

WHITEHILL SPINDLE TOOL WORKS

Bolton Road, Luton, Bedfordshire



Heritage Impact Assessment

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Final

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SUMMARY OF PROJECT DETAILS

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Planning Reference:	N/A
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Parish:	Luton
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NON-TECHNICAL SUMMARY

This report presents the results of a Heritage Impact Assessment prepared to inform a planning application for proposed works at the Whitehill Spindle Tool Works at Bolton Road, Luton, Bedfordshire. The site is situated at National Grid Reference TL 0970 2103.

The redevelopment proposals comprise an outline application with scale and layout to be considered and all other matters reserved for the demolition of existing buildings and construction of commercial floorspace (B1 use, up to 720sqm), up to 72 residential dwellings (C3 use) and associated car parking. The preliminary drawings for the scheme indicate a structure of up to nine-storeys in height, with a basement.

The factory building itself is of no heritage value and the evidence indicates that the site has been located in pasture land since late Prehistory. There is no evidence for occupation of the site other than for agricultural uses until the later 19th century when it was developed for housing.

The development area is located close to but outside the line of the moat of Fulk de Breauté's castle. There is no evidence for medieval or later activity until the later 19th century outside the castle moat. The likelihood of there being surviving coherent archaeological remains within the development area is considered to be low and the proposed development will result in no change to below ground archaeology.

The proposed development is divided from St Mary's church, a Grade I listed building, by development associated with the University of Bedfordshire, comprising a series of large, tall buildings. The proposed development would be screened from the listed building by this modern development and would have no impact to its heritage significance.

It is considered that the proposed development will result in no measurable harm to heritage assets, either in the form of direct physical impacts or in terms of an effect on their settings.

It is concluded that the proposed development would have no effect on remains of national significance or on remains which would warrant preservation in situ. Overall it is considered that the scheme is in compliance with policy LLP30 of the Luton Local Plan.

I INTRODUCTION

BACKGROUND

This report presents the results of a Heritage Impact Assessment prepared to inform a planning application for proposed works at the Whitehill Spindle Tool Works at Bolton Road, Luton, Bedfordshire (**Figure I**). The site is situated at National Grid Reference TL 0970 2103.

The proposed scheme comprises an outline application with scale and layout to be considered and all other matters reserved for the demolition of existing buildings and construction of commercial floorspace (B1 use, up to 720sqm), up to 72 residential dwellings (C3 use) and associated car parking.

No planning application has been made at the time of writing. The preliminary drawings for the scheme indicate a structure of up to nine-storeys in height, with a basement.

AIMS

This document describes the archaeological and historical context of the site, analyses the heritage significance of the site and its contribution to the significance of other heritage assets, and presents an assessment of the impact of the proposed development.

DISSEMINATION

Copies of this report will be distributed to the Client and the Bedfordshire Historic Environment Record. In addition, a digital copy will be uploaded to the OASIS (Online AccesS to the Index of archaeological investigationS) with the reference number: **thejesso I - thejesso I-364096**.

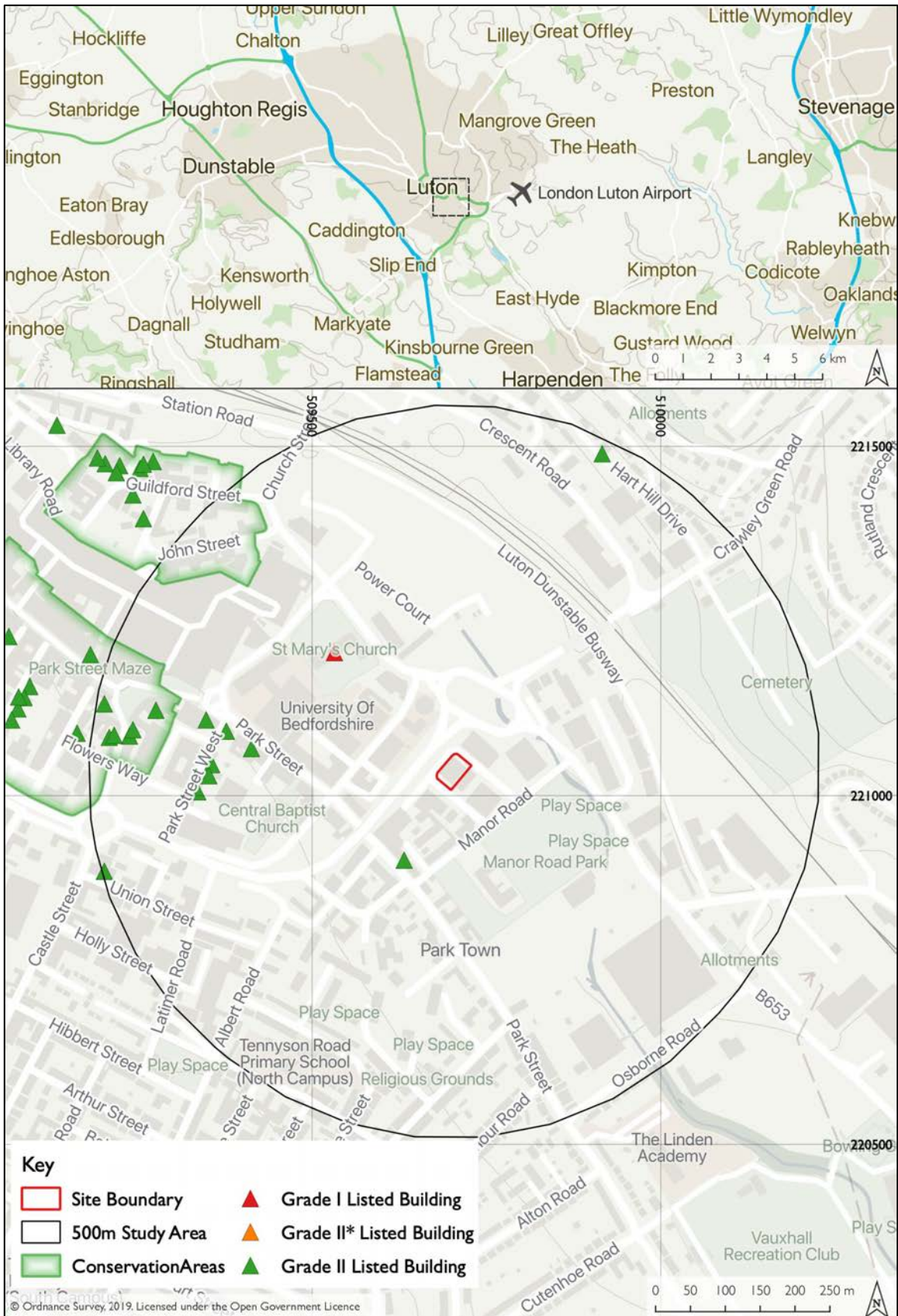


Figure I: Site Location and Designated Assets

2 SITE LOCATION AND BASELINE CONDITION

LOCATION OF SITE AND SETTING

The site is located in central Luton in Bedfordshire, some 700 metres to the south east of Luton Railway Station. The site lies between the south and east sides of Bolton Road, which turns at the northeast corner of the site and the north side of Gloucester Road, centred at National Grid Reference TL 0970 2103.

The site encompasses approximately 0.13ha, comprising principally of the existing Whitehill Spindle Tool Works, a small factory building dating to c. 1970 and small areas of associated hardstanding. To the north west of the site and outside the application area lies the elevated section of the A505 road.

GEOLOGY AND TOPOGRAPHY

The underlying bedrock geology at the site is chalk of the Holywell Nodular Chalk Formation and New Pit Chalk Formation, which are undifferentiated. In terms of superficial deposits, the site lies at the interface between glaciofluvial sands and gravels and alluvial clays, silts, sand and gravel (BGS 2018).

The site is situated at approximately 105 m above Ordnance Survey Datum.

DESIGNATION(S)

The site does not contain any designated heritage assets. The parish church of St Mary, located some 200 m northwest of the site is listed at Grade I (List Entry Number 1114615).

101 Park Street, located some 140 m southwest of the site is listed at Grade II (List Entry Number 1114634).

3 METHODOLOGY

INTRODUCTION

This assessment was undertaken in accordance with the Chartered Institute for Archaeologists' standards and guidance for historic environment desk-based assessments (2017), and in reference to the policies and guidance of the National Planning Policy Framework (NPPF).

LIMITATIONS

The scope of the report is limited to:

- A walkover survey of the site and study area;
- Review of relevant archive and documentary material;
- Consultation of plans and information provided by the Client and their Architect;
- Relevant published literature and websites.

WALKOVER INSPECTION

The Site was inspected on the 31st July 2019 by Dan Slatcher MCI(A) in order to in order to assess its character, identify visible heritage assets and identify factors that may affect the survival or condition of known or potential assets and their settings.

DOCUMENTARY AND ARCHIVE RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the full historic character of the site and study area is understood.

Direct consultation was made with:

- Bedfordshire Archives;
- Bedfordshire Historic Environment Record.

In addition, the following archaeological databases and archive repositories were consulted online:

- Archaeological Data Service (ADS);
- Documentary sources, including archaeological publications and relevant grey literature reports and surveys where available;
- Geological Mapping;
- Heritage Gateway;

- Historic mapping including relevant Ordnance Survey Maps;
- Historic and modern aerial photographs available through Britain from Above, National Collection of Aerial Photography, Cambridge Air Photos and Google Earth.
- National Record of the Historic Environment;
- The National Heritage List for England – Historic England;

TIME PERIODS

The description of archaeological remains, find spots or extant features within the report, makes reference to the following time periods, which describe broad and unequal phases of past human activity:

- Prehistoric – Palaeolithic, Mesolithic, Neolithic (Pre 30,000BC – 2000BC)
- Prehistoric – Bronze Age and Iron Age (2000BC – AD43)
- Roman (AD43 – AD450)
- Saxon/Early Medieval (AD450 – AD1065)
- Later Medieval Period (AD1066-1540)
- Post-Medieval and Modern (AD1541 to present)

4 PLANNING POLICY

LEGISLATIVE CONTEXT

The principal legislation in relation to the protection and management of the historic environment comprises:

Historic Buildings and Ancient Monuments Act 1953 – established the register of parks, gardens and battlefield sites of special historic interest. The effect of proposed development on the sites and their settings on the list is a material consideration in planning decisions. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

Ancient Monuments and Archaeological Areas Act 1979 – affords statutory protection to Scheduled Monuments and Areas of Archaeological Interest. Consent of the Secretary of State (Department for Digital, Culture, Media and Sport) is required for works affecting these assets.

