



KDK ARCHAEOLOGY LTD

Heritage Asset Impact Assessment

5-7 Bedford Road
Wilstead
Bedfordshire

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March 2023



Site Data

KDK project code:	740/WBR		
OASIS ref:	kdkarcha1-513007	Event/Accession no:	N/A
County:	Bedfordshire		
Village/Town:	Wilstead		
Civil Parish:	Wilshamstead		
NGR (to 8 figs):	TL 0632 4366		
Present use:	Residential		
Planning proposal:	The renovation and extension of Numbers 5 and 7 Bedford Road and the erection of a new dwelling on the site of the existing garage.		
Local Planning Authority:	Bedford Borough Council		
Planning application ref/date:	Pre-Application		
Date of fieldwork:	31 st January 2023		
Client:	Alessandro Dinghile 7 George Street West Luton, Bedfordshire		

Quality Check

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Contents

Summary 1

1. Introduction 1

2. Aims & Methods 6

3. Historical Background 8

4. Survey 16

5. Statutory Constraints on Development 31

6. Assessment of Heritage Potential 34

7. Conclusions..... 37

8. Acknowledgements..... 38

9. Historic Environment Data 39

10. References..... 41

11. Documentary Sources..... 42

12. Cartographic Sources 42

Appendices:

1. Survey Sheets 43

Figures:

1. General location 3

2. Site location..... 4

3. Proposed development 5

4. Historic Environment Records plan 13

5. Detail from Wilstead: a map of the parish of Wilhampstead 1809..... 14

6. Detail from 1883 OS map 14

7. Detail from 1902 OS map 15

8. Detail from 1961 planning appeal..... 15

9. East elevation as existing 19

10. West elevation as existing 19

11. North elevation as existing 20

12. South elevation as existing 20

13. Ground floor plan..... 21

14. First floor plan 22

15. Proposed east elevation 23

16. Proposed west elevation 23

17. Proposed north elevation 24

18. Proposed south elevation..... 24

19. Proposed ground floor..... 25

20. Proposed first floor 26

21. Proposed chalet elevations 27

22. Proposed chalet floor plans..... 28

23. Ground floor photo plan..... 29

24. First floor photo plan 30

25. Phase plan 30

Exterior photos:

1. No. 5, east elevation 44

2. No. 7, east elevation 44

3. No. 5 from the south east..... 45

4. No. 7 from the south east..... 45

5. East elevation from the northeast 45



6. No. 7 north elevation	46
7. No. 7, west elevation from the northwest.....	47
8. No. 7, west elevation from the southwest	47
9. No. 5, west elevation	48
10. No. 5, exposed timber frame and wattle & daub.....	48
11. No. 5 south elevation	49

Interior photos:

1. G1, view to west.....	50
2. G1, view to east	50
3. G1, north wall.....	51
4. G1, passage looking south.....	51
5. G1, passage looking north	51
6. G2, south wall.....	52
7. G2, east wall	52
8. G2, southwest corner	52
9. G2, fireplace detail with inscription "Ziggy"	52
10. G3, north wall.....	53
11. G3, east wall	53
12. G3, west wall	53
13. G3, decorative panels detail.....	53
14. G3, fireplace detail.....	54
15. G4, southwest corner	55
16. G4, west wall	55
17. G4, northwest corner.....	55
18. G4, east wall	55
19. G4, northeast corner.....	56
20. G4, southeast corner	56
21. G4, fireplace detail.....	56
22. G4, lambs tongue chamfer stop.....	56
23. G4, plank and batten door in south wall.....	56
24. G5, view to west.....	57
25. G5, view to first floor	57
26. G5, view to south	58
27. G6, west wall	59
28. G6, southeast corner	59
29. G6, southwest corner	60
30. G6, north wall.....	60
31. G7, northwest corner.....	61
32. G7, window in east wall.....	61
33. G8, view to northwest	62
34. G9, east wall	63
35. G9, view to west.....	63
36. G9, south wall.....	63
37. G9, southwest corner	63
38. G9, plank and batten door.....	64
39. G10, view to south	65
40. G10, view to north	65
41. G11, west wall	67
42. G11, northeast corner	67
43. G12, view to north	67
44. G13, east wall	67



45. G13, view to southwest	68
46. F1, view to west	69
47. F1: view to east	69
48. F2, east wall.....	70
49. F2, west wall.....	70
50. F3, southwest corner	71
51. F3, northwest corner	71
52. F3, north wall.....	71
53. F3, southeast corner	71
54. F4, staircase leading into F4	72
55. F4, north wall.....	72
56. F4, southwest corner	72
57. F4, east wall.....	72
58. F5, northeast corner	73
59. F5, southwest corner	73
60. F5, north wall.....	73
61. F6, east wall.....	74
62. F6, south wall	74
63. F6, southwest corner	74
64. F6, west wall.....	74
65. F6, northwest corner	75
66. F6, fireplace.....	75



Summary

This Heritage Asset Assessment was prepared between January and March 2023 to support a planning application for the development of two cottages, Numbers 5 and 7 Bedford Road, that until c.1930 functioned as the Red Lion Public House. Although the earliest known tenancy dates from 1671, the historic fabric suggests that Number 5 was a 3-bay, timber framed hall house with cross wing of 16th century or possibly earlier date. Number 7 is a modern extension of one of the former outbuildings and on the footprint of others. The two buildings combined are Grade II listed.

The buildings are currently empty and in very poor state of repair, with areas of render falling off the walls, exposing the historic building fabric to the elements. Subsidence and water ingress are degrading the structural integrity of the medieval building. Consequently, the proposed renovation and extension of the two cottages can be seen as beneficial to the survival and subsequent longevity of the building.

Although its proximity to the listed building may generally be considered as slightly detrimental to the setting of the listed building, the proposed new dwelling on the site of the existing garage would see an improved vista along the small lane on which the buildings are located.

The building works to the cottages are likely to reveal further historic building fabric, as well as the cellar that is known to exist. A historic building watching brief would ensure that all new findings are recorded, some of which may well help refine the structural chronology of the property.

The archaeological sensitivity of the site is largely related to the post-medieval public house, with a possibility also of encountering medieval remains. An archaeological watching brief may be required in mitigation.

1 Introduction

1.1 In January - March 2023 KDK Archaeology Ltd prepared a Heritage Asset Assessment of 5-7 Bedford Road, Wilstead, Bedfordshire. The project was commissioned by Alessandro Dinghile, and was carried out in order to support a planning application.

1.2 *Planning Background*

This assessment has been required under the terms of the National Planning Policy Framework (NPPF) in order to inform development proposals.

1.3 *The Site*

Location

Wilstead is a small village situated in the civil parish of Wilshamstead and the administrative district of Bedford Borough. The development site is centred on National Grid Reference (NGR) TL 0632 4366 (Fig. 1).

Description

The development site at 5 & 7 Bedford Road (formerly The Red Lion Inn) is a Grade II Listed Building (NHLE: 1312324), and is bounded to the east by the Red Lion PH, to the north/northwest by private residences and Jubilee Way, to the west by Wilstead Allotments, to the south/southeast by private residences, and to the southwest by the churchyard and cemetery of All Saints Church (Fig. 2).



Geology & Topography

The bedrock geology is sedimentary mudstone of the Stewartby and Weymouth Members, formed between 166.1 and 157.3 million years ago during the Jurassic period; no superficial deposits have been recorded (<https://geologyviewer.bgs.ac.uk>). The local topography is relatively flat and sits at an approximate elevation of 40m AOD.

Proposed Development

The development proposals include the renovation and extension of Numbers 5 and 7 Bedford Road and the erection of a new dwelling on the site of the existing garage.

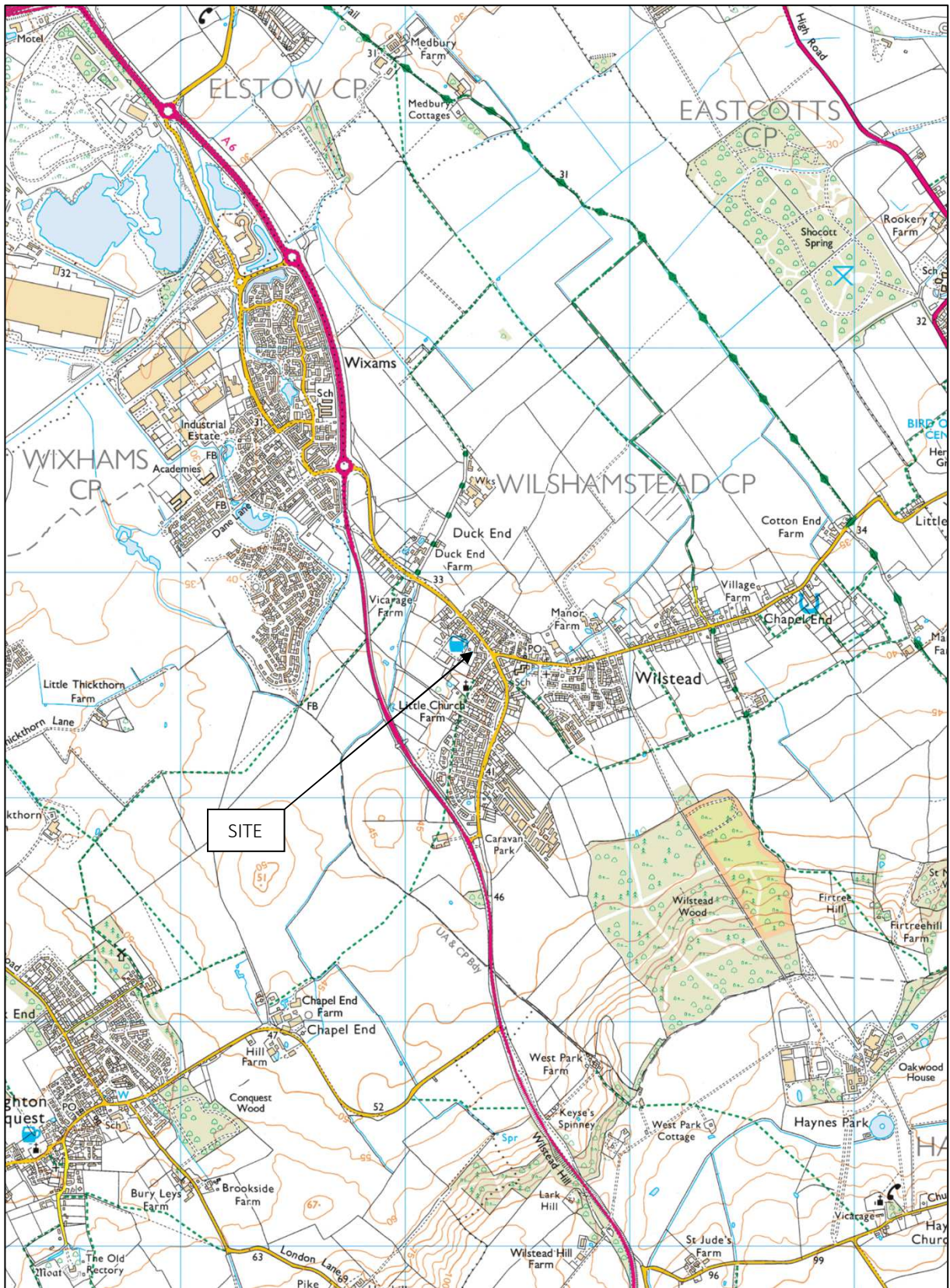


Figure 1: General location (scale 1:25,000)

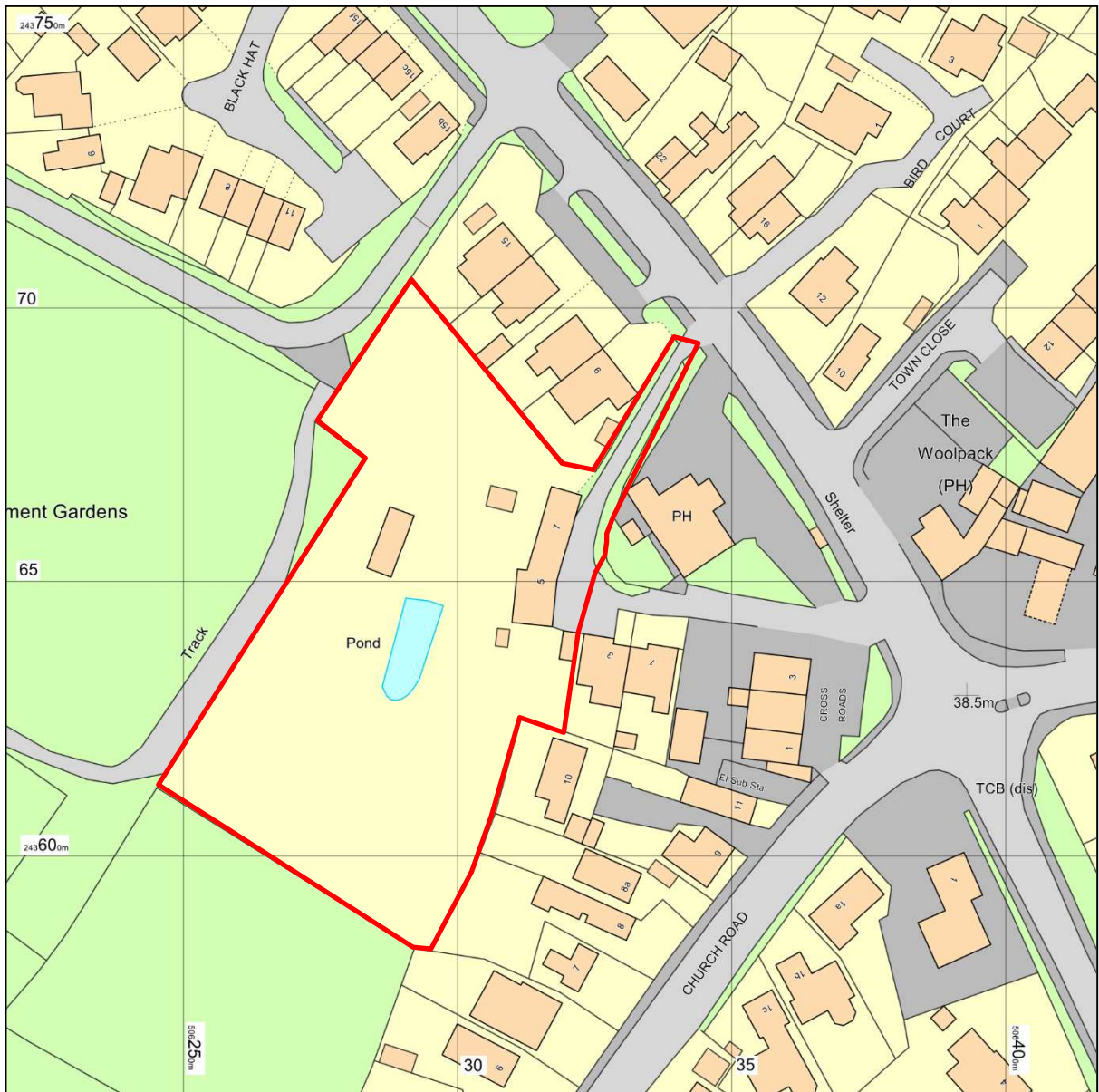


Figure 2: Site location (scale 1:1250)

