 m behind viewer



18. Zoomed view of image 17