Planning (Listed Buildings and Conservation Areas) Act 1990 – provides additional planning controls for works affecting Listed Buildings and Conservation Areas. The Act established that the Local Planning Authority should have special regard to the desirability of preserving Listed Buildings, or its setting, (Section 66); and a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas (Section 72). Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was published on 27th March 2012 and revised in July 2018, with further minor updates in February 2019.

NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development (Para. 7). This is to be achieved through three overarching objectives, economic, social and environmental (Para. 8). So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development (Para. 9).

Section 16 of the NPPF, ‘Conserving and enhancing the historic environment’, notes that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The

level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Para. 189).

Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss (Para. 195). Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (Para. 196).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application, although a balanced judgment will need to be made in regards to the scale of harm, or loss, and the significance of the heritage asset (Para. 197).

NPPF also recommends that local authorities should treat favourably those proposals that preserve elements of a heritage asset's setting that make a positive contribution to its significance (para. 200).

LOCAL PLAN

The development plan for the site comprises the Luton Local Plan 2011-2031 adopted by Luton Borough Council on the 17th November 2017. The relevant policies, concerning the management of the historic environment, are as follows:

Policy LLP30 - Historic Environment

A. *To protect, conserve and enhance Luton's unique and rich heritage, identity, and sense of place, development proposals must take account of the character, setting, and local distinctiveness (including materials and detailing) of local affected heritage assets, and features of particular importance including:*

- I. the manufacturing industry and the hat industry;*
- II. registered parks and gardens including Luton Hoo and Wardown Park;*
- III. historic landscape features such as the Chilterns and River Lea; and*
- IV. prominent listed buildings including within the town centre, the medieval street patterns, the Town Hall, and the Parish Church of St. Mary.*

Any degree of harm and benefit arising from development proposals will be assessed against the significance of any affected heritage assets including:

Designated heritage assets:

- *listed buildings*
- *conservation areas*
- *scheduled monuments registered parks and gardens.*

Non-designated heritage assets:

- *locally listed buildings*
- *archaeology*

- B.** *There will be a presumption in favour of the retention of heritage assets. Development proposals will be supported where they conserve heritage assets, bringing them back into appropriate use for the benefit of future generations.*
- C.** *Any harm or loss to a heritage asset requires clear and convincing justification. Substantial harm to or loss of a designated heritage asset should be exceptional or wholly exceptional depending on the significance of the affected heritage assets. It will only be permitted where there are substantial public benefits that outweigh the harm or loss, or the nature of the heritage asset is such that no reasonable alternative use including conversion can be found, and that appropriate marketing or options for grant-funding or charitable/public ownership have been exhausted. Less than substantial harm to the significance of a heritage asset should be weighed against the public benefits of the proposal.*
- The loss of a building or other element that makes a positive contribution to the significance of a conservation area should be avoided and treated as substantial harm or less than substantial harm depending on the circumstances.*
- D.** *Proposals affecting designated and non-designated heritage assets require a Heritage Statement for validation (which may be included within a Design and Access Statement), setting out the significance of the asset, the resulting impact, and mitigation, addressing the setting of the asset.*
- E.** *Where a site includes, or has the potential to include, heritage assets with archaeological interest, developers should submit an appropriate desk based assessment and, where necessary, a strategy for field evaluation using non-invasive and invasive techniques prior to the determination of the planning application. On the basis of this assessment, an appropriate conservation strategy will be developed, which may include preservation in situ where appropriate and/or full or partial recording, with the record of evidence being made publically accessible. If non-designated heritage assets of archaeological interest are of equivalent value to a designated asset, they would need to be subject to the same policies for designated heritage assets.*
- F.** *Applicants will be required to record and advance an understanding of heritage assets that are to be lost (wholly or in part). The recording will be in a manner proportionate to their importance and the impact. This evidence (and any archive generated) should be made accessible to the public. Recording and advancing the understanding of heritage assets will be regulated by legal agreements on the phasing of demolition and development.*

The Council will seek to:

- *maintain a regularly updated schedule of Luton's Designated Heritage Assets and locally listed heritage;*
- *ensure that heritage assets considered to be at risk of neglect or decay, included on the Historic England's at Risk Register, are effectively managed and protected; and work with stakeholders and the community to establish Conservation Area Appraisals and Management Plans for its Conservation Areas.*

5 UNDERSTANDING THE SITE - BACKGROUND

INTRODUCTION

This section of the report examines the historical context of the site, including a summary history of the development of the surrounding area. It has been compiled from a variety of sources listed in Section 3. Historic Environment Record data is shown on **Figure 2** and in **Appendix 3**. Extracts from relevant historical maps are included as **Appendix 1**, and photographs as **Appendix 2**.

BASELINE

Prehistoric and Roman

There is evidence for Prehistoric and Roman activity in the wider area, as both archaeological sites and individual findspots of artefacts. In addition, the Prehistoric Ickneild Way was a route following the chalk ridge across southern England, from the Norfolk Coast across East Anglia, to the plains of Wiltshire and on to the coast in Dorset and some some 4km to the north of the site at its nearest point.

Large numbers of flint implements of Palaeolithic date are recorded beneath brick earth in old clay pits at Round Green (some 2km northeast of the site) and Mixes Hill (some 2.5km north of the site) (Rushton 2005: 12). There is very little evidence for Mesolithic occupation in the wider area.

There is considerable evidence for Neolithic occupation in the wider area and several barrows are recorded. At Waulud's Bank, located near Limbury at the source of the River Lea, on the northern outskirts of Luton, some 5 km northwest of the site a substantial D-shaped bank and ditch construction measuring some 250m by 350m is recorded. During the late 19th century, a vast collection of Neolithic and Bronze Age flintwork, was recovered from the enclosure and surroundings. Waulud's Bank is a scheduled monument (List Entry Number 1015558).

An Iron Age monument comprising three V-shaped dykes called Dray's Ditches has been recorded some 6 km north of the site and crossing the Ickneild Way. Dray's Ditches is a scheduled monument (List Entry Number 1004534). Evidence in the form of Iron Age coins and cremations has also been found in the wider area (Rushton 2005: 13).

During the Roman period, the wider area was heavily Romanised, with the settlement of Durocobriavae, located at Dunstable. The site itself lay to the east of Watling Street Roman road and the Ickneild Way, which continued in use into the Roman period.

A Roman settlement dating from the second century and apparently surviving into the fourth century, has been recorded at Limbury, while further possible settlement is indicated in the Round Green area (Rushton 2005: 13-14). Closer to the site, observations on a spoil heap from a soakaway drain, dug in the garden of a property on the corner of Park Street and Seymour Road, some 470 m south of the site revealed material including potsherds, pot boiler stones, charcoal and dark organic material, fragments of tiles, imbrex and flue tile, iron nails and a possible corroded barrel lock as well as animal bone fragments of probable 1st century date. Further evaluation of the site indicated that the material was associated with a possible Romano-British rubbish pit or shallow ditch. The finds suggest material from a Romano-British domestic occupation site close by, with the possibility of a reasonably substantial building with a tiled roof somewhere in the Park Street (Brache Farm) area in the Roman period. Roman pottery was found at Brache Farm in 1858. (HER number 17734, **No 1** on **Figure 2**). Roman building debris, including pieces of tile and flue tile, and pottery have been recorded some 150 m west of the site (HER number 10599, **No 2** on **Figure 2**).

Workmen digging foundations of Waller Street in 1923 found a large quantity of tile, some fused. More was found nearby in 1923, approximately a kilometre northwest of the site. Sketches made at the time show the tiles to be part of a kiln structure; large amounts of pottery were recorded. The kiln was considered Roman, it was constructed from Roman tile, but later tile was also present and pottery from the site taken to Luton Museum is medieval in date (HER number 205, **No 3** on **Figure 2**).

A coin of Augustus (31 BC - 14 AD) found in the playground of a girls' secondary school and given to Luton Museum on 1951, some 150 m south of the site (HER number 1516, **No 4** on **Figure 2**).

Fragments of Roman brick, probably reused, were recorded during excavations at the University of Bedford's Park Square Campus, some 200 m west of the site in 2009 (Keir 2017: 246).

There is no evidence for any remains of prehistoric or Roman date within the proposal site, which is likely to have been located within agricultural land during the prehistoric and Roman periods. Later development within the site is likely to have damaged any remains here.

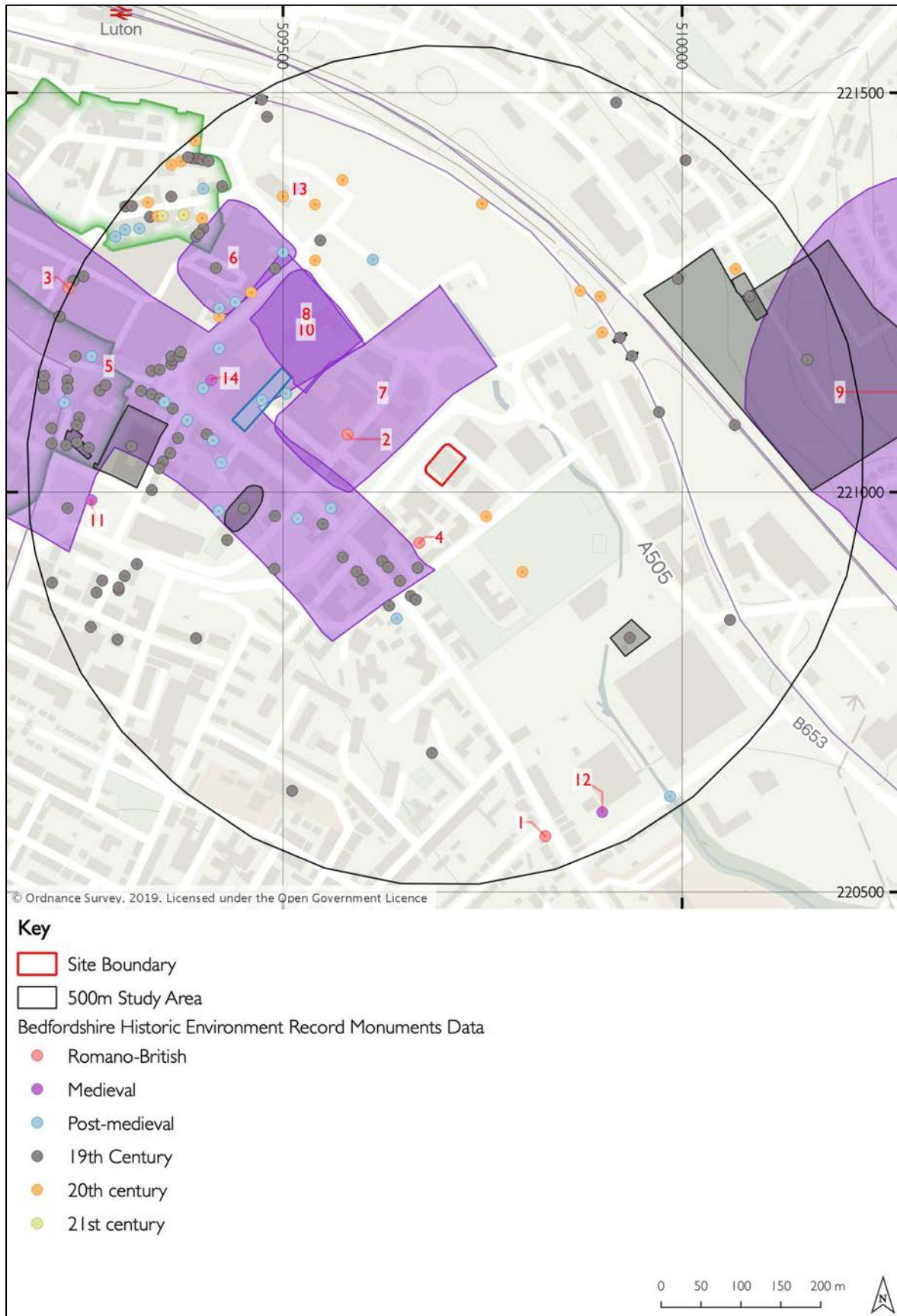


Figure 3: Bedfordshire County Council Historic Environment Record Data

(numbers omitted from non-relevant records for clarity)