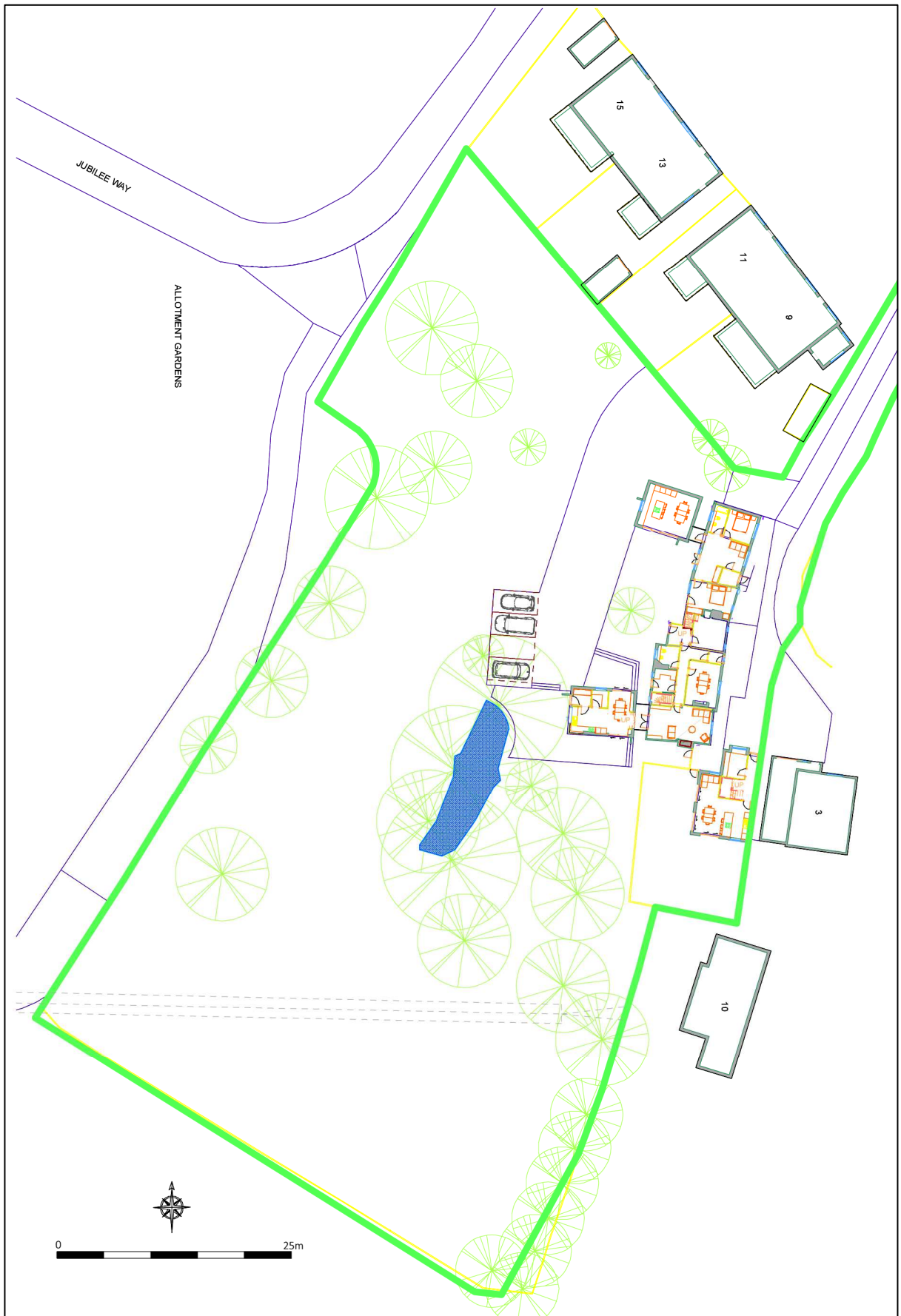


Figure 3: Proposed development (scale 1:600)



2 Aims & Methods

- 2.1 This Heritage Asset Assessment has been prepared in order to comply with Paragraph 205 of the National Planning Policy Framework (NPPF 2021), whereby the significance and setting of the heritage asset(s) and the potential impacts of the proposed development are set out in order to inform the Planning Application.

This requires the collation of existing information in order to identify the likely extent, character and quality of the known or potential heritage assets and/or archaeological resources, in order that appropriate measures for mitigating the impact of development might be considered (ClfA 2020).

- 2.2 The assessment was carried out according to the Chartered Institute for Archaeologists' *Standard and Guidance for Archaeological Desk-Based Assessments* (ClfA 2020) with additional reference to Historic England Advice Note 12, *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019b). As part of the assessment of significance, this report will evaluate the various interests associated with the site, including:

- Archaeological interest
- Architectural and artistic interest
- Historic interest

- 2.3 The following readily available sources of information were consulted for the assessment:

Archaeological Databases

The principal archaeological database to the known archaeology of an area is the Historic Environment Record prepared largely on a county basis and available in limited form on the website Heritage Gateway. The data used in this report was sourced directly from Historic Environment Record for Bedford Borough Council. The study area employed in the HER search includes the site itself, and a surrounding area of approximately 1km radius.

Historic Documents

Documentary research is essential to assess the history of a site, its context and significance. The principal source consulted was the Bedfordshire and Luton Archives and Records Service (BARS), Bedford.

Cartographic & Pictorial Documents

Old maps and illustrations provide additional and often unique information to enhance the study of a site and its context. The principal sources consulted was BARS.

Air Photographs

Aerial photographs can be extremely informative with regard the layout and use of a particular site and its development over time. It can also provide further contextual information which can allow a better understanding of the heritage asset and its significance. The principal source consulted were Britain from Above and the Cambridge University Committee for Aerial Photographs.

Geotechnical Information

A description of the topography and solid and surface geology of the site and its environs was compiled, so as to appreciate the potential condition of any archaeological remains, to assess the hydrological conditions, and to appraise the potential for the survival of buried waterlogged archaeological and palaeoenvironmental deposits.



Secondary & Statutory Sources

The principal source consulted was Local Plan 2030: Planning for the Future (BBC 2020).

2.4 ***Survey***

As part of the assessment a survey of the site was undertaken on 31st January 2023, with the following aims:

- To assess the historical and structural development of the property and assess its significance and setting
- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any heritage assets present.
- To assess the present site use and ground conditions, with a view to the appropriate deployment of fieldwork techniques, if required by the LPA.



3 Archaeological and Historical Background

- 3.1 Settlement at Wilstead can be traced with some certainty from the Iron Age, though it may pre-date this period. While the prehistoric and Roman area of occupation appears to coincide with that of the late Saxon and medieval settlement, evidence is currently lacking for continuity in the immediate post-Roman period. The name Wilstead is derived from the Old English for Wilshamstead, meaning Wil's (or *Wine*'s) homestead (*hām-stede*; BBCCA 2023; KEPN 2023).

This section has been compiled with information from the Bedford Borough Council Historic Environment Record (HER Ref: BBHER 191 (2023-24), The Bedfordshire Archives and Records Services (BARS), KDK's library, and reliable online sources. The location of known heritage assets recorded in the HER, with a 1km search radius, is shown in Fig. 4, and details appear in Section 9.

Prehistoric (before 600BC) to **Roman** (AD43-c.450)

The general area was occupied throughout the late Iron Age and Romano-British period, mostly with low-status farmsteads. Excavations in advance of a housing development on Luton Road between Wilstead and Wilshamstead, uncovered the site of a small Iron Age farmhouse that was replaced by a new farm in the Roman period (HER 18220-21; Luke & Preece 2010: 154-155).). The remains mainly consisted of pits and ditches. Domestic timber buildings have also been uncovered, along with evidence for sheep and cattle husbandry. Evidence of religious rituals have also been seen via a pit containing 3 sheep skulls each facing a different direction, suggesting it may have been 'votive' centre.

Saxon (c.450-1066) & **Medieval** (1066-1500)

The presence of, at least, a late Saxon settlement is attested by the entries in the Domesday Survey of 1086 (BBCCA 2023; Williams & Martin 2002: 583). The Domesday Survey records that before 1066 there were two *vills*, with each held by a number of freemen who were able to sell their land, and a small landholding of one virgate held by a man named Ordwy. Whilst Ordwy was able to hold onto his virgate, the other two *vills* were granted to the Countess Judith and Nigel de Albin after the Norman Conquest. Countess Judith's manor of *Winessamestede* was relatively small at only 3 hides, but worth £7, 6s in 1086. She had granted the manor to her monastic foundation at Elstow by the time the Domesday Survey had been drawn up. The second *vill*, known as Westcotts and formerly held by 7 sokemen, was granted to Nigel de Albin, who also held neighbouring Eastcotts. Archaeological evidence for settlement during this transitional period was unearthed at the Luton Road site(s) where the remains of a 'Saxo-Norman' and later settlement, in the form of a pits and ditches of a medieval to post medieval date, were situated near the area of Iron Age and Romano-British settlements (HER 18220-21; Luke & Preece 2010).

Settlement during the medieval period was comprised of a number of 'ends', a form of outlying hamlet typical of Bedfordshire's often dispersed settlement pattern. For example, the core of the medieval settlement of Duck End (HER 17053) is situated c.400m northwest of the proposed development site. Also, recent archaeological work ahead of a residential development in Wilstead at Wooding Way, c.480m southeast of the proposed development site, identified a previously unrecorded medieval 'End' settlement dating from the 12th century (HER MBB22833) and a probable medieval routeway (HER MBB22834).

The medieval manors of Westcotts, and Wilshamstead, apparently had plentiful agricultural resources, as much of the surrounding land has extensive areas of ridge and furrow cultivation e.g., (HER 662), and there are numerous open-field headland earthworks and enclosures (HER



MBB22984, MBB22923), many were still extant in the post-medieval period and are depicted on the Wilstead Enclosure Map of 1809.

The modern village of Wilstead is still mainly within the postulated boundaries of the medieval settlement (BBHER 17052), although small areas of expansion have occurred to the north and south. The proposed development site is situated within its core. One of the most significant heritage assets from this period, which stands close to the crossroads in the middle of the village and southwest of the development site, is the Grade II* listed All Saints Church (HER 3603: NHLE: 1321582), a 14th century parish church with 19th century additions and alterations.

A possible medieval/post-medieval moated farmstead (HER 7412) is visible as earthworks on aerial photographs at Wilstead, c.360m southwest of the proposed development site. The earthworks form a square, ditched enclosure, divided by a ditch, though this may be later in date as a pond has formed in the northern corner and the dividing ditch may relate to the pond's drainage. The outer ditch encloses an area that measures about 47 metres across. It is situated at the corner of a former road leading to and from Wilstead and the enclosure is respected by the surrounding ridge and furrow cultivation, so it is likely that this was a former settlement site.

Post-Medieval (1500-1900) & Modern (1900-present)

Wilstead remained a predominantly agricultural settlement, and the heritage assets in the HER generally reflect its rural characteristics as well as the settlement's relative wealth. A number of Grade II Listed Buildings, dating from the 17th – 19th centuries, are clustered near the proposed development site, including: Nos 4 (HER 3597), 7 (HER 3598) and 8 (HER 3599) on Church Road; The Old Manor House Hotel, Cotton End Road (HER 3585); 6 (HER 3596) and 16A Luton Road (HER 3595).

3.2 *The Known Archaeology & History of the Site*

Post-Medieval (1500-1900) & Modern (1900-present)

This section is based on documentary and cartographic evidence held at the Bedfordshire Archives and the comprehensive description of the development site available on the archive website (BCCA 2023).