Medieval

There appears to have been a royal vill at Luton by 571AD. At the time of the Domesday survey of 1086, Luton is recorded as being held by the king's and had been so since the reign of Edward the Confessor. The manor had several mills and a market and the church and its land (held at that time by William the king's chamberlain) may also have belonged to the manor at this time. Luton was one of the largest manors in Bedfordshire and included many of the hamlets surrounding the town itself (Williams and Martin : 563, Rushton 2005: 9).

The parish church of St Mary, located some 200 m northwest of the site, contains fabric predominantly of the 14th and 15th centuries although *the arch from s aisle to s transept, simply and only slightly chamfered, say of c1190, and the arch from N aisle to N transept with lush, mature stiff-leaf capitals, i.e. of c1230* (Pevsner 1968: 115). The building is of Flint and stone, with clunch chequer work. The church is listed at Grade I (List Entry Number 1114615).

An adulterine (a castle erected without permission, i.e. without a royal licence to crenellate) motte and bailey castle was constructed in Luton by Robert de Waudari, a mercenary who had served King Stephen during the Anarchy, a period of unrest and civil war lasting from 1135 until 1154, in 1139. The castle appears only to have been in existence until 1154 when it was demolished. Excavations in 1963 and in 2004-5 revealed the likely remains of part of the castle ditch, located some 540 m southwest of the site (Abrams and Shotliff 2010: 388).

A further castle (HER number 185, **No 7** on **Figure 2**) was constructed by Fulk de Breauté, a powerful Anglo-Norman and one of King John's favourite knights between 1216 and 1221. Documents from the Assize at Dunstable in 1224 record that he was said to have dammed the river unlawfully, presumably for the moat around the castle, resulting in flooding to surrounding property.

The location of the castle is recorded in Antiquarian sources and from early mapping. Davis, in his History of Luton, mapped the location of the castle as being north of Park Street and on the west side of Lea Road in 1855 (Davis 1855:144). In addition he noted that the castle *probably stood in the meadow at the east corner of the churchyard, where the site of a large square moated mansion is still very plainly to be seen; the meadow adjoining it is surrounded by a very high bank of earth, and a deep ditch. The castle, no doubt, was demolished as soon as his fate was decided, and the Court House built on its ruins. The meadow is still called Court Close* (Davis 1855: 7).

In recent times the Antiquarian sources have been supplemented by archaeological evidence revealed through interventions on the northwest, southeast and southwest sides of the castle as well as in its centre. On the southeast side of the castle, a trial trenching evaluation undertaken in 2008 recorded medieval remains, including building material, but did not find the remains of the moat surrounding the castle. In the south-western corner of the castle, excavations by Albion Archaeology revealed the edge of the moat indicating that it ran parallel with Park Street (Turner 2012). On the northwest side of the castle revealed that the moat survived to a width of up to 12 m and a depth of up to c. 3 m. (Keir 2017: 247). A large timber framed building, apparently contemporary with the moat was also revealed (Keir 2017: 248). A drawbridge was uncovered during excavations by Headland Archaeology at the southern, Park Street, end of the castle, indicating that this route, still the main street into Luton, was in use during the 13th century (Headland Archaeology Annual Statement, p22, referenced in HER number 185).

The castle seems to have covered most of the area between St Mary's Church to the north and Lea Road to the south, with the River Lea at its eastern end and St Ann's Road to the west.

In 1224 Fulk de Breauté fell into disgrace and was exiled (Keir 2017: 145). The castle may have been destroyed in 1224 or 1225 (Rushton 2005: 10). The Court House built in the southern corner of its former area. This was a moated house, probably reusing part of the castle moat, which was apparently still extant in 1611 (HER number 185). The projected line of the moat follows the former alignment of Lea Road, now located between the carriageways of the A505 Park Viaduct (Turner 2012: **Figure 2**).

The wider area to the east and south and the site itself appears to have been common pasture into the post medieval period. There is no evidence for medieval settlement activity within the site.

Post Medieval

The wider area to the east and south and the site itself appears to have continued as common pasture into the post medieval period.

Luton's post medieval expansion was generated partly through the straw plait and hat making craft, which probably became established in Luton during the 17th century, when it was a cottage industry. By the 19th century, hat manufacture led to huge expansion of the town. Factories and warehouses for hat making (as well as associated industries such as box making) were built in the town centre (Rushton 2005: 11), including one at a very late period located immediately to the northeast of the site.

Perhaps the earliest map of the area to show any detail is Jeffreys 1765 map of Bedfordshire (not illustrated). This shows Park Street and Lea Road and indicates that the site lay in agricultural land at that time. Bryant's map of 1826 (not illustrated) shows a similar disposition.

Henry Davies' Plan of Luton of 1842 (**Appendix I.1**) shows St Marys church, with its grave yard. Buildings are shown along the Park Street frontage to both its northwest and southeast but the area between the churchyard and Lea Road to its southeast is shown as fields. A dotted line immediately northwest of Lea Road may represent the earthworks referred to by Davis (1855: 7). The site itself is shown as being located within agricultural fields immediately southeast of Lea Road. These fields are crossed by large channels leading into the River Lea.

The Luton Tithe map, also 1842 (**Appendix I.2**) shows a similar disposition. The apportionment (see Table I, below) indicates that much of the surrounding area was used for pastoral agriculture. The site is shown as being located within an enclosure containing a building, described on the apportionment as a pasture field called 'Meadow and Barn'.

Table I: Parcels on Tithe Map 1842

Parcel No.	Landowner	Occupier	Name	Cultivation
1560	Bute The Marquis of	Milliner William & Others	Cottages & Gardens	-
1080	Bute The Marquis of	Pates John	Breach Mead	Pasture
1081	Bute The Marquis of	Ainsworth William	Breach Meads	Pasture
1082	Harrison Benjamin	Himself	Blackwater Mead	Pasture
1083	Bute The Marquis of	Brown Thomas	Blackwater Mead	Meadow
1084	Bute The Marquis of	Brown Thomas	Meadow & Barn	Pasture
1085	Burr Frederick and Charles	Themselves	Browns Mead	Pasture
1086	Burr Frederick and Charles	Themselves	Browns Mead	Pasture
1087	McDouall The Reverend William (Glebe)	Himself	Church & Yard	-
1088	McDouall The Reverend William (Glebe)	Himself	Meadow Stables etc.	Pasture
1090	McDouall The Reverend William (Glebe)	Himself	Parsonage House Garden etc.	-
1091	McDouall The Reverend William (Glebe)	Himself	Garden	-

Todd's Map of Luton of 1853 (**Appendix I.3**) again shows a similar disposition to Henry Davies' Plan of Luton of ten years previously. This too shows the apparent survival of the earthwork within the moated are of the former castle.

The twenty-five-inch to the mile Ordnance Survey (OS) edition published in 1880 (**Appendix I.4**) shows St Mary's church, with its grave yard marked as 'disused'. The two fields to the southeast side of Lea Road are shown as having been amalgamated and the drain between them removed or culverted. A row of terraced houses is shown on the south side of Lea Road., with further buildings located within the former fields. The field barn may have survived these changes; a similarly shaped building is shown in approximately the location of the building shown on the 1842 Davies plan and the tithe map.

By the time of the twenty-five-inch to the mile OS edition published in 1901 (**Appendix I.5**) there had been a great deal of development in the centre of Luton. St Ann's Road, Holly Walk, Court Road and Vicarage Street had been laid out over the former castle to the southeast of St Mary's church and the area infilled with housing. Gloucester Road, Bolton Road and Smart Street had also been laid out with terraced housing. In addition, Manor Road had been laid out to the southeast and a recreation ground formed. Further infilling is shown on subsequent pre-war editions of the OS. By the time of the OS edition of 1924 (**Appendix I.6**) Bolton Road and Gloucester Road had been infilled with development.

The twenty-five-inch to the mile Ordnance Survey edition published in 1964 (**Appendix I.7**) shows that there had been considerable clearance of buildings within central Luton, including large areas on the west side of Lea Road, as well as buildings on both the north and south sides of Bolton Road. By the production of the 1968 Ordnance Survey edition, the clearance had extended to the site (**Appendix I.8**).

A letter dated 16th April 1969 (held by the Whitehill Spindle Tool Archive) from Oakley and Son, cardboard box manufacturers of 11 Williamson Street, Luton, indicates that at that time they were proposing to construct a new works at Bolton Road. Oakleys had been established in 1882 and had supplied rigid boxes to the local hat industry, but on its decline had moved into the provision of corrugated boxes to other industries. The new factory building was completed relatively shortly afterwards and an undated (but c. 1970) fire escape plan (**Appendix I.9**) from around this period shows the layout at that time. A further fire escape plan (**Appendix I.10**) dated July 1980 shows the very similar layout then and indicates that the occupiers were Oson Pack.