The Red Lion Public House occupied the cottages now numbered 5 and 7 Bedford Road until 1930 or 1931, where it had stood, firstly as The Bell, then the Three Compasses, since at least 1671. The occupier in 1671 was Grace Freelond, widow. The earliest documentary reference to the cottages was in 1671 when Thomas Beech, Lord of the Manor of Wilshamstead, already 'sicke in bodie' made his will and left the Bell in Wilshamstead to his wife Ruth and, after her death, to their son Thomas (ABP/W1671/75). In 1689, the Red Lion was mortgaged for £60 (BC18) by William Beeche of Brentford (Middlesex), possibly Thomas Beech the elder's grandson, or younger son, and occupied by Thomas Stanbridge. The mortgage was endorsed to show that by 1700 the owners were John Warner of Westminster, gentleman, and Elizabeth, his wife and Joseph Dearmer of Wilshamstead and Mary, his wife; suggesting that Elizabeth and Mary were Beeche's daughters. There is a gap in the historical record until 1785 (WL1000/1/Wils2/9) when John Haigh, Samuel Edgley and John Walker conveyed the premises to Sir George Robinson, baronet, of Cranford (Northamptonshire) for £126. Haigh, Edgley and Walker were acting as trustees for the creditors of James Somers, owner of the building, who had been declared bankrupt in 1778.

In 1802, Sir George Robinson conveyed a 'message, cottage or tenement formerly called the Bell, then named the Three Compasses, and now called the Red Lion, together with an adjoining pightle of pasture of half an acre, several pieces of land totalling six acres, another cottage and



an orchard and pasture of one and a half acres abutting south on The Green, to Rev. Thomas Gadsby of Bedford for £325' (WL1000/1/Wils2/6-7). The name had changed by 1789, as in that year Thomas Tompion, a labourer, settled in Wilshamstead by virtue of renting the Red Lion for £10 per annum; he was married and had served for three years in the Bedfordshire Militia (P1/13/4/226).

Gadsby devised the Red Lion, in his will dated 1st February 1840, from the Kempston brewer Sir William Long, to Rev. Thomas William Coventry Campion of Overstone (Northamptonshire; WL1000/1/Wils2/9). Gadsby died on 3rd May that year, and on 23rd September Campion agreed to sell the property to Bedford brewer William Pestell, who had been Sir William Long's business partner (WL1000/1/Wils2/10). The property was conveyed the next year (WL1000/1/Wils2/11-12) and was described as a public house formerly called the Bell, then the 'Three Horseshoes', now the Red Lion, with stable, and outbuildings. It was then occupied by Mary Cooper, with John Groom as under-tenant of Sir William Long. In 1856, Pestell made his will (WL1000/1/Wils2/13), dying four days later, and in 1874 his devisees sold the brewery business, along with the Red Lion, to the Bedford brewer Thomas Jarvis (WL1000/1/Wils2/14).

The countywide licensing register of 1903 stated that the Red Lion was in fair repair, clean and apparently sanitary, with a door at the front and two at the back. In 1910 Jarvis sold his company to rival Bedford brewer Charles Wells.

The Rating and Valuation Act 1925 specified that every building and piece of land in the country had to be assessed to determine its rateable value. Wilshamstead was mostly assessed in 1927, when the valuer visited the Red Lion (DV1/C66/69). At that time, it was still owned by Charles Wells Limited and was tenanted by F. Bennett, who paid a rent of £15 per annum that included a nearby grass field of 1.07 hectares. The Red Lion contained a tap room (described as 'poor'), a parlour ('very poor'), a cellar, a scullery and a parlour used as a living room on the ground floor, and three bedrooms and a boxroom above; it also included three barns, a three-bay hovel, a hen house, a two-bay hovel, and a store place. Trade comprised 85 litres of beer, 20.5 litres of bitter and 2.3 litres of spirits sold per week.

By the 1930s the old property was evidently no longer suitable and Charles Wells decided to transfer the licence to a new, purpose-built premises situated nearby (RDBP1/1472). The (new) Red Lion is situated adjacent to the proposed development site and was refurbished in 1995 (WL722/84), when it was still owned by the Bedford brewer Charles Wells Limited.

The old building was listed by the former Department of Environment in June 1974 as Grade II, of special interest. The department dated the colourwashed roughcast over a timber frame structure with its old clay tiled roof, to about 1700, though the evidence indicates that it dates from at least 1671. The building was restored in the 20th century, as there is a plaque reading: 'W.B. 1932', following the removal of the public house to the new Red Lion. The listing states that Number 5 was the cottage, whilst Number 7 was a conversion of, and addition to, an outhouse block and has a pantiled roof. No. 5 is built in an L-shape and comprises one storey with attics, and No. 7 has just one storey, as befits former outhouses.

List of Licensees: note that this is not a complete list. Italics indicate licensees whose beginning and/or end dates are not known:

1671: Grace Freelond;

1689: Thomas Stanbridge;

1789: Thomas Tompion;

1822-1829: Perkins Cooper;



1833-1837: *Mary Cooper*;
 1842: *John Groom*;
 1842-1846: *William Frederick Hill*;
 1846-1850: *Edward Travis*;
 1850-1856: *Thomas Alcock*;
 1859: *Samuel Simons*;
 1862-1864: *Samuel Jarvis Simms*;
 1865-1869: *Frederick Cox (also baker)*;
 1876-1891: *Charles Toll*;
 1894: *Thomas Smith*;
 1898-1910: *Charles Grooms*;
 1910-1912: *Thomas Parker*;
 1912-1913: *Elizabeth Ann Parker*;
 1913-1933: *Frederick Bennett*;
 1933: *George Thomas Sadd*;
 1940: *William Edward Parsons*;
 1967-1972: *Walter William Smith*;
 1972-1979: *William Ronald Wilson*;
 1979-1981: *John McGarrigle Hagan*;
 1981-1983: *Horace James Clarke*;
 1983-1984: *Christopher Robert Godfrey*;
 1984-1985: *Michael James Lacey*;
 1985-1986: *Dermot Hugh Cassidy*;
 1986-1988: *William John Thomas*;
 1988-1994: *Arthur Francis Hopkins*;
 1994: *Raymond Spencer and Anthony William Thornton*;
 1994: *Stephen Palmer and Hartley Charles Bolton*;
 1994-1995: *Nichola Vivian Craddock*

References: CLP13; PSB1/1; PSB9/1; PSB9/2.

3.4 ***Cartographic Evidence***

The enclosure map of 1809 (Fig. 5) depicts the location of most of the properties obtained in 1802 by Rev. Thomas Gadsby in Wilstead (Nos 52, 53, 54, 58 shown on the enclosure map (MA36) and listed in the award book (A36)): No. 54 is shown twice as Old Home Close and Home Close (open land), and Public House and Homestead (the rectilinear structure at the edge of the closes). The study site appears to comprise two discrete structures separated by a courtyard.

The first edition Ordnance Survey map shows the main building and the L-shaped outhouses with some clarity (Fig. 6). Whereas the 1902 shows only an L-shaped structure overall, a plan from 1961 shows no change in the layout from 1883, but two freestanding outbuildings had been erected in the rear garden (Figs 7-8). These depict the Red Lion Inn with a relatively similar L-shaped configuration with a small projection (outbuilding) to the north and a contiguous open area to the west, though by the later date its function had changed to residential.

3.5 ***Listed Building Description***

Nos 5 & 7 Bedford Road is Grade II Listed (NHLE: 1312324) and the Historic England description is as follows:

10/130 Nos. 5 and 7 [formerly listed as Red Lion Inn (former)] 4.6.74 - II



Houses, formerly public house. Circa 1700, restored C20 (plaque: "W.B. 1932"). Colourwashed roughcast over timber frame, old clay tile roof. No. 7 is conversion of and addition to outhouse block, of colourwashed roughcast with pantiled roof. No. 5 is L-plan with LH gable, of one storey and attics, No. 7 is of one storey only. Overall E elevation: ground floor has 2 3-light casements, 3 small sash windows, one single light and 2 C20 casements. Attic has 2-light casement to gable, 3 box dormers with casements to main block. No. 5 has 2 red brick stacks, one at junction with cross-wing, one at junction with lower block.

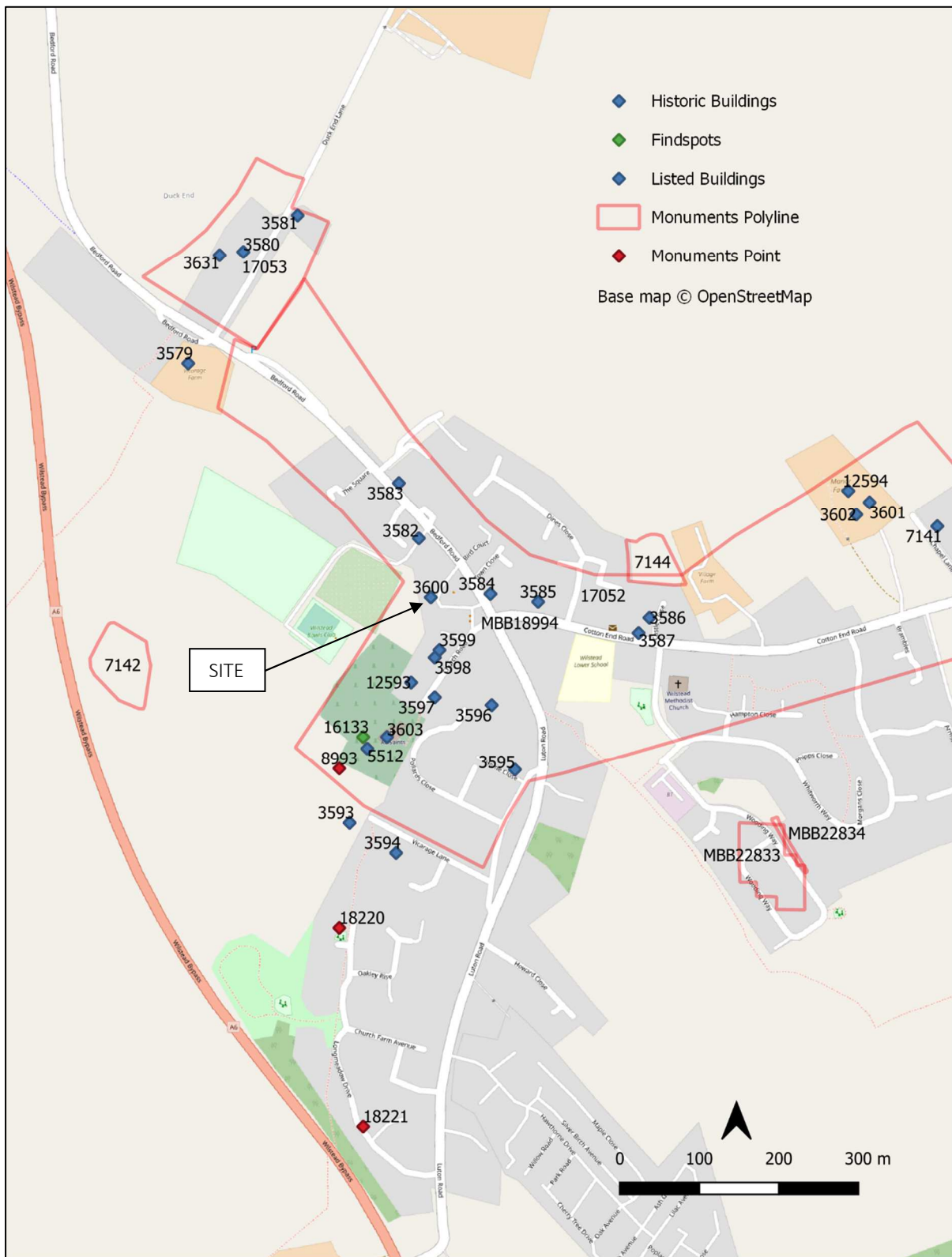


Figure 4: Historic Environment Records plan (scale 1:10,000)



Figure 5: Detail from Wilstead: a map of the parish of Wilhampstead 1809 (MA36; scale 1:3000)

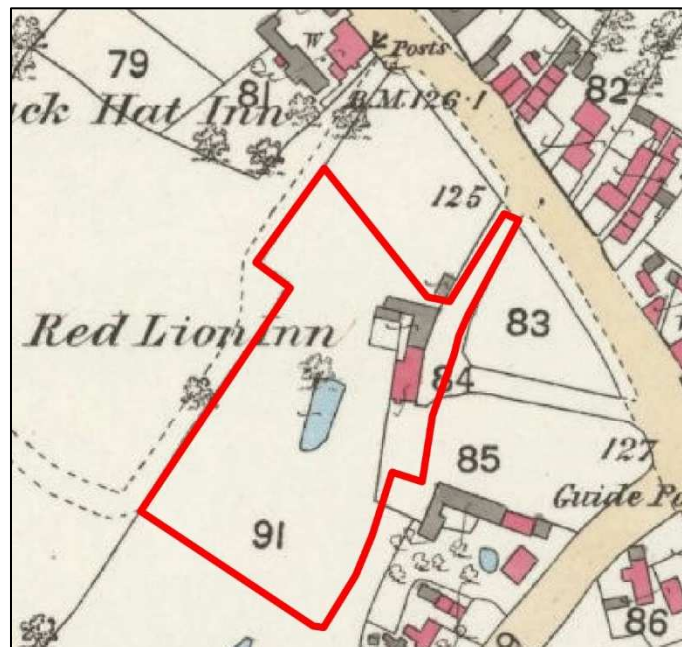


Figure 6: Detail from 1883 OS map (scale 1:2000)

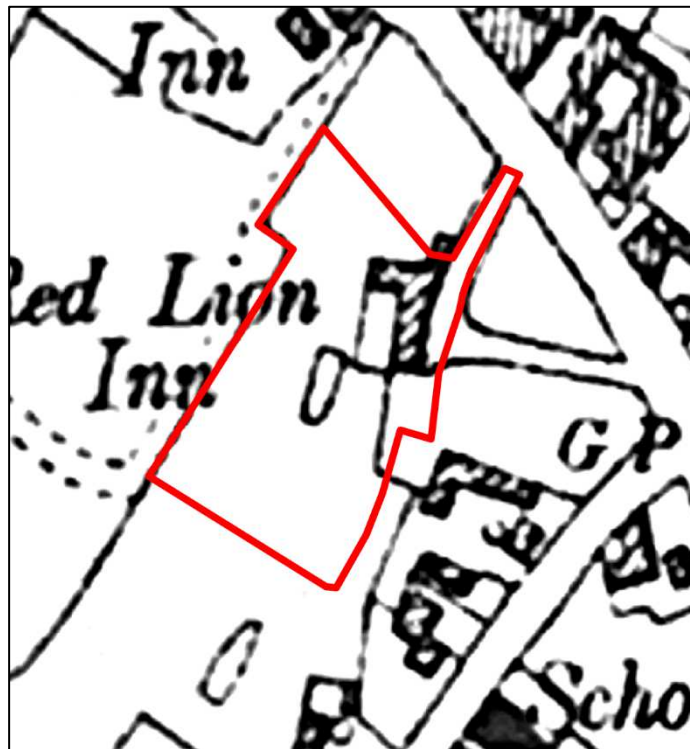


Figure 7: Detail from 1902 OS map (scale 1:2000)

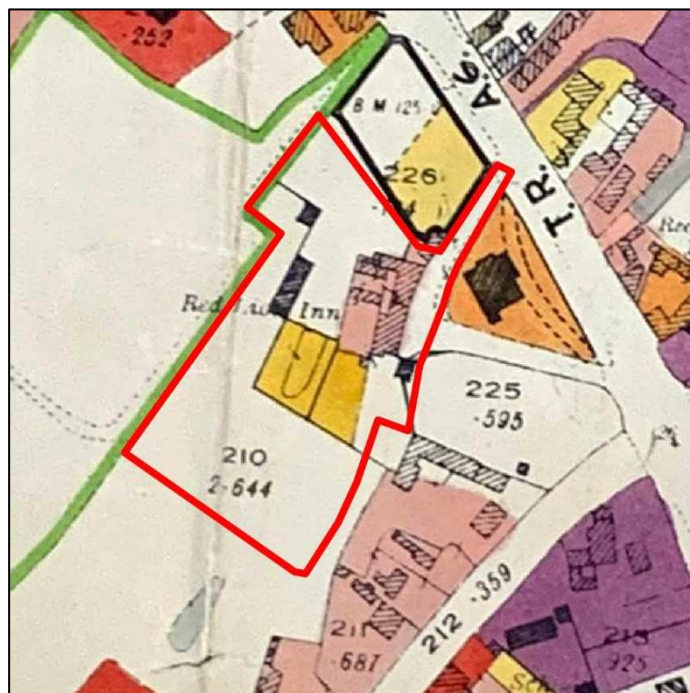


Figure 8: Detail from 1961 planning appeal (PLD/10/198; scale 1:2000)



4 Survey

4.1 *General*

The property consists of a 2-storey Grade II, timber framed listed building under a clay tiled roof (No. 5), to the north of which is a single storey extension (No.7) that was formed from an earlier outbuilding. To the southeast of the house is a detached garage and to the rear are two timber-built outbuildings in very poor condition. The site is approached by a narrow lane off the Bedford Road to the north, which is currently shared with the neighbouring properties to the east, but is in fact a private drive. To the rear of the house is a large garden with fruit trees and a pond.

The following is a summary of the building analysis undertaken on 31st January 2023. The survey sheets detailing the individual rooms can be found in Appendix 1. Photo plans are shown on pages 29 and 30. A preliminary phase plan is also shown on page 30.

4.2 *Number 5, exterior* (Figs 9-10, 12)

The walls of number 5 have all been rendered and painted, although the render is now falling off in numerous areas. The timberwork and wattle and daub are exposed to the rear of the house where a large patch of render has come away. Some lath and plaster has also become exposed at the northern end of the east elevation. The windows are of various dates and styles and include 19th century sash windows to the front, timber framed and metal casements to the rear, gabled dormer windows to the front and a single shed dormer window to the rear. The front door is a modern panelled door in timber, with a rectangular light above.

There is an external chimney stack to the south, also rendered to eaves height. The exposed brickwork above has been repaired in recent years, as well as historically. Another stack at the northern end of Number 5 was presumably also external until Number 7 was built and the stack was rebuilt. A small brick chimney that serves an outshut to the west and a ridge stack at the southern end of Number 5 appear to date from no earlier than the first half of the 19th century.

The roof covering is of clay tiles and probably replaces thatch.

4.3 *Number 5, ground floor* (Figs 13 & 23)

Number 5 was originally a 3 bay hall house with a cross wing to the south. It was extended to the rear in the late 18th/early 19th century to provide what are now a scullery and a bathroom under a catslide roof. A smaller extension to the south of this houses a WC.

The floor of the cross wing (Room G4) has been lowered and the windows replaced by a large Crittal type window to the west and a timber casement to the east. The binding beam has a 10cm wide straight chamfer and a large lamb's tongue chamfer stop at the eastern end. The ceiling joists are unrefined and between 13 and 18cm wide. These features, as well as the depth of the timber beam in the south wall, suggest that this may date from the early 16th century. Whether the plank and batten door is of similar date is debatable. Immediately to the north of Room G4 is a small room with a ladder stair to the first floor. The north, south and west walls are timber framed; the north wall has rick infill but the west wall has wattle and daub. The south wall has primary bracing and appears to be later than the cross wing, despite the fact that this room is covered by the same roof as the cross wing itself.

The main range of the timber framed core of the building has just two rooms, one on either side of a narrow hall (G1; Photos 1-5). The northern wall is curved where it opens out into a passage



leading to the other rooms. Between the curve and the front of the house is some exposed timberwork of narrow scantling that appears to have been installed at a later date. The infill is of painted brick. There is a quarry tiled floor here as well as in Room G2 to the south, where the only significant feature is a fireplace in the south wall that has been extensively and poorly rebuilt using Fletton brick. Whether the inscription 'Ziggy' on the eastern side of the fireplace refers to the builder or a regular of the pub before it closed is unknown.

The room on the northern side of the hall (G3) also has a rudimentary fireplace with a brick back and tiled hearth. Unlike the fireplace in G2, there is no insert. The timber frame, which has straight bracing on both sides and a combination of brick and plaster infill to the panels, is fully exposed in the north wall. The eastern brace appears to be a later installation, but that there was some reconfiguration of the frame is clear from the position of the fireplace in relation to the posts and the varying nature of the infill. The only other exposed timbers are the post and beam in the south wall, as the ceiling consists of painted plasterboard. Of interest, though, are the two decorated panels set within the vertical boards between the two doors to the west. They both have floriate designs but are very different in style and size, although painted with the same colour scheme. The doors themselves are early 20th century and it is likely that the vertical panelling and the installation of the decorated panels are contemporaneous. The floor has been lowered in this room and has carpet over concrete.

With the exception of the bathroom (Room G7), the 19th century rooms that were added to the west have quarry tiled floors. That in the bathroom is vinyl. The only feature of interest in Rooms G7 and G8 is the horizontal sliding sash window in the east wall of G7. The utility room (G6) is of marginally greater interest as it has brick as well as timber walling, a stable door to the rear and tongue and grooved panelling to the ceiling.

4.4 **Number 5, first floor** (Figs 14 & 24)

The first floor of the cross wing is reached by the ladder stair in the small room (G5) to the north of Room G4. The first floor has been subdivided to form a passage (F1) that runs east-west beside Bedroom F2 and leads to Room F3 and a small stair in the northwest corner of F1 opening into the first of the bedrooms in the main range (F4).

The main features of the passage (F1) are the exposed timber frame with diagonal bracing in the south wall and the 22cm wide floorboards that extend throughout the first floor of the cross wing. Whereas Room F2 is of no particular interest, Room F3, at the eastern end of the crosswing, has the central truss with its jowlpost and spandrel bracing on full display. The original studwork is exposed in the north wall, and the lower section of the curved wind braces can be seen in the southern pitch of the roof beneath the plasterboard ceiling. The northwest corner of the room has been modified to allow for the small stair in the passage beyond.

The rooms in the main range (F4-F6) have timber flooring (although only that in F4 is exposed and is seen to have planks that are up to 46cm), dormer windows to the east and exposed purlins to east and west. Room F4 also has curved windbraces to the west and remnants of wallpaper in the south wall where a fireplace once stood. It also has a WC and a vanity unit. The doorway between Rooms F5 and F6 has been blocked on one side, but the door survives in F6. Room F6 is accessed via an enclosed staircase to the east of Room G3. There is a modern balustrade and an early 20th century ceramic fireplace in F6.

4.5 **Number 7, exterior** (Figs 9-11)

Number 7 is also rendered in its entirety, but an area of brickwork has been exposed on the east elevation where the render has come away. These are Fletton bricks, which came to



prominence in the eastern counties from the late 19th century. A mixture of window styles is present here, too, with a sash window with horns lighting the same room in the east elevation as a single light modern timber window. The windows further north on the same side are modern 3-light casements. French doors open out to the rear garden from the living room, to the south of which is a lean-to conservatory accessed from the kitchen.

4.6 **Number 7, ground floor** (Figs 13 & 23)

Number 7 can also be described as being of two parts. The southern end houses a kitchen/dining room (G9) that has an early 20th century fireplace in the south wall in the dining area and an early post-medieval plank and batten door in the south wall of the kitchen. That this was once two rooms can be seen by the opening above the peninsula that is located between the two spaces. The kitchen is slightly differently aligned to Rooms G11-13 beyond, which have no features of architectural or historical interest.

4.7 **Outbuildings**

The small conservatory (G10) that is attached to the kitchen G9 is of very basic design and build, and is in very poor repair. The three freestanding timber framed outbuildings were not recorded during the course of the survey, but all are beyond repair. The photographs for these are included on the survey sheet for Room G10.



Figure 9: East elevation as existing (scale as shown)



Figure 10: West elevation as existing (scale as shown)



Figure 11: North elevation as existing (scale as shown)



Figure 12: South elevation as existing (scale as shown)

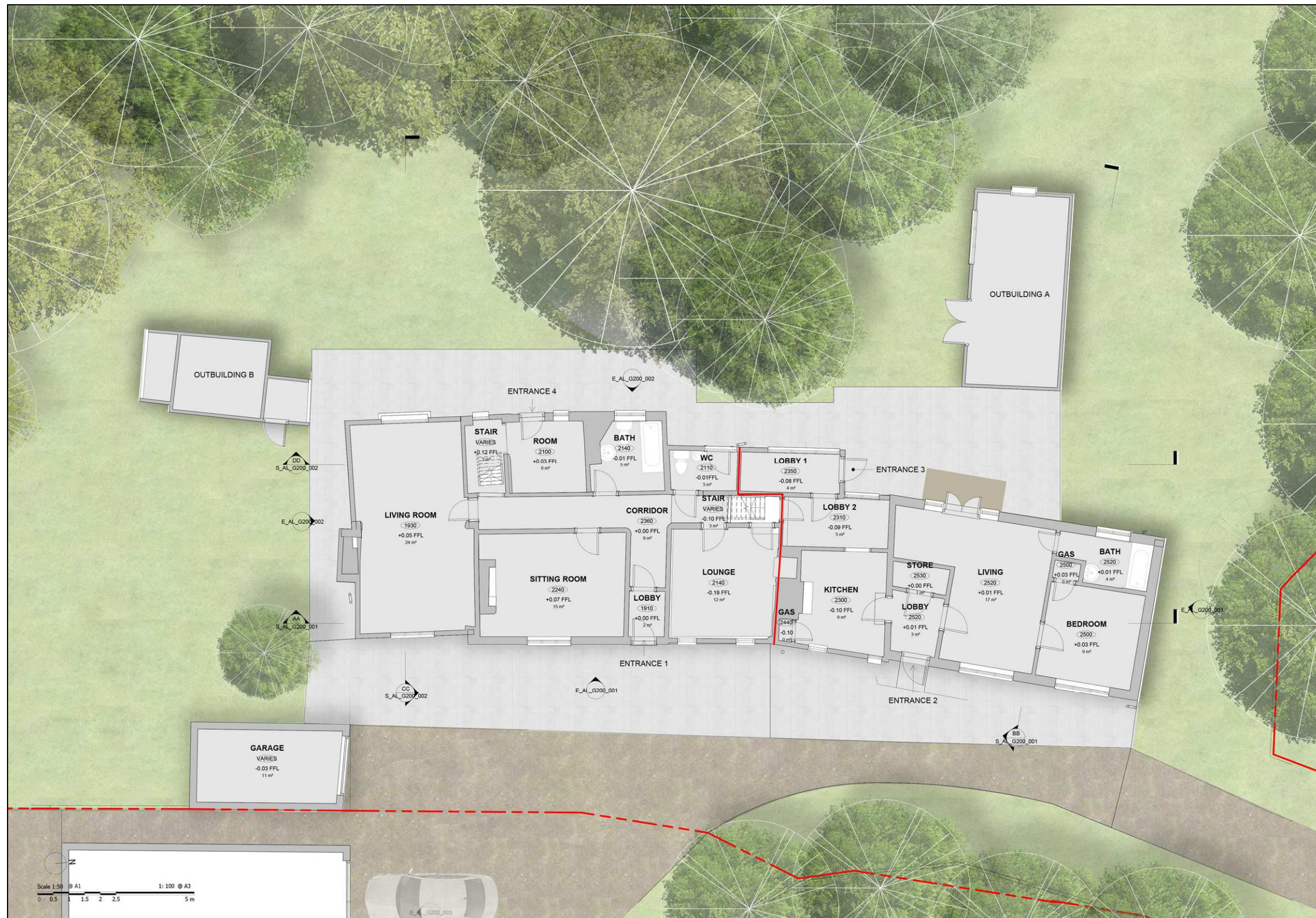


Figure 13: Ground floor plan (scale as shown)