The site visit has indicated that the building is substantially that of the original building of c. 1970, with few changes having been made in the interim. The building comprises a single storey steel portal shed comprising the workshop and a two-storey structure with a single pitched roof forming the offices, all clad in brick. The workshop roof is of corrugated asbestos, while that of the offices is tiled. It is understood that the workshop floor has been replaced in relatively recent years. No above ground remains, in the form of either finds or features were visible at the time of the site visit. It is understood via information from the client and the site fire escape plans that the building has no basements, deep service ducts or machine/inspection pits and none were visible during the site visit. There are no surviving terraced houses in the vicinity. The nearby pavements have been resurfaced and there is not visible evidence for either cellars or coal drops.

6 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The significance of heritage assets is their value to this and future generations because of the archaeological, architectural, artistic or historic interest embodied in their physical presence and way in which they are experienced (after definitions in NPPF). Establishing what factors contribute to the significance of an asset, and how, is crucial to understand its vulnerability to change and in ensuring appropriate conservation strategies are identified which preserve and enhance that significance. Significance derives not only from a heritage asset's physical presence, but also from its setting.

The NPPF areas of interest broadly align with the four heritage values described in Drury and McPherson 2008, which are as follows:

- **Evidential value:** the potential of a place to yield evidence about past human activity.
- **Historical value:** the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.
- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place.
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The heritage values of heritage assets is based on three point scale of low, medium and high. Significance is expressed in this report on a four-point scale of negligible, local, regional or national.

BELOW GROUND ARCHAEOLOGY

The known archaeology of the surrounding area primarily comprises the former castle of Fulk de Breauté. Both Antiquarian records and recent excavations indicate that the line of Lea Road, now located between the raised carriageways of the A505 road formed the south western line of the moat. On this basis the site lies outside the castle, probably within agricultural land, which by the medieval period was probably common pasture, which would be of low archaeological value. It is likely that the development of housing, followed by its demolition and the redevelopment of the site for industrial use, would have damaged any relatively shallow remains within the site.

Evidential and Historical Value

Fulk de Breauté's castle was built during the early 13th century and mostly demolished relatively shortly afterwards. It is considered that the castle is of regional historical interest. The possibility that remains contemporary with the castle may be preserved below ground within the area encompassed by the castle moat is considered to be very high. The Historical value lies largely in its association with known persons, including Fulk de Breauté, medieval kings etc.

The site of the former castle represents the role of Luton during the period of the Anarchy. The remaining fabric of the buildings (entirely below ground and with some now removed through construction) exhibits evidence of the original form. The intrinsic archaeological interest of the castle is considered to be high.

Aesthetic and Communal Value

Fulk de Breauté's castle lies entirely below ground with no visible above ground remains. It is now difficult to trace the perimeter moat through the street pattern or that of land boundaries and its aesthetic value and to the community is thus diminished. The architectural and artistic interest of the castle has almost entirely disappeared and is thus considered to be of low interest.

Summary of Significance and Contribution of Setting

Fulk de Breauté's castle is of medieval date and with major 19th Century restoration. The interest of the castle now lies primarily in the evidence it provides for a defensive site of the 13th century and its partial continuation in other uses. The overall significance of the castle is considered to be regional.

The setting of the castle has changed dramatically through its lifetime, initially being located within fields at the edge of the then small settlement of Luton, then the fields being re-established and gradually becoming part of a modern town centre and university. The castle is no building almost entirely illegible above ground. Overall, the setting of the castle is considered not to contribute to its significance.

ST MARY'S CHURCH

Evidential and Historical Value

St Marys Church was built in phases from at least the 12th century onwards, is predominantly of the 14th and 15th centuries, and was much restored by the architect G.E. Street between 1865-85. It is considered that the building is of national historical interest. The possibility that earlier remains may be preserved both underneath the church and within its fabric is considered to be very high. The Historical value lies largely in its association with known persons, including its medieval patrons and the architect G.E. Street etc.

The building represents a number of construction phases with major later 19th century restoration. The fabric of the building exhibits evidence of the original form and restoration. The intrinsic archaeological interest of the building is considered to be high.

Aesthetic and Communal Value

St Marys Church is a well-proportioned high-quality building and exhibits good craftsmanship in the numerous surviving architectural details and church fittings. Much of the medieval appearance of the building survives. The interior of the building retains original fixtures and fittings. The architectural and artistic interest of the building remains and is thus considered to be of national interest.

Summary of Significance and Contribution of Setting

St Marys Church is a Grade I listed church of medieval date and with major 19th Century restoration. The building has a high degree of historic interest reflecting its connection with the local community and exhibits high quality architectural detailing. The overall significance of the building is considered to be national.

The setting of the church has changed dramatically through its lifetime, initially being located within fields at the edge of the then small settlement of Luton, having castles constructed to its south and west, seeing them cleared and fields being re-established and gradually becoming part of a modern town centre. The setting of the listed building now comprises a landscape of commercial and educational buildings, roads etc. The building remains easily legible as a church, with its surrounding churchyard and has a good degree of prominence within its streetscape. Overall, the setting of the church is considered to contribute positively to its significance.

101 PARK STREET

101 Park Street, located some 140 m southwest of the site is listed at Grade II (List Entry Number 1114634). The proposed development would have no effect either on the fabric of the listed building or its setting and it is not considered further here.

7 IMPACT ASSESSMENT

PROPOSED DEVELOPMENT – POTENTIAL IMPACTS

The proposals for the redevelopment of the Whitehill Spindle Tool Works comprise an outline application with scale and layout to be considered and all other matters reserved for the demolition of existing buildings and construction of commercial floorspace (B1 use, up to 720sqm), up to 72 residential dwellings (C3 use) and associated car parking.

The preliminary drawings for the scheme indicate a structure of up to nine-storeys in height, with a basement.

IMPACT ASSESSMENT

The development area is located close to but outside the line of the moat of Fulk de Breauté's castle. The castle was short-lived and there is no evidence for medieval or later activity until the later 19th century outside the castle moat and away from St Mary's Church. The likelihood of there being surviving coherent archaeological remains within the development area is considered to be low and the proposed development will result in no change to below ground archaeology.

The proposed development is divided from St Mary's Church, a Grade I listed building, by development associated with the University of Bedfordshire, which comprises a series of large buildings of more than eight storeys in height. The proposed development will be sited to the southeast of the church and would be screened from the listed building by this modern development. The proposed development would have no impacts on the fabric of the listed building, none on its setting and is considered to result in no impact to its heritage significance.

8 DISCUSSION AND CONCLUSION

DISCUSSION

The site is a factory building located on the edge of the centre of Luton. The building itself is of no heritage value. The evidence indicates that the site has been located in pasture land since late Prehistory. There is no evidence for occupation of the site other than for agricultural uses until the later 19th century when it was developed for housing.

The development area is located close to but outside the line of the moat of Fulk de Breauté's castle. The castle was short-lived and there is no evidence for medieval or later activity until the later 19th century outside the castle moat and away from St Mary's Church. The likelihood of there being surviving coherent archaeological remains within the development area is considered to be low and the proposed development will result in no change to below ground archaeology.

The proposed development is divided from St Mary's Church, a Grade I listed building, by development associated with the University of Bedfordshire, which comprises a series of large buildings of more than eight storeys in height. The proposed development will be sited to the southeast of the church and would be screened from the listed building by this modern development. The proposed development would have no impacts on the fabric of the listed building, none on its setting and is considered to result in no impact to its heritage significance.

CONCLUSION

It is considered that the proposed development will result in no measurable harm to heritage assets, either in the form of direct physical impacts or in terms of an effect on their settings.

It is concluded that the proposed development would have no effect on remains of national significance or on remains which would warrant preservation in situ. Overall it is considered that the scheme is in compliance with policy LLP30 of the Luton Local Plan.

9 SUPPORTING INFORMATION

AUTHORSHIP

This report was written by Dan Slatcher MCIfA, with editing provided by Oliver Jessop MCIfA.

ACKNOWLEDGEMENTS

David Hudson of Whitehill Spindle Tools is thanked for arranging access to the site and for commissioning the project. Guy Siragher of RDC is acknowledged for providing background information for the scheme and survey drawings.

The staff at the Bedfordshire Archives Service and Historic Environment Record were helpful in identifying historical material for the site.

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1842 Luton Tithe map and Apportionment
1853 Todd's Map of Luton The Great Straw Bonnet Emporium. With Elevations of the Principal Buildings and Warehouses, &c
1880 Ordnance Survey Map
1901 Ordnance Survey Map
1924 Ordnance Survey Map
1964 Ordnance Survey Map
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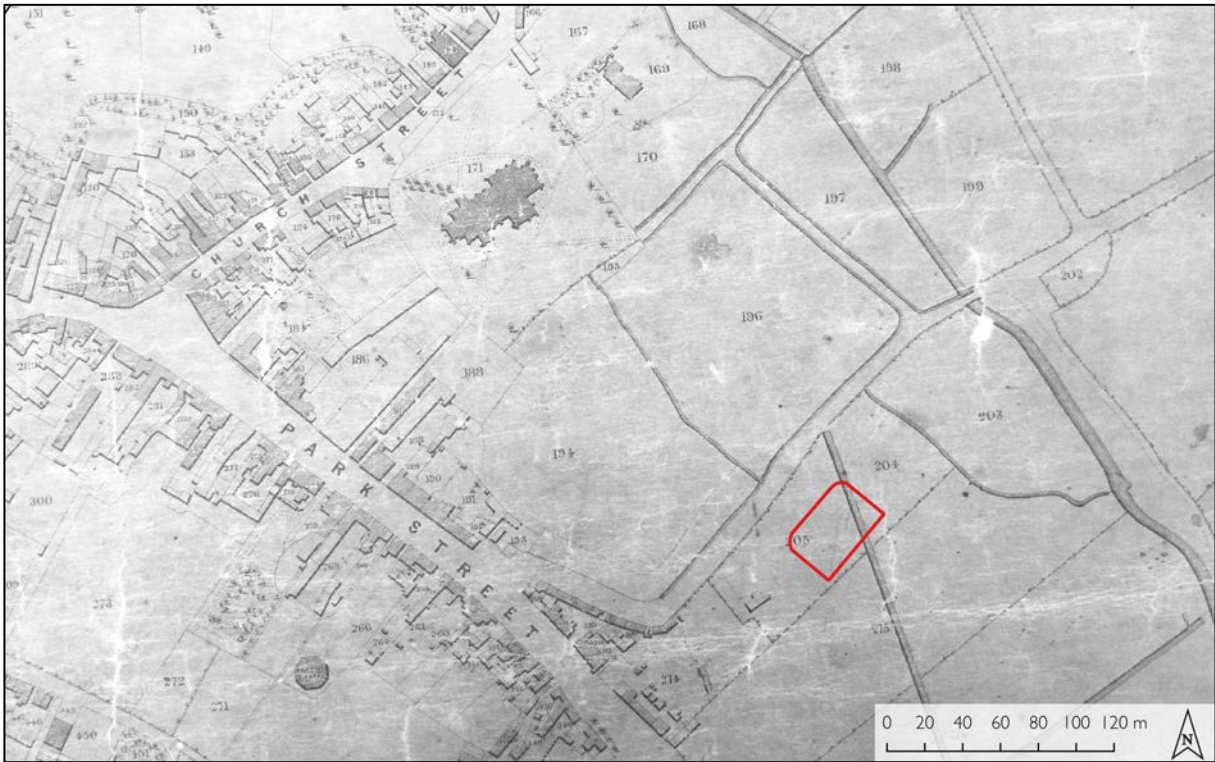
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APPENDIX I:

HISTORIC MAPPING AND ILLUSTRATIONS



Appendix I.1: 1842 Henry Davies' Plan of Luton of 1842

© Bedfordshire archives X214-4



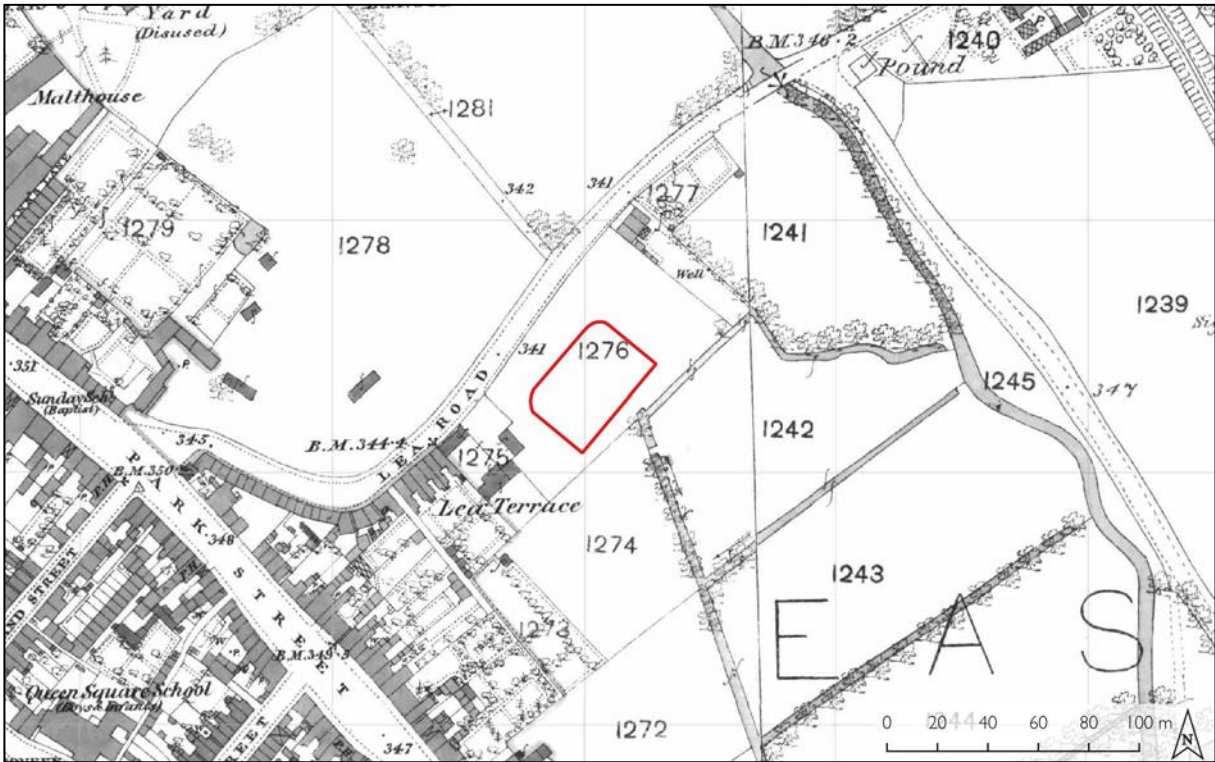
Appendix I.2: 1842 Luton Tithe map

© Bedfordshire archives MAT30/1/1

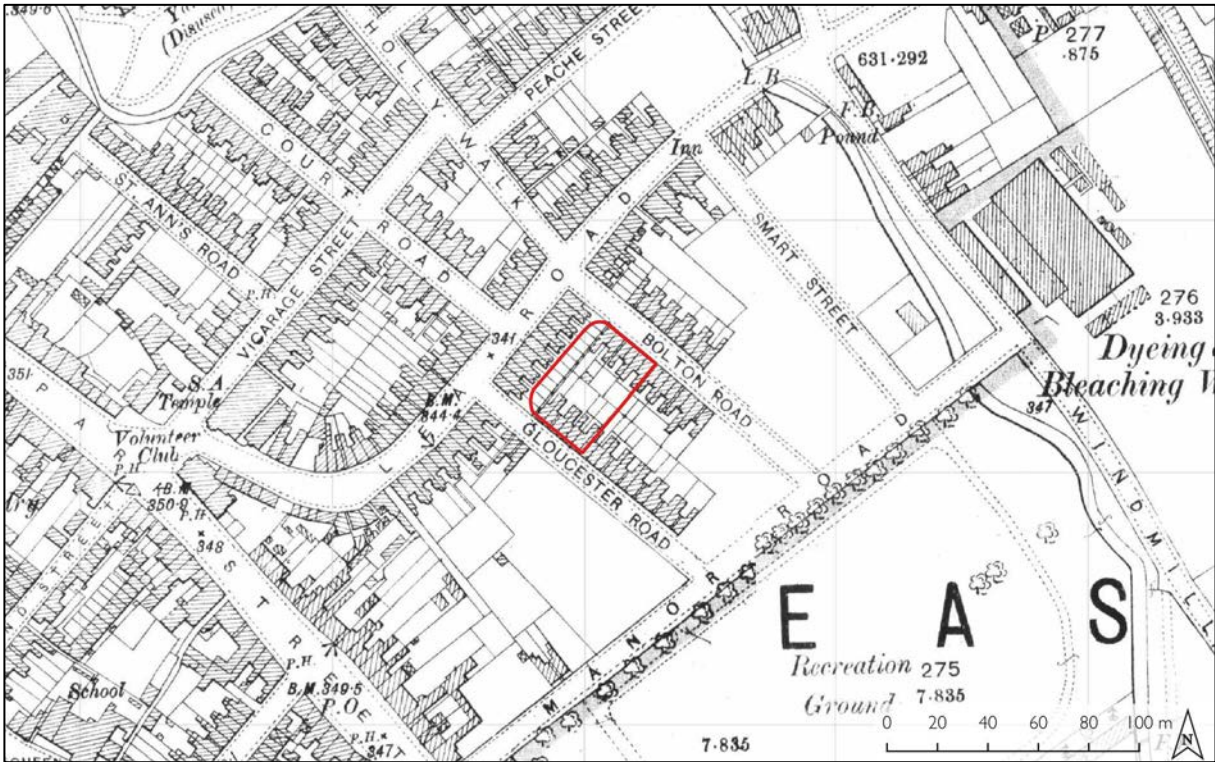


Appendix I.3: 1853 Todd's Map of Luton

© Bedfordshire archives X1/37



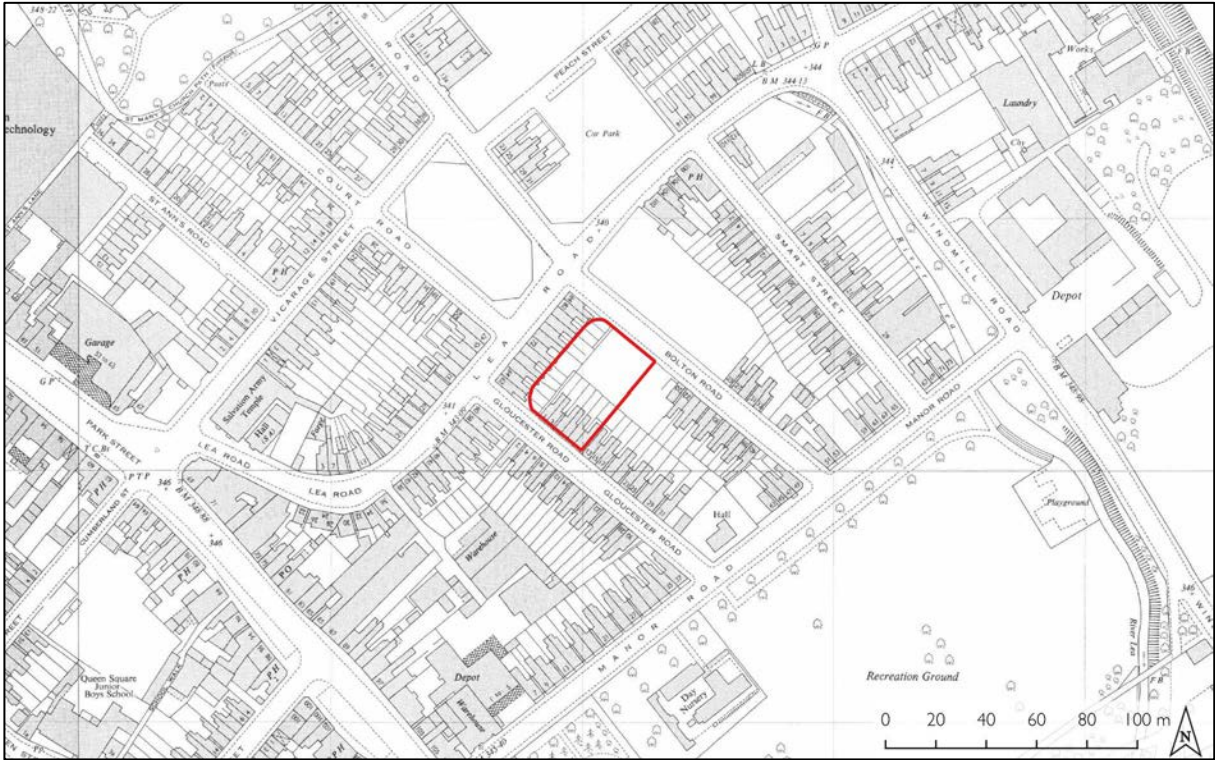