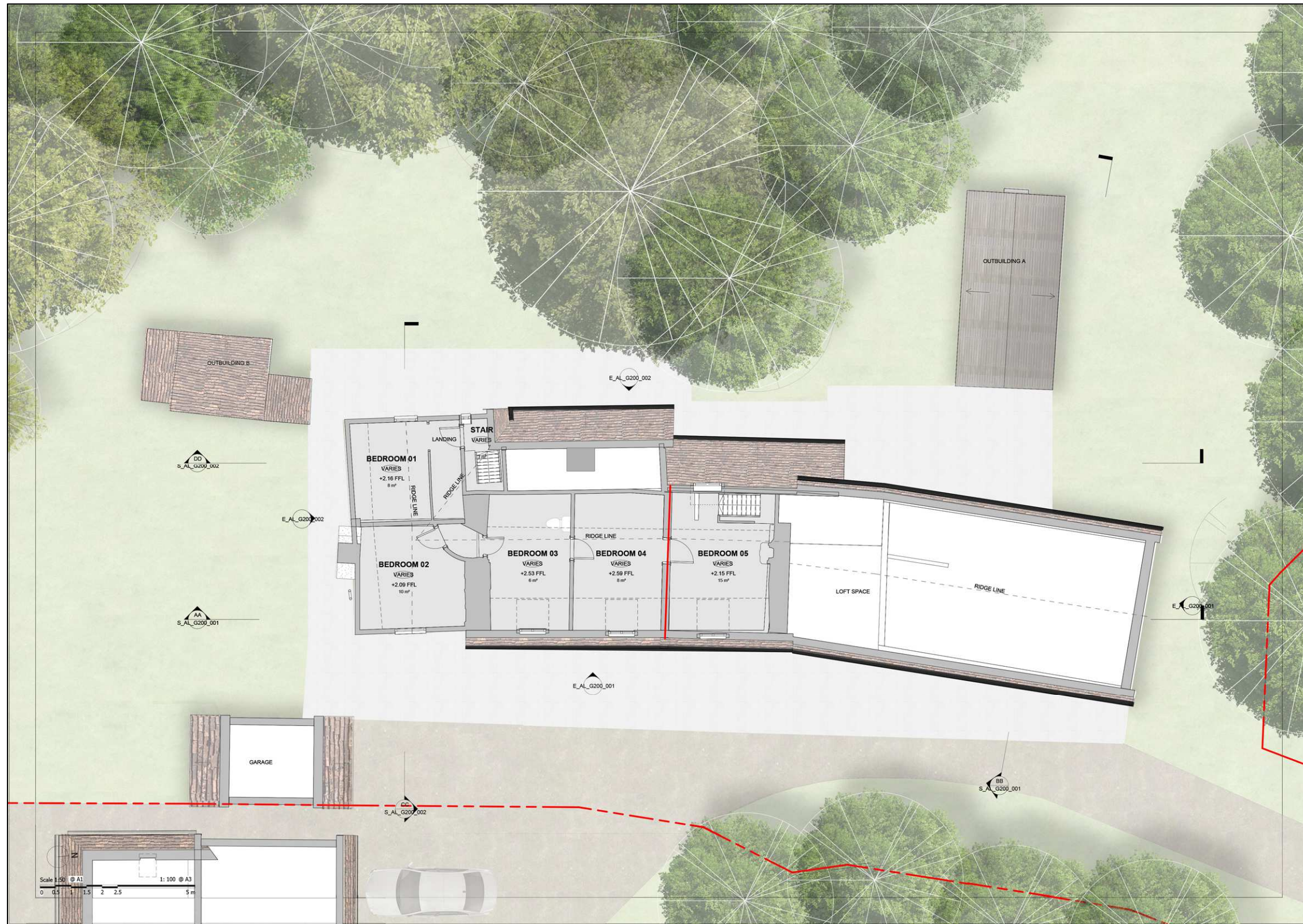


Figure 14: First floor plan (scale as shown)



Figure 15: Proposed east elevation (scale as shown)



Figure 16: Proposed west elevation (scale as shown)



Figure 17: Proposed north elevation (scale as shown)



Figure 18: Proposed south elevation (scale as shown)



Figure 19: Proposed ground floor (scale as shown)



Figure 20: Proposed first floor (scale as shown)

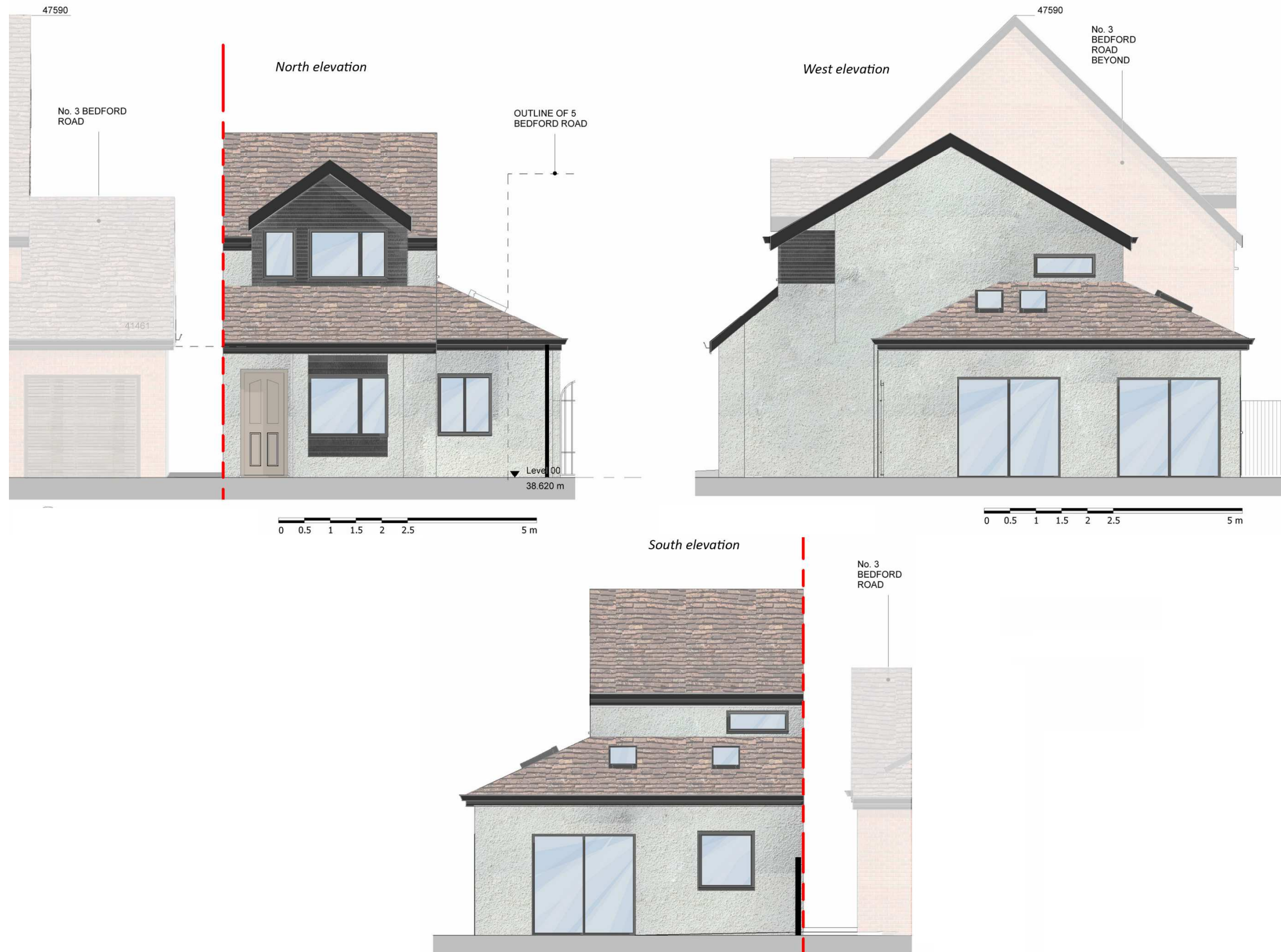


Figure 21: Proposed chalet elevations (scale as shown)

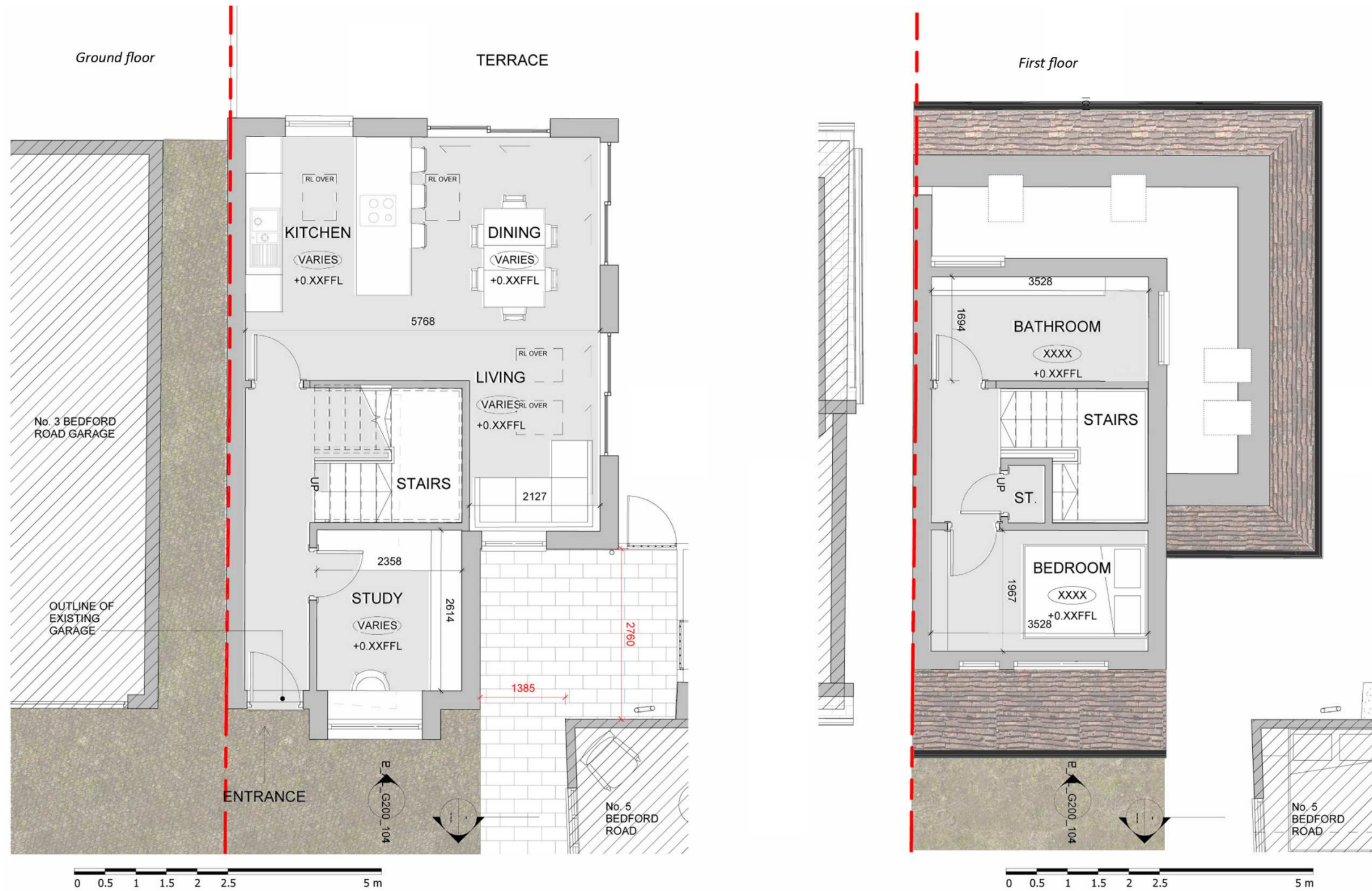


Figure 22: Proposed chalet floor plans (scale as shown)