Appendix I.4: 1880 Ordnance Survey Map



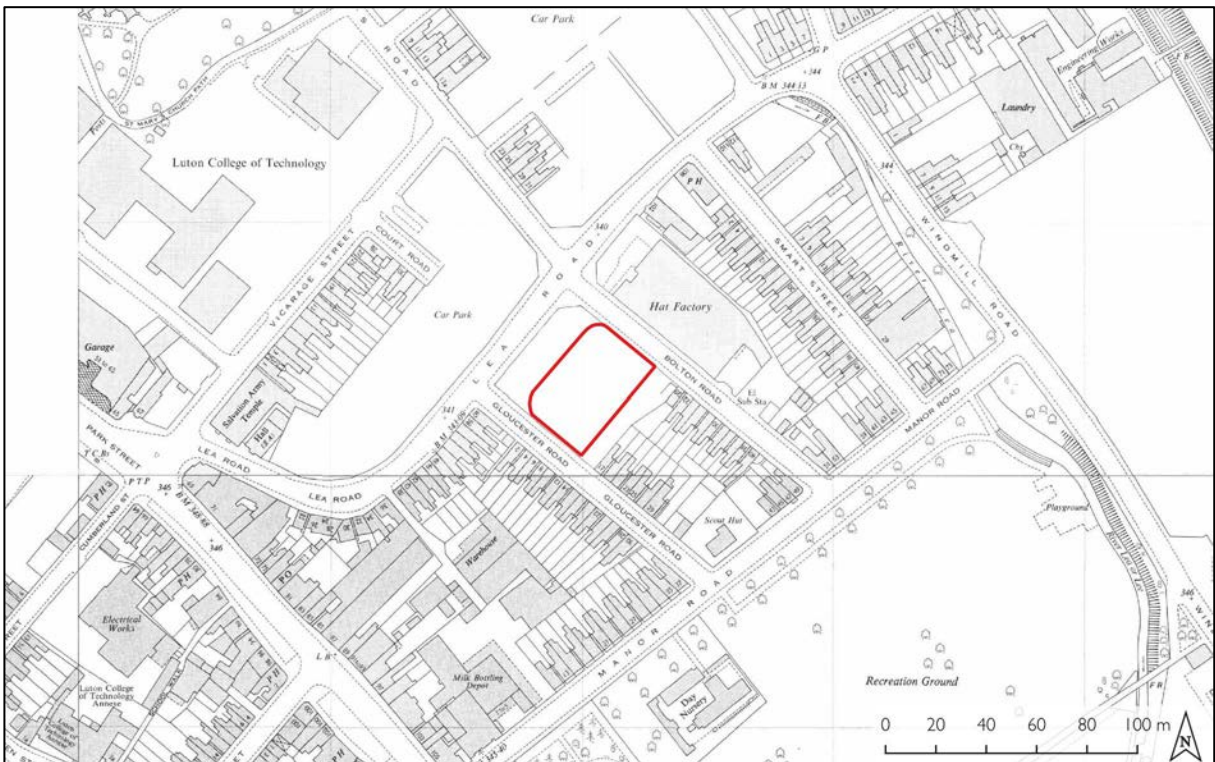
Appendix I.5: 1901 Ordnance Survey Map



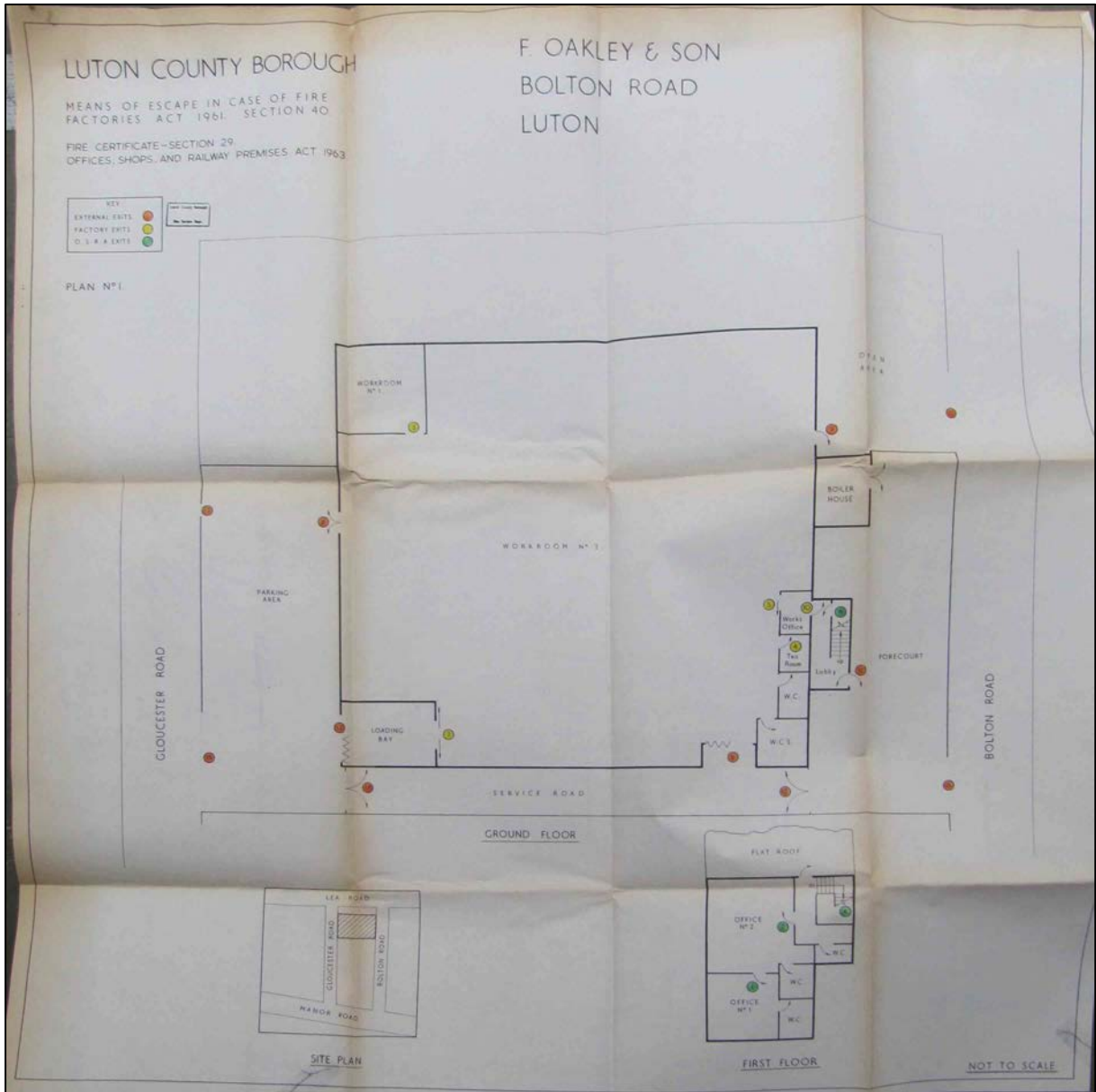
Appendix I.6: 1924 Ordnance Survey Map



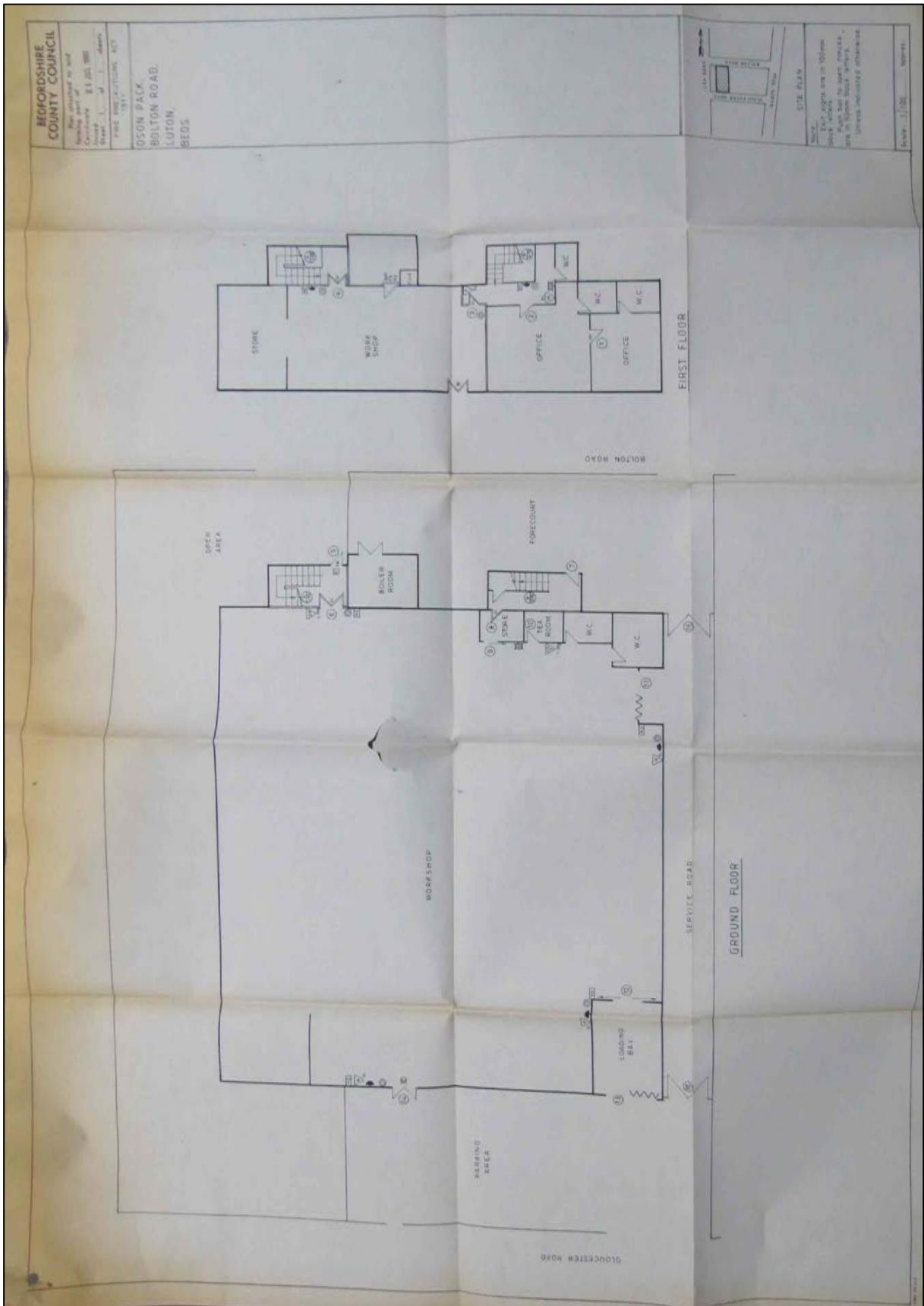
Appendix I.7: 1963 Ordnance Survey Map



Appendix I.8: 1968 Ordnance Survey Map



Appendix I.9 c. 1970 undated fire escape plan



Appendix I.10: 1980 fire escape plan

APPENDIX 2:

SITE PHOTOGRAPHS



Appendix 2.1: General view of northeast elevation of Whitehill Spindle Tool Works from Bolton Road



Appendix 2.2: General view of northeast and northwest elevations of Whitehill Spindle Tool Works from Bolton Road



Appendix 2.3: General view of Whitehill Spindle Tool Works from Bolton Road and Gloucester Road



Appendix 2.4: General view of Whitehill Spindle Tool Works from Gloucester Road



Appendix 2.5: Bolton Road from Manor Road



Appendix 2.6: General view of Whitehill Spindle Tool Works from the former line of Lea Road



Appendix 2.7: Looking towards Whitehill Spindle Tool Works from Bedford University Campus



Appendix 2.8: General view of Whitehill Spindle Tool Works first floor interior



Appendix 2.9: Whitehill Spindle Tool Works – workshop area

APPENDIX 3:

HISTORIC ENVIRONMENT RECORD DATA

WHITEHILL SPINDLE TOOL WORKS, Bolton Road, Luton, Bedfordshire
Heritage Impact Assessment - Report TJC2019.90

HA	Period	Description	Name	PrefRef
1	Romano-British	Finds and a feature of a late Iron Age to Roman date found at Park Street in Luton.	ROMAN FEATURE AND FINDS	17734
2	Romano-British	Roman building debris, including pieces of tile and flue tile, and pottery	ROMAN BUILDING DEBRIS AND POTTERY	10599
3	Romano-British	In 1908 workmen digging foundations of Waller Street found a large quantity of tile, some fused. More was found nearby in 1923.	POSSIBLE ROMAN KILN, Waller Street	205
4	Romano-British	A coin of Augustus (31 BC - 14 AD) found in the playground of a girls' secondary school and given to Luton Museum on 1951.	ROMAN COIN	1516
5	Medieval	The historic core of the town of Luton.	LUTON TOWN	16993
6	Medieval	Phases of occupation from the early medieval to 19th century in date	MEDIEVAL & POST-MEDIEVAL OCCUPATION, Church Street	11950
7	Medieval	The probable site of a castle built in 1221 by Faulke de Breaute.	SITE OF CASTLE, possibly of Faulke de Breaute	185
8	Medieval	Parish church, 14th and 15th century with some earlier survivals and 19th century restorations	ST MARY'S CHURCH	856
9	Medieval	The probable site of St Anne's Tower and Chapel, thought to have been built in the early 12th century.	TOWER & CHAPEL OF ST ANNE	361
10	Medieval	Parish churchyard, closed for burial in 1854. Within the churchyard is an unusual (for the region) slate tombstone.	ST MARY'S PARISH CHURCHYARD	8926
11	Medieval	Site of demolished medieval manor ho	LANGLEY'S MANOR	10820
12	Medieval	Site of medieval watermill demolished c.1900.	WATERMILL, Brache	8242
13	Medieval	Site of demolished medieval watermill	WATERMILL (Abbey Mill)	10819
14	Medieval	Medieval pottery from site of former Technical College	MEDIEVAL POTTERY, east of Park Square	1948
15	Post-medieval	Original route of the historic main road from Bedford to Luton, turnpiked 1727-1870.	FORMER TURNPIKE ROAD, Bedford - Luton	19561
16	Post-medieval	A former public house, the Black Swan dated from 1794 until 1892.	THE BLACK SWAN PUBLIC HOUSE	18091
17	Post-medieval	A purpose built hat factory on John Street	HAT FACTORY, 16 John Street	18130
18	Post-medieval	A post medieval hat factory now used as a nightclub.	HAT FACTORY, 18-22 John Street	18129

WHITEHILL SPINDLE TOOL WORKS, Bolton Road, Luton, Bedfordshire
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HA	Period	Description	Name	PrefRef
19	Post-medieval	24-26 John Street are buildings associated with the hat industry	BUILDING, 24-26 John Street	18128
20	Post-medieval	Grade II listed 18th century shop/town house with earlier timber framing to rear.	16 PARK STREET ("Bonners") and FORMER QUAKER MEETING HOUSE	9980
21	Post-medieval	Grade II listed building with 17th century origins.	THE BREWERY TAP PUBLIC HOUSE, 22 - 24 Park Street	10381
22	Post-medieval	An 18th century house demolished in 1908.	THE WHITE HOUSE, Park Square	18086
23	Post-medieval	Former corn merchants premises.	CORN MERCHANTS, John Street	18125
24	Post-medieval	Grade II listed timber framed Public House of 17th century origins.	38 PARK STREET, The Cock Public House	10383
25	Post-medieval	Site of Baptist Chapels; two demolished replacements (1814 & 1870) to 17th century original Baptist Chapels.	PARK STREET BAPTIST CHURCH, Park Street	8485
26	Post-medieval	Built 1778. John Wesley preached here.	WESLEYAN CHAPEL, Church Street	8502
27	Post-medieval	The site of The Wheatsheaf public house from at least 1778, rebuilt 1907, closed and demolished 1957.	THE WHEATSHEAF PUBLIC HOUSE, 14-16 Church Street	18087
28	Post-medieval	The site of a foundry, shown on the Ordnance Survey of 1901.	FOUNDRY	2898
29	Post-medieval	Demolished timber-framed building.	17 Church Street	19792
30	Post-medieval	Site of demolished 18th and 19th century brewery.	BREWERY, Park Square	12376
31	Post-medieval	The Eight Bells public house demolished in 1968 for the Armdale Centre.	THE EIGHT BELLS PUBLIC HOUSE	18088
32	Post-medieval	A group of 12 graves, containing the remains of children aged from birth to four years old.	CHILDREN'S CEMETERY, St Ann's Lane	19531
33	Post-medieval	The site of a 17th century timber-framed building.	BUILDING (site of), Cumberland Street	14040
34	Post-medieval	The building dated to the 15th century and was demolished in the early 1970's.	THE WHEELPLOUGH INN	18085
35	Post-medieval	Site of former Parsonage House.	PARSONAGE HOUSE	12395
36	Post-medieval	Site of former Post Medieval tannery.	TAN HOUSE, Park Street	12375

WHITEHILL SPINDLE TOOL WORKS, Bolton Road, Luton, Bedfordshire
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HA	Period	Description	Name	PrefRef
37	Post-medieval	A bridge first built in the mid 16th century.	BRACHE BRIDGE, Osborne Road	15714
38	19th Century	Pair of demolished 19th century houses.	97-99 PARK STREET	10386
39	19th Century	Grade II listed c.1840 town house.	101 PARK STREET	10387
40	19th Century	Group of demolished 19th century houses	103-107 PARK STREET	10388
41	19th Century	Trio of 19th century shop buildings	68-72 PARK STREET	10384
42	19th Century	Group of three mid 19th century houses.	109-113 PARK STREET	10389
43	19th Century	Warehouse built c.1903	CO-OPERATIVE SOCIETY BUILDINGS, Manor Road	10346
44	19th Century	Public House built c.1870.	THE MOULDERS ARMS, Public House, 2 Chobham Street	10309
45	19th Century	Mid 19th century building.	100 PARK STREET	10385
46	19th Century	The Bat and Barrel Public House is located at 106 Park Street in Luton	THE BAT & BARREL PUBLIC HOUSE	18075
47	19th Century	The Chequers public house is a 19th century building which may have replaced an earlier inn of the same name on the street.	THE CHEQUERS PUBLIC HOUSE	18074
48	19th Century	A 19th century public house that was first licensed in 1858.	THE FOUR HORSE SHOES PUBLIC HOUSE	18076
49	19th Century	In 1806 The Bull public house was trading on the corner of Cumberland Street. It was demolished for road widening in 1969.	THE BULL PUBLIC HOUSE	18111
50	19th Century	19th century Baptist burial ground closed in 1854	BAPTIST BURIAL GROUND, Park Street	9012
51	19th Century	c.1897 used as a Sunday School and Meeting hall for Baptist church.	WOOTTON HALL, Park Street	8486
52	19th Century	Site of former National School which operated between 1857 and 1965	CHURCH SCHOOLS, Queen Square	12389
53	19th Century	Pair of terraced groups dated 1870.	28-36 PARK STREET	10382
54	19th Century	2 semi-detached houses and a cottage, c.1860.	5-9 PARK STREET WEST	10390
55	19th Century	Grade II listed pair of three storey houses, c.1860.	11-13 PARK STREET WEST	10391
56	19th Century	Terrace of houses c.1860	15-19 PARK STREET WEST	10392

WHITEHILL SPINDLE TOOL WORKS, Bolton Road, Luton, Bedfordshire
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HA	Period	Description	Name	PrefRef
57	19th Century	Grade II listed pair of houses c.1860	21-23 PARK STREET WEST	10393
58	19th Century	Nos. 27-29 c.1860 Grade II listed house; Nos. 31-33 c.1840-45 pair of end terrace houses	27-33 PARK STREET WEST	10394
59	19th Century	19th century former shop encasing mid C16 timber-framed house, now demolished.	12 PARK STREET	9977
60	19th Century	19th century demolished shop building.	12A PARK STREET	9978
61	19th Century	19th century demolished shop building.	14 PARK STREET	9979
62	19th Century	Site of demolished Brewery 1890 - 1978	LUTON BREWERY, Park Street West	6541
63	19th Century	Former 19th century shop/house.	7 PARK SQUARE	8063
64	19th Century	Former 19th century Shop/house.	9-11 PARK SQUARE	8064
65	19th Century	Former 19th century shop/house	13 PARK SQUARE	8065
66	19th Century	Former 19th century shop/house	19 PARK SQUARE	8067
67	19th Century	Former 19th century shop/house.	15-17 PARK SQUARE	8066
68	19th Century	Former 19th century shop/house.	21 PARK SQUARE	8068
69	19th Century	Former 19th century shop/house.	21A PARK SQUARE	8069
70	19th Century	Grade II listed early 19th century Public House.	1 GEORGE STREET, Nickel Bag Public House	6543
71	19th Century	19th century shop.	2-4 PARK STREET	10374
72	19th Century	Site of Former Corn Exchange building. Built 1868.	CORN EXCHANGE, Market Hill	8488
73	19th Century	A 19th century public house on George Street that has since been demolished	THE KINGS ARMS PUBLIC HOUSE	18090
74	19th Century	The Plough was built in 1833 on the site of a former inn but demolished in 1973.	THE PLOUGH PUBLIC HOUSE, George Street	18092
75	19th Century	19th century building, currently used as a shop.	23 GEORGE STREET	10315
76	19th Century	Grade II listed 19th century sh	21 GEORGE STREET	10314
77	19th Century	Early 19th century shop.	25 GEORGE STREET	10316
78	19th Century	Grade II listed late 19th century public house and hotel, on site of inn known here since mid 17th century.	RED LION HOTEL, 2 Castle Street	10302
79	19th Century	Mid 19th century grade II listed former shop building but ground floor rebuilt in mid 1980's	4 - 8 CASTLE STREET	10089
80	19th Century	Demolished former Grade II listed 19th century town house.	9 CASTLE STREET	10301
81	19th Century	Grade II listed office building (No. 5)	3-5 CASTLE STREET	10300

WHITEHILL SPINDLE TOOL WORKS, Bolton Road, Luton, Bedfordshire
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HA	Period	Description	Name	PrefRef
82	19th Century	Friends' burial ground adjoining Meeting House (HER 8503). Burial ground sold to Luton Borough Council in 1962.	FRIENDS' BURIAL GROUND, Castle Street	8928
83	19th Century	Grade II listed 19th century Public House.	THE WHITE HART PUBLIC HOUSE, 1 Castle Street	10299
84	19th Century	Friends Meeting House, built 1800, demolished after 1962. Burial ground (HER 8928) adjacent.	FRIENDS MEETING HOUSE, Castle Street	8503
85	19th Century	The Dog was demolished in 1967 for the inner ring road.	THE DOG PUBLIC HOUSE	18089
86	19th Century	Early 19th century burial ground closed to burial from 1854 by Order of the Privy Council.	UNION CHAPEL BURIAL GROUND, Union Street	19554
87	19th Century	Pair of c.1860 yellow brick houses	6-8 UNION STREET	10398
88	19th Century	Pair of 19th century grey brick houses, now demolished.	10-12 OXFORD ROAD	10373
89	19th Century	Terrace of 19th century houses, now demolished, with cellars and wells	2-8 OXFORD ROAD	10372
90	19th Century	c.1870 terrace of cottages.	12-20 UNION Street	10399
91	19th Century	Mid 19th century 2 storey house.	7 OXFORD ROAD	10370
92	19th Century	Group of 19th century altered cottages.	9-15 OXFORD ROAD	10371
93	19th Century	Pair of 19th century cottages	3-5 OXFORD ROAD	10369
94	19th Century	Site of demolished school.	BOYS & INFANTS SCHOOL, Langley Street	12390
95	19th Century	School and School House constructed 1891.	SURREY SREET PRIMARY SCHOOL	7189
96	19th Century	Site of demolished Primitive Methodist Chapel built c.1864.	PARK TOWN PRIMITIVE METHODIST CHURCH	8501
97	19th Century	Site of sewage works constructed in 1856.	SEWAGE WORKS, near Brache Mill	12396
98	19th Century	19th/20th century shop building. In Plaiters' Lea Conservation Area.	15 GUILDFORD STREET	10094
99	19th Century	Late nineteenth century building in Plaiters' Lea Conservation Area.	13 GUILDFORD STREET	19485
100	19th Century	Late nineteenth century shop building in Plaiters' Lea Conservation Area	11 GUILDFORD STREET	19486
101	19th Century	Site of 19th/early 20th century factories and offices demolished circa 2000.	15-19 JOHN STREET (possibly formerly 15-21)	19510

WHITEHILL SPINDLE TOOL WORKS, Bolton Road, Luton, Bedfordshire
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HA	Period	Description	Name	PrefRef
102	19th Century	Late 19th century building in Plaiters' Lea Conservation Area.	21 JOHN STREET, possibly formerly No 23	19511
103	19th Century	Late nineteenth century building in Plaiters' Lea Conservation Area	9 GUILDFORD STREET	19487
104	19th Century	J Albert & Co's hat factory stood at 39-47 John Street, with 49-51 occupied by Electrolux.	HAT FACTORY, 37-51 John Street	18126
105	21st century	Early 21st century building in Plaiters' Lea Conservation Area	48-50 JOHN STREET	19515
105	19th Century	Late nineteenth century former bakery, located in Plaiter's Lea Conservation Area.	7 GUILDFORD STREET	19488
106	19th Century	The Melson Arms Public House, a nineteenth century building in Plaiters' Lea Conservation Area.	THE MELSON ARMS PUBLIC HOUSE	18083
107	19th Century	Former Hat Factory in Plaiters' Lea Conservation Area.	HAT FACTORY, 4-6 Melson Street	18124
108	19th Century	Former hat factory in Plaiters' Lea Conservation Area.	8 MELSON STREET, Former Hat Factory	19513
109	19th Century	Former Lining Factory in Plaiters' Lea Conservation Area	10 MELSON STREET, former Lining Factory	19512
110	19th Century	Originally opened in 1872, the baths were rebuilt in 1913 to meet the demands of an increasing population.	WALLER STREET BATHS, Luton	20818
111	19th Century	A 19th century public house, currently called Eddies Bar, formerly The Midland Railway Tavern	EDDIES BAR PUBLIC HOUSE	18084
112	19th Century	Late nineteenth century bridge at Church Street, Luton	BRIDGE AT CHURCH STREET	19740
113	19th Century	Site of former School.	NATIONAL SCHOOL, Church Street	12397
114	19th Century	Site of former school, now demolished.	GIRLS SCHOOL, Church Street	12393
115	19th Century	Footbridge over the route of the former Luton to Dunstable railway	CRAWLEY GREEN ROAD FOOTBRIDGE 1	19744
116	19th Century	The Luton, Dunstable and Welwyn Junction Railway opened in 1858.	HATFIELD, LUTON AND DUNSTABLE BRANCH RAILWAY	14086
117	19th Century	Late nineteenth century footbridge over the route of the former Luton to Dunstable railway line	CRAWLEY GREEN ROAD FOOTBRIDGE 2	19745
118	19th Century	The brick abutments either side of the road are all that remain of this bridge.	REMAINS OF BRIDGE AT KIMPTON ROAD	19741

WHITEHILL SPINDLE TOOL WORKS, Bolton Road, Luton, Bedfordshire
Heritage Impact Assessment - Report TJC2019.90

HA	Period	Description	Name	PrefRef
119	19th Century	19th century gas lamps, still operational. Grade II listed.	GAS LAMPS OUTSIDE NUMBERS 10 & 32 HART HILL DRIVE	7246
120	19th Century	19th century brick built Gothic style building incorporating a mortuary chapel and a lodge	MORTUARY CHAPEL, LODGE AND ARCHWAY, Crawley Green Cemetery	20225
121	19th Century	Route of the former Midland Railway line, opened in 1857 from Wigston to Hitchin	FORMER MIDLAND RAILWAY LINE	12933
122	19th Century	19th century gas lamps, still operational. Grade II listed.	GAS LAMPS OUTSIDE NUMBERS 10 & 32 HART HILL DRIVE	7246
123	19th Century	Quaker burial ground adjacent to Crawley Green Cemetery and Friends Meeting House.	FRIENDS BURIAL GROUND, Crawley Green	20226
124	19th Century	Cemetery, opened in mid 19th century.	CEMETERY, Crawley Green Road	8929
125	19th Century	Built 1868, demolished 1981.	PLAIT HALLS, Cheapside & Waller Street	8490
126	19th Century	The Panama public house was built in the 1880's and demolished in 1973 for the Armdale Centre.	THE PANAMA PUBLIC HOUSE	18114
127	19th Century	A nineteenth century building in Plaiters' Lea Conservation Area.	32-34 JOHN STREET	19518
128	19th Century	Pair of mid 19th century houses	18 & 20 PARK STREET	9981
129	19th Century	Late 19th century Maltings.	MALTINGS, rear of Latimer Road	10342
130	19th Century	Late nineteenth century buildings in Plaiters' Lea Conservation Area.	5 GUILDFORD STREET	19489
131	19th Century	Former 19th century shop building, demolished to make way for the Armdale Centre.	8 CHEAPSIDE	8096
132	19th Century	Former 19th century shop building, demolished to make way for the Armdale Centre	10 CHEAPSIDE	8097
133	20th century	A series of buildings, including an Auction House, in Plaiters' Lea Conservation Area.	AUCTION ROOM, 23-37 John Street	18127
134	20th century	Building in Plaiters' Lea Conservation Area, constructed late 1950s/early 1960s	36-38 JOHN STREET	19517
135	21st century	Early 21st century building in Plaiters' Lea Conservation Area	40-46 JOHN STREET	19516

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HA	Period	Description	Name	PrefRef
136	20th century	A former early 20th century hat factory on Guildford Street, Luton.	HAT FACTORY, 23-27 Guildford Street	18122
137	20th century	Late twentieth century building in Plaiters' Lea Conservation Area.	17-19 GUILDFORD STREET	19484
138	20th century	Site of a warehouse on Guildford Street which in 1928 was converted into a hat factory that closed in 1947.	HAT FACTORY & WAREHOUSE, 12 Guildford Street	18123
139	20th century	1950s building in Plaiters' Lea Conservation Area	2 MELSON STREET	19514
140	20th century	A Masonic Hall on Church Street was constructed in 1935,	MASONIC HALL	18073
141	20th century	Now called the Traders Tavern, the Student Prince was opened in 1972 in the Amdale Centre.	THE STUDENT PRINCE PUBLIC HOUSE	18112
142	20th century	A modern hat factory on Church Street.	HAT FACTORY, Church Street	18182
143	20th century	A modern hat factory and shop on Church Street, Luton.	HAT FACTORY, Church Street	18183
144	20th century	The site of a Fire Station built in 1901.	SITE OF FIRE STATION, AMEN CORNER, Church Street	15603
145	20th century	A modern hat factory on the site of a former electricity power station.	HAT FACTORY, Power Court	18184
146	20th century	A light signal along the line of the former Luton to Dunstable railway line.	LIGHT SIGNAL, east of Luton Station	19665
147	20th century	A 20th century mission church.	MANOR ROAD MISSION	14544
148	20th century	An air raid shelter from World War II on the Manor Road Recreation Ground, Luton	WW2 SURFACE AIR RAID SHELTER	18019
149	20th century	Electrified ground signal on the route of Luton to Dunstable railway.	GROUND SIGNAL 2, 10m north of Ground Signal 1	19667
150	20th century	A signal of indeterminate age along the route of the former Luton to Dunstable railway line.	GROUND SIGNAL 1, west of Crawley Green Road Bridge	19666
151	20th century	Electricity points and switch boxes associated with the Hatfield, Luton and Dunstable branch railway.	ELECTRICITY BOXES, Luton to Dunstable Busway	19668
152	20th century	20th century friends meeting house	FRIENDS MEETING HOUSE, 28 Crawley Green Road	20227