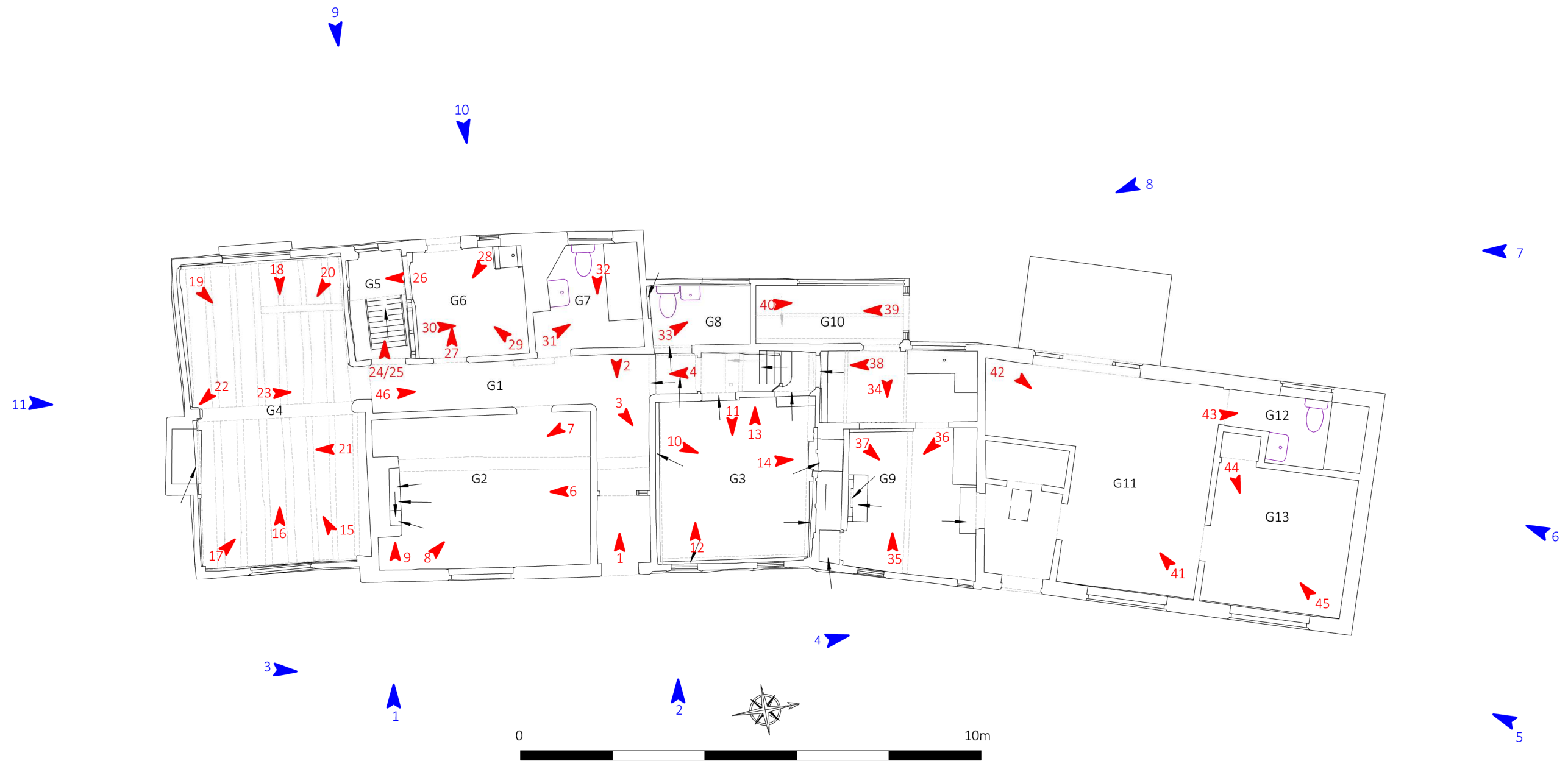


Figure 23: Ground floor photo plan (scale 1:100)

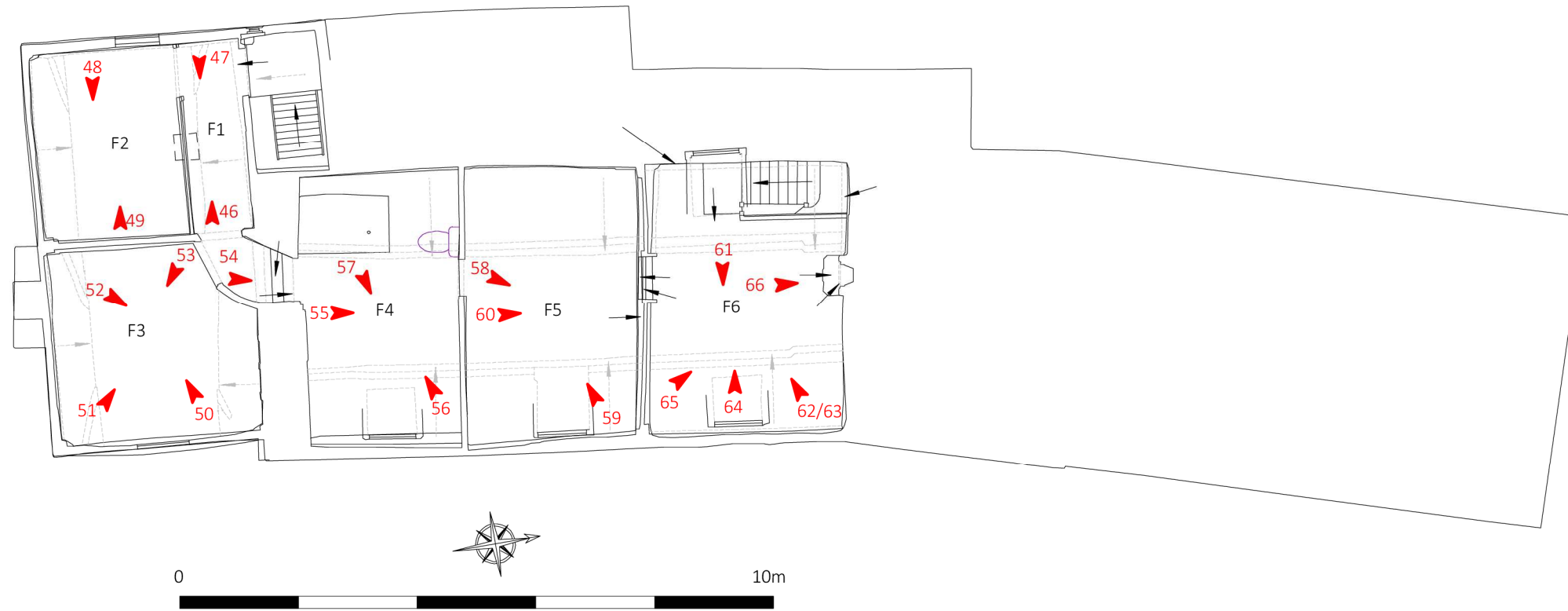


Figure 24: First floor photo plan (scale 1:100)

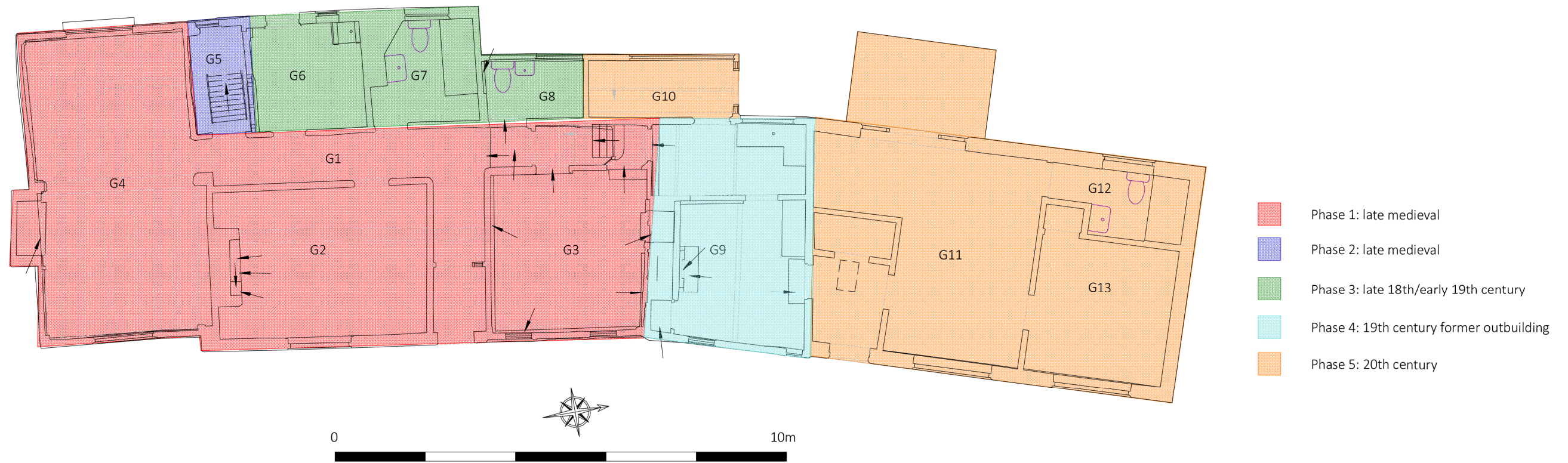


Figure 25: Phase plan (scale 1:100)



5 Statutory Constraints on Development

5.1 A range of planning constraints are in place in the area of the site. These constraints relate both to the area as a whole, and to individual buildings and sites. These constraints are taken into consideration when assessing the implications of planning and other proposals made to the local authority and to other local and national bodies.

5.2 *Conservation Areas*

The development site is not situated within a Conservation Area.

5.3 *Archaeological Notification Areas*

The development site is not situated within an Archaeological Notification Area.

5.4 *Scheduled Ancient Monuments*

Scheduled Ancient Monuments are regulated by the Ancient Monuments and Archaeological Areas Act 1979. Scheduled Monument Consent is granted by Historic England, acting on behalf of the Department of Culture, Media and Sport (DCMS).

No Scheduled Ancient Monuments are situated within, or near the development area.

5.5 *Listed Buildings*

The Planning (Listed Buildings and Conservation Areas) Act 1990 regulates the process of listing buildings of special architectural or historical interest and the regulation of proposed changes to listed buildings. Any development that will impact a Listed Building requires Listed Building Consent.

The HER lists 16 listed buildings within the study area of which 15 are Grade II, post-medieval structures and 1 is a Grade II* medieval building). The development site, the former Red Lion Public House, at 5 & 7 Bedford Road is a 17th century Grade II listed building (NHLE: 1312324). Similar grade listed buildings, dating from the 17th – 19th centuries, clustered nearest to the development site are Nos 4 (HER 3597), 7 (HER 3598) and 8 (HER 3599) on Church Road; The Old Manor House Hotel, Cotton End Road (HER 3585); 6 (HER 3596) and 16A Luton Road (HER 3595).

5.6 *Heritage & Planning*

The Local Plan 2030: Planning for the Future (BBC 2020) contains the following heritage-related clauses:

Policy 41S - Historic environment and heritage assets

i. Where a proposal would affect a heritage asset the applicant will be required to describe:

a. The significance of the asset including any contribution made by its setting and impacts of the proposal on this significance, and b. The justification for the proposal, how it seeks to preserve or enhance the asset/setting or where this is not possible, how it seeks to minimise the harm.

ii. This description must be in the form of one or a combination of: a desk based assessment; heritage statement; heritage impact assessment; and/or archaeological field evaluation. Further information will be requested where applicants have failed to provide assessment proportionate to the significance of the assets affected and sufficient to inform the decision-making process.



iii. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset or non-designated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, consent will be refused unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

iv. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

v. In considering proposals affecting designated heritage assets or a non-designated heritage asset of archaeological interest of demonstrably equivalent significance to a scheduled monument, involving their alteration, extension, demolition, change of use and/or development in their setting, the Council will include in their consideration as appropriate:

- a. The asset's archaeological, architectural, artistic and historic interest and any contribution to its significance from setting (including the wider historic landscape)
- b. scale, form, layout, density, design, quality and type of materials, and architectural detailing
- c. boundary treatments and means of enclosure
- d. implications of associated car parking, services and other environmental factors
- e. effect on streetscape, roofscape and skyline including important views within, into or out of heritage assets
- f. impact on open space which contributes positively to the character and/or appearance of heritage assets
- g. the positive benefits of the proposal in addressing heritage at risk.

vi. Where heritage assets are included on a Local List and are affected by development proposals the Council will afford weight proportionate to their heritage significance in the decision-making process to protect and conserve the significance which underpins their inclusion. Partial or total loss adversely impacting this significance will require clear and convincing justification.

vii. The effect of proposals on the significance of non-designated heritage assets will be taken into account in determining applications for development. Applications which result in harm or loss of significance to non-designated heritage assets will only be supported if clear and convincing justification has been demonstrated. In making a decision, the Council will weigh the significance of the heritage asset affected against the scale of any harm or loss to it.

viii. Where applications are permitted which will result in (total or partial) loss to a heritage asset's significance (including where preservation in situ of buried archaeological remains is not necessary or feasible), applicants will be required to arrange for further assessment of and recording of this significance in advance of, and where required, during development/works. This assessment and recording must be undertaken by a suitably qualified specialist in accordance with a design brief set by the Council's Historic Environment Team. The work might include:

- archaeological and/or historic building fieldwork,
- post-excavation/recording assessment, analysis, interpretation,



-
- archiving with the local depository, and
 - presentation to the public of the results and finds in a form to be agreed with the Council.

As a minimum, presentation of the results should be submitted to the Bedford Borough Historic Environment Record and where appropriate, will be required at the asset itself through on-site interpretation (BBC 2020).

The framework for the management of heritage issues in the planning system is currently set out in the National Planning Policy Framework (NPPF) (MHC&LG 2021). Decisions relating to archaeological matters within the area of the site are taken by the local planning authority, acting on the advice of Bedford Borough Council Historic Environment Team.



6 Assessment of Heritage Potential

6.1 General

A Heritage Asset Assessment report evaluates the significance of a heritage asset and the impact that development might have on that asset. According to the National Planning Policy Framework (NPPF), in this context 'significance' can be defined as:

..the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting (NPPF 2021: 72).

The NPPF glossary defines the setting of heritage assets as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (<https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>).

The concept of 'value' is developed further by Historic England (2008), which notes that:

The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it (HE 2008: 21). In addition, People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community' (HE 2008: 27).

There are four broad categories of value that are evaluated for a Heritage Asset Assessment. These include **Evidential** value, which derives from the potential of a place to yield evidence about past human activity (HE 2008:28); **Historical** value, deriving from 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, which derives from the ways in which people draw sensory and intellectual stimulation from a place and **Communal** value, which derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects (Historic England 2008: 28-31).

Another term used throughout a heritage assessment is **potential**. This can mean several things, depending on context. For instance, the evidential value of a heritage asset was said to derive from its 'potential' to yield evidence, in other words, the unrealized ability of the asset to contribute to future research. This use of the term can apply to archaeological sites as well as buildings and other above ground heritage assets.

'Potential' is also used to describe the probability of discovering as-yet-unknown archaeological resources at a proposed development site. This is determined by compiling a history of the site, examining the location and type of known archaeological sites in the vicinity, and evaluating the current condition of the site. In both of these uses, a heritage asset can be said to have high, moderate or low potential.



A third use of the term 'potential' is to assess the possible impact of development at a site, as in Section 6.2, below. In this use, the impact is said to be positive, negative or neutral.

6.2 *Heritage Assets, their Significance and Setting*

The primary heritage asset is the Grade II listed former public house, a 3-bay medieval hall house with cross wing that has been incorrectly dated to the late 17th century. It is located on a narrow lane in the historic core of Wilstead next to the local allotments and cemetery and sits within a large garden. The element of space is only disturbed by the modern houses immediately to the southeast of the property and to a lesser extent by that to the north.

Number 5 is in a dilapidated state of repair; the render is falling from the walls, exposing the historic building fabric beneath; the timber windows are rotting, as is some of the exposed timber frame. Damp, water ingress and cracking have been identified in a structural survey, as well as subsidence and the potential problems of the tie beam having been cut to create a door between rooms F5 and F6 (PRP Report 2021). Nonetheless, the architectural and structural significance of the building as a late medieval timber framed hall house with surviving wattle and daub is self-evident. The significance of number 7 as an architectural piece is less impressive, although the fact that this is on the footprint of the former outbuildings and the frontage works well with number 5 allows it a degree of historical and aesthetic value.

That the building functioned as a public house for at least 250 years testifies to the historical significance of the site, although the community value fell when the pub ceased trading in the mid-1930s. The communal value of the property today is that of a historic building that provided a focal point for centuries. Archaeologically the site is of importance in relation to the medieval and post-medieval development of the village and will almost certainly have some remains of earlier buildings depicted on historic mapping. Medieval pits, gullies and other cut features may also survive.

6.3 *Potential Impact of the Proposed Developments*

There are two main elements to the development proposals; the renovation and extension of Number 5 and 7 Bedford Road and the erection of a new dwelling on the site of the existing garage.

The proposed restoration of the building would be entirely positive, as swift intervention is now required to safeguard the historic structure. The proposed extensions, one each to the rear of Numbers 5 and 7, are of contemporary design that respects the existing property in height, mass and volume, and draws on elements of local vernacular form and fabric. As an architectural concept, it is both sympathetic to the historic building and stylistically innovative, allowing an architectural narrative to be clearly displayed that is not a pastiche of now long outdated but often utilised traditional styles. The restoration of Number 7 at the same time as number 5 will allow the street front to be regularised, bringing a greater harmony to the fenestration, front doors and other features such as rainwater goods.

The internal configuration of the two buildings at ground floor will remain largely as they are at present, as the extensions are to be linked to the existing rear elevation by a small glass-built corridor. There will be no loss of historic fabric in Number 5 to accommodate this, but a door will be installed in the rear wall of Number 7, which is modern. The only other alteration to Number 7 is that the peninsula in the kitchen (G9) will be removed to create a single large space that will be a bedroom.



It is proposed to remove two stud walls at first floor level in number 5 to improve the spatial capacity in two of the bedrooms. One wall to be removed is the stud wall between Rooms F2 and F3 in the cross wing, which will expose more of jowlpost and associated roof truss. The second stud wall to be removed would be between Rooms F4 and F5 in the main range. Both of the proposed bedrooms would have an en-suite; that in the cross wing would require a new stud wall to be built in Room F2 whereas that in the main range would have a simple partition that is neither the full height nor the full width of the room. Although there would be some loss of historic building fabric to accommodate these proposals, this would be counterbalanced by the improvement to the spatial capability of the first floor rooms and the overall improvements to the building as a whole.

The proposed new dwelling to the southeast of Number 5 would replace the detached garage and provide a small residence that is architecturally not dissimilar to the adjacent properties to the east. The size and style of building has been carefully considered to minimise the impact on the neighbouring properties, particularly Number 5, and it would provide a more elegant contribution to the setting of the building than the existing garage. Although the proximity of the new dwelling to the listed building may be considered to have a negative impact on the setting of the site, the improved aesthetics to the end of the lane reduces the potential impact to neutral.

The proposed new extensions and dwelling are likely to disturb archaeological remains associated with the public house and potentially even from the medieval period. Any such impacts would be negative.

The dual philosophy behind the development proposals rests on the enhancement of the existing buildings to safeguard the historical structure and features at the same time as providing appropriate accommodation for modern living, and the desire to provide the opportunity for an extended family of three generations to live independently but close enough to look after each other. The philosophy is entirely positive and the proposals could be executed with little impact on the integrity of the building and the setting of the site.

6.4 *Minimising Possible Negative Impacts*

The works to the historic building are likely to reveal the cellar as well as historic building fabric. A historic building watching brief would ensure that all new findings are recorded, some of which may well help refine the structural chronology of the property.

An archaeological watching brief would allow any remains disturbed during groundworks to be investigated and recorded, thereby preserving them by record. These remains may also help define the development of the site and the historic core of the settlement within which it is located.



7 Conclusions

Until replaced by a new purpose-built pub in the 1930s, Numbers 5 and 7 Bedford Road served as the Red Lion Public House. Its earliest known tenancy dates from 1671 although the historic fabric suggests that Number 5 was a 3-bay hall house with cross wing, possibly of 16th century date. Number 7 is a modern extension of one of the former outbuildings and on the footprint of others. The two buildings combined are Grade II listed.

The development proposals include the renovation and extension of Numbers 5 and 7 Bedford Road and the erection of a new dwelling on the site of the existing garage. The restoration of both buildings would be entirely positive as particularly Number 5 is in considerable need of structural and cosmetic attention. Indeed, the rate of decay over the winter months has made left the structure in critical need of swift remedial works. The proposed extensions, one to the rear of each building, would have a neutral impact on the significance of the site and, from an architectural standpoint, they would have a positive impact on its setting.

The archaeological sensitivity of the site is largely related to the post-medieval public house with a possibility also of encountering medieval remains. This is particularly likely for the extension to number 7 where the foundations of earlier outbuildings shown on the 1888 OS map may still survive.

Mitigation in the form of historic building and archaeological watching briefs could address the heritage concerns.



8 Acknowledgements

KDK Archaeology is grateful to Alessandro Dinghile for commissioning this report and to Seth White for providing the architectural drawings. Thanks are also due to Vanessa Clarke of the Bedford Borough Council Historic Environment Team for providing historic environment records and the staff of Bedfordshire archives for their assistance in the historic research.

The survey was carried out by Karin Kaye MA MCIfA and Florian Weber MA PCIfA. The report was prepared by Karin Kaye, Derek Watson PhD and Florian Weber. It was edited by Ellen Shlasko PhD.



9 Historic Environment Data

Heritage assets listed below are those within the study area, *i.e.* 1km radius

SMR no	NGR (TL)	Period	Type	Description	Proximity to site (m)
8993	06199 43440	post-medieval	MON	ALL SAINTS' PARISH CHURCHYARD	251
825	05737 44135	post-medieval	BLD	BUILDING (site of)	752
7141	06951 43745	post-medieval	BLD	METHODIST CHAPEL (Building, site of)	636
5512	06235 43465	post-medieval	BLD	THE RECTORY (SITE OF)	212
3631	06049 44086	post-medieval	LB	BARNS, Duck End Farm, Duck End	504
3603	06259 43480	medieval	LB	ALL SAINTS CHURCH	190
3602	06849 43760	post-medieval	LB	GRANARY, Manor Farm, Cotton End Road	538
3601	06866 43775	post-medieval	LB	MANOR FARMHOUSE, Cotton End Road	557
3600	06315 43655	post-medieval	LB	FORMER RED LION PUBLIC HOUSE, 5 & 7 BEDFORD ROAD	7
3599	06325 43589	post-medieval	LB	8 CHURCH ROAD	71
3598	06319 43580	post-medieval	LB	WINTERS MOON, 7 Church Road	80
3597	06319 43529	post-medieval	LB	CHURCH COTTAGE, 4 Church Road	131
3596	06391 43520	post-medieval	LB	ORCHARD COTTAGE, 6 Luton Road	156
3595	06420 43438	post-medieval	LB	16A LUTON ROAD	243
3594	06271 43333	post-medieval	LB	CHURCH FARMHOUSE, Vicarage Lane	330
3593	06212 43371	post-medieval	LB	LITTLE CHURCH FARMHOUSE, Vicarage Lane	308
3587	06576 43610	post-medieval	BLD	47 COTTON END ROAD	260
3586	06589 43630	post-medieval	BLD	ELEPHANT & CASTLE, 49 Cotton End Road	270
3585	06449 43650	post-medieval	LB	THE OLD MANOR HOUSE HOTEL, Cotton End Road	129
3584	06389 43660	post-medieval	BLD	THE WOOLPACK PUBLIC HOUSE, Bedford Road	69
3583	06274 43799	post-medieval	BLD	CAWNE CLOSE, 34 Bedford Road	146
3582	06300 43730	post-medieval	BLD	THE BLACK HAT PUBLIC HOUSE, Bedford Road	72
3581	06147 44136	post-medieval	LB	DOVE COTTAGE, Duck End	506
3580	06079 44090	post-medieval	LB	DUCK END FARMHOUSE, Duck End	492



SMR no	NGR (TL)	Period	Type	Description	Proximity to site (m)
3579	06009 43949	post-medieval	LB	VICARAGE FARMHOUSE, Bedford Road	424
18221	06230 42990	Iron Age - Roman	MON	IRON AGE/ROMAN AND MEDIEVAL SETTLEMENT; Longmeadow Drive, Wilshamstead	676
18220	06199 43240	Iron Age - Roman	MON	IRON AGE/ROMAN SETTLEMENT AND MEDIEVAL POST HOLE; SW of Church Farm, Wilshamstead	437
16133	06230 43480	medieval	FS	BONES + POTTERY, Vicarage Garden	201
12594	06839 43790	post-medieval	BLD	BARN, West of house, Manor Farm	535
12593	06290 43548	post-medieval	BLD	5 CHURCH ROAD	115



10 References

Standards & Specifications

- CIfA 2020 *Standards & Guidance for Historic Environment Desk-Based Assessment* Reading: Chartered Institute for Archaeologists
- CIfA 2021 *Standard & Guidance for the Investigation and Recording of Standing Buildings or Structures*. Reading: Chartered Institute for Archaeologists
- CIfA 2021 *Code of Conduct*. Reading: Chartered Institute for Archaeologists
- HE 2008 *Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*. Swindon: Historic England
- HE 2015 *The Management of Research Projects in the Historic Environment: the MoRPHE Project Managers' Guide*. London: Historic England
- HE 2016 *Understanding Historic Buildings: a guide to good recording practice*. London: Historic England
- HE 2017 *The Setting of Heritage Assets: Historic Environment Good Practice Advice Planning Note 3*. London: Historic England
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- HE 2019b *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12*. Swindon: Historic England
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<https://bedsarchives.bedford.gov.uk/CommunityHistories/Wilstead/WilshamsteadIndexOfPages.aspx>
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- Williams A. & Martin G.H. 2002 *Domesday Book: A Complete Translation*. London: Penguin Books



11 Documentary Sources

Date	Reference	Description
1671	ABP/W1671/75	Will of Thomas Beech
1689	BC18	Mortgage
1785	WL1000/1/Wils2/9	Recited conveyance
1789	P1/13/4/226	Settlement certificate
1802	WL1000/1/Wils2/6-7	Conveyance
1809	A36	Award Book K (for MA36): Clerk of the Peace inrolled copies of enclosure awards for: Maulden, Astwick, Arlesey, Sharnbrook, Wilstead, Stevington, Wilden, Marston Moretaine
1822-1828	CLP13	Register of alehouse licences
1829-1834	PSB1/1	Licensing register
1840	WL1000/1/Wils2/9	Recited will of Thomas Gadsby
1840	WL1000/1/Wils2/10	Sale agreement
1841	WL1000/1/Wils2/11-12	Conveyance
1871	WL1000/1/Wils2/13	Recited conveyance
1871	WL1000/1/Wils2/14	recited conveyance
1903-1935	PSB9/1	Register of licenses
1925	DV1/C66/69	Valuation Act Rating Book: Wilstead Book 2
1930	RDBP1/1472	Plans for rebuilding
1955-1995	PSB9/2	Licensing register
1995	WL722/84	Refurbishment of the Red Lion

12 Cartographic Sources

The following maps and plans were consulted in the course of this assessment:

Date	Reference	Description
1809	MA36	Wilstead: A map of the parish of Wilhampstead. Surveyor: Thomas Lilburne. 13.3" to one mile
1883	Bedfordshire Sheet XVI.16	First edition Ordnance Survey Map 25"
1902	Bedfordshire Sheet XVI SE	OS map (2 nd ed) 6"
1961	PLD/10/198	Appeal by Mr S. Clarke for Residential Development at Wilstead



Appendix 1 Survey Sheets



Project No:740/WBR	Project: 5-7 Bedford Road, Wilstead	Elevation: East
<p>Doors: No. 5: Timber framed modern panelled. No.7: Timber framed half glazed</p>		
<p>Windows GF: No. 5: Three 3-light casements to south of door, two 2/2 sash windows to north. No.7: One 2/2 and single light modern timber window to south of door, two 3-light casements to the north.</p>		
<p>Windows FF: No. 5: 2-light casement in the cross wing. Three gabled dormer windows (modern fenestration) in the main range</p>		
<p>Walling material: No. 5: timber frame with wattle and daub infill, rendered. No.7: brick and blockwork, rendered.</p>		
<p>Other Architectural Features: Ridge stack and two end stacks to No. 5</p>		
<p>Recorder: FW & KK</p>	<p>Survey Date: 31.01.2023</p>	



Plate 1: No. 5, east elevation



Plate 2: No. 7, east elevation



Plate 3: No. 5 from the south east



Plate 4: No. 7 from the south east



Plate 5: East elevation from the northeast



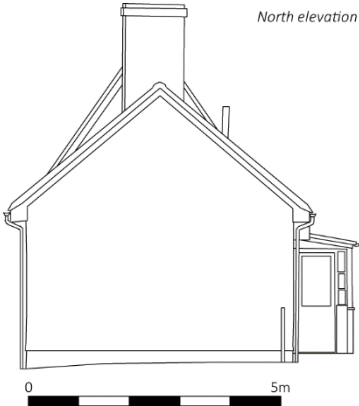
Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Elevation: North
		
Walling material: Rendered blockwork		
Recorder: FW & KK	Survey Date: 31.01.2023	



Plate 6: No. 7 north elevation



Project No:740/WBR	Project: 5-7 Bedford Road, Wilstead	Elevation: West
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Doors: No.5: Stable door in main range. No.7: fully glazed timber door	
Windows GF: No.5: Full height 3-light Crittal type window in the cross wing, modern replacement timber casements in the main range. No.7: Two modern timber framed casements	
Windows FF: No.5: Box dormer window with 2-light timber casement	
Walling material: As east elevation	
Other Architectural Features: Brick chimney stack on the outshut of No. 5	
Recorder: FW & KK	Survey Date: 31.01.2023



Plate 7: No. 7, west elevation from the northwest



Plate 8: No. 7, west elevation from the southwest



Plate 9: No. 5, west elevation



Plate 10: No 5. Exposed timber frame and wattle & daub



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Elevation: South
<p>Walling material: Rendered timber frame</p>		
<p>Other Architectural Features: Brick built end stack, rendered up to eaves level</p>		
<p>Recorder: FW & KK</p>	<p>Survey Date: 31.01.2023</p>	



Plate 11: No. 5 south elevation



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G1
Location: Number 5		Function: Entrance & passage
Wall form & decor: Painted plaster. Some timber work with brick infill to the north before the walk curves. Timber is a later installation.		
Ceiling / roof structure: Spinal beam and painted plaster.		
Windows: Horizontal sliding sash window to room G7.		
Doors: Modern timbered panelled front door with light above. Other doors as described in individual room sheets		
Floor: Quarry tiles.		
Fireplace:		
Staircase: Slight step north of G7		
Other architectural details: Glass partition installed to form lobby. Passage at western end gives access to rooms G2-G7		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G1, view to west (1)



Plate 2: G1, view to east (2)



Plate 3: G1, north wall (3)



Plate 4: G1, passage looking south (4)



Plate 5: G1, passage looking north (5)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G2
Location: Number 5		Function: Living room
Wall form & decor: Painted plaster		
Ceiling / roof structure: Boxed spinal beam and painted artex		
Windows: Three light casement window to east		
Doors: Fully glazed timber door, west wall		
Floor: Quarry tile		
Fireplace: Rudimentary build with Fletton bricks in irregular bond using hard cementitious mortar. Timber lintel and sides, later built.		
Staircase:		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G2, south wall (6)



Plate 2: G2, east wall (7)



Plate 3: G2, southwest corner (8)



Plate 4: G2, fireplace detail with inscription "Ziggy" (9)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G3
Location: Number 5		Function: Dining room
Wall form & decor: Timber work to north, three panels with brick infill, others are infilled with plaster. Additional beam added to wallplate. Diagonal brace to east probably later. The south wall has no exposed studding, just the main post and wallplate. Plain skirting boards to east, west and south. Vertical boards between the two doors in the west wall. Two rectangular panels with floriate designs have been superimposed onto vertical boards. Upper one measures 0.45x 0.87m, lower one is 0.41 x 0.68m.		
Ceiling / roof: Painted plaster board?		
Windows: sash windows with horns		
Doors: Two 1920/30s panelled doors with three vertical panels below square panel to west		
Floor: Floor has been lowered. Carpet over concrete		
Fireplace: Later brick fireplace in north wall. Poorly constructed. Large hearth ties, no insert.		
Staircase: Steps up to northern door		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G3, north wall (10)



Plate 2: G3, east wall (11)



Plate 3: G3, west wall (12)



Plate 4: G3, decorative panels detail (13)



Plate 5: G3, fireplace detail (14)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G4
Location: Number 5		Function: Living room
<p>Wall form & decor: Painted plaster partially overlapping the skirting and obscuring any studwork. Brickwork visible at east end of north wall. The bricks are very friable and sandy, set in lime mortar and date to the 19th century.</p> <p>0.19m wide timber beam in the south wall. The central post in the south wall has been spliced, and has initials CW carved into it.</p>		
<p>Ceiling / roof: Roughly worked binding beam with 10cm deep straight chamfers and lambs tongue chamfer stop to south. 0.13m -0.18m wide joists c.0.50m apart</p>		
<p>Windows: 3-light casement window to the east. Full height Crittall type window two west.</p>		
<p>Doors: Plank and batten door, long strap hinges on pintels. Decorated lock case.</p>		
<p>Floor: Modern floor tiles. Floor appears to have been reduced.</p>		
<p>Fireplace: Brick built original, heavily re pointed, maybe rebuilt. Quarry tiled hearth. Small stove insert.</p>		
<p>Staircase:</p>		
<p>Other architectural details:</p>		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G4, southwest corner (15)



Plate 2: G4, west wall (16)



Plate 3: G4, northwest corner (17)



Plate 4: G4, east wall (18)



Plate 5: G4, northeast corner (19)



Plate 6: G4, southeast corner (20)



Plate 7: G4, fireplace detail (21)



Plate 8: G4, lambs tongue chamfer stop (22)



Plate 9: G4, plank and batten door in south wall (23)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G5
Location: Number 5		Function: Stair
Wall form & decor: Timber studding with painted plaster and brick infill to south. Bricks measure 24mm x 11mms. Hitches bricks or bricks on side is uncertain? Board covering studwork to the north. West wall infilled framing.		
Ceiling / roof:		
Windows: Single light window at ground floor level and small window to first floor.		
Doors: Door opening to east		
Floor: Vinyl flooring		
Fireplace:		
Staircase: Ladder stair		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G5, view to west (24)



Plate 2: G5, view to first floor (25)



Plate 3: G5, view to south (26)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G6
Location: Number 5		Function: Utility room
Wall form & decor: Painted brick to north, plaster to east and west. Timber framing to south.		
Ceiling / roof: Tongue and groove		
Windows: Single light with top hung casement.		
Doors: Stable door to west. Opening to the east		
Floor: Quarry tiles.		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G6, west wall (27)



Plate 2: G6, southeast corner (28)



Plate 3: G6, southwest corner (29)



Plate 4: G6, north wall (30)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G7
Location: Number 5		Function: Bathroom
Wall form & decor: Bathroom tiles, modern		
Ceiling / roof: Polystyrene ceiling tiles		
Windows: 1960s Crittal type window to west. Horizontal sliding hatch with frosted glass to east.		
Doors: Strap hinges on three vertical panel wooden door		
Floor: Vinyl floor		
Fireplace: Probable chimney breast to south		
Staircase:		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G7, northwest corner (31)



Plate 2: G7, window in east wall (32)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G8
Location: Number 5		Function: WC
Wall form & decor: Painted plaster with some tiling above the hand basin to the west		
Ceiling / roof: Painted plaster board		
Windows: Two light, top hang casement to west		
Doors: Modern timber door to east		
Floor: Quarry tiles		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G8, view to northwest (33)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G9
Location: Number 5		Function: Kitchen
Wall form & decor: Painted woodchip wallpaper and painted plaster		
Ceiling / roof: Painted plaster		
Windows: Sash window, single light plain window to the east. Modern 2-light casement to the west		
Doors: Plank and batten door with long strap hinges on pintles to the south. 1920/30s cupboard door to the south of the fireplace. Modern, flush door to the north. Fully glazed door to the lean-to (G10) to the west		
Floor: Quarry tiles in west, vinyl floor in east,		
Fireplace: 1930s or so tiled mantel piece		
Staircase: Step up to the north and to the south		
Other architectural details: This room has been created from two conjoined spaces, now separated by a peninsular between the fireplace and the plank and batten door in the south wall.		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G9, east wall (34)



Plate 2: G9, view to west (35)



Plate 3: G9, south wall (36)



Plate 4: G9, southwest corner (37)



Plate 5: G9, plank and batten door (38)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G10 & outbuildings
Location: Number 5		Function: Modern, conservatory
Description: Lean-to addition of no architectural interest		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G10, view to south (39)



Plate 2: G10, view to north (40)



Plate 3: Shed to the southwest of Number 5 from the southwest



Plate 4: Shed to the west of Number 7 from the north



Plate 5: Large shed to west of the plot from the southwest



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: G11-G13
Location: Number 7		Function: Living room, bedroom and bathroom
No architectural interest		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: G11, west wall (41)



Plate 2: G11, northeast corner (42)



Plate 3: G12, view to north (43)



Plate 4: G13, east wall (44)



Plate 5: G13, view to southwest (45)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: F1
Location: Number 5		Function: Passage
Wall form & decor: Studwork to north, with diagonal brace		
Ceiling / roof: Hipped. Plastered and painted		
Windows:		
Doors: Plank and batten door on pintels		
Floor: 0.22m wide timber floor boards, aligned north-south		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: F1, view to west (46)



Plate F1: view to east (47)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: F2
Location: Number 5		Function:
Wall form & decor: Same as F1, modern partition to the north		
Ceiling / roof: Plastered and painted		
Windows: Modern casement window		
Doors: open		
Floor: 0.22m wide timber floor boards, aligned north south		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: F2, east wall (48)



Plate 2: F2, west wall (49)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: F3
Location: Number 5		Function: Bedroom
Wall form & decor: Jowl post in west wall with spandrel bracing. Studwork in the north wall with wooden infill. Main timber frame in other walls. North wall is curved to accommodate short stair to the northwest.		
Ceiling / roof: Hipped. Painted plaster. Curved braces in southern pitch		
Windows: Modern, two light casement to east		
Doors: Plank and batten with hinges. Widest board 0.33m		
Floor: Timber boards aligned north-south		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: F3, southwest corner (50)



Plate 2: F3, northwest corner (51)



Plate 3: F3, north wall (52)



Plate 4: F3, southeast corner (53)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: F4
Location: Number 5		Function: Bathroom
Wall form & decor: Remnants of wallpaper to south, others painted plaster.		
Ceiling / roof: Hipped with curved braces to west. Plastered and painted		
Windows: Dormer window to east		
Doors: Plank and batten door with long strap hinges on pintles to south		
Floor: Timber boards, up to 0.46m wide.		
Fireplace: Blocked fireplace to the south		
Staircase: Two steps down to south		
Other architectural details: WC against the north wall and vanity unit to the west		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: F4, staircase leading into F4(54)



Plate 2: F4, north wall (55)



Plate 3: F4, southwest corner (56)



Plate 4: F4, east wall (57)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: F5
Location: Number 5		Function: Bedroom
Wall form & decor: Painted plaster		
Ceiling / roof: Hipped. Plastered and painted, Purlins exposed to east and west		
Windows: Dormer to east		
Doors: Opening to south. Blocked door to north		
Floor: Carpet over timber boards		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: F5, northeast corner (58)



Plate 2: F5, southwest corner (59)



Plate 3: F5, north wall (60)



Project No: 740/WBR	Project: 5-7 Bedford Road, Wilstead	Room no: F6
Location: Number 5		Function: Bedroom
Wall form & decor: Main timbers on all four walls, 0.24m wide south, 0.18m east. Truncated timber in the north.		
Ceiling / roof: Hipped. Purlins covered		
Windows: Dormer windows to east and west. Modern timber frames in each		
Doors: Blocked door to south to F5		
Floor: Carpet, probably modern underneath		
Fireplace: One piece ceramic fire in north wall. 1930s stye		
Staircase: Enclosed staircase with modern balustrade at the top		
Other architectural details: Wall plate in north wall truncated by fireplace		
Recorder: FW & KK		Survey Date: 31.01.2023



Plate 1: F6, east wall (61)



Plate 2: F6, south wall (62)



Plate 3: F6, southwest corner (63)



Plate 4: F6, west wall (64)



Plate 5: F6, northwest corner (65)



Plate 6: F6, fireplace (66)