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Professional Archaeological Services



Heritage Statement

Park Farm, Riseley Road, Keysoe, Bedfordshire, MK44 2HU

27 May 2021

Agent: Mr M. Ferguson for Mark Ferguson Limited
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Non-Technical Summary

HPS has been commissioned by Mr M. Ferguson for Mark Ferguson Limited to prepare a heritage statement for land belonging to Park Farm, Riseley Road, Keysoe, Bedfordshire, MK44 2HU (the Project Site).

The report has been requested by Aimée Dobb, Bedfordshire Conservation Officer in order to inform plans for the erection of a portal frame stable barn and creation of an all-weather ménage, lunge arena and horse walker to be used as a professional equestrian training yard and stables (Bedford Borough Council Planning Application Number 21/00746/FUL).

The Project Site is located within a large field to the south of Park Farm, formerly the planned 19th century farm known as Keysoe Park Farm. The Grade II Listed Kylemore Cottage is situated c. 150 m to the southwest. Earthworks associated with the non-designated Deserted Medieval Village of Hardwick End are located directly opposite the site entrance (UID MBD4898). The non-designated moated enclosure to Keysoe Park Farm (UID MBC349) and the site of Keysoe Park Farmhouse (UID MBD2470) are located c. 180 m to the northwest of the Project Site.

The proposed new development will respect the historic layout of the site, set within the 19th century enclosure boundaries and respecting the orientation of the landscape which appears to have its origins in the Medieval period, as evident in the features preserved within the boundary of Hardwick End DMV.

The new stable barn and horse walker will be the most visually prominent elements of the proposed new development and these will be in keeping with the vernacular of the existing buildings.

Significant views to and from the Grade II listed Kylemore Cottage will not be impacted and the physical boundaries of the heritage asset will not be affected. The new development is expected to be visible from the northeast gable only and this is not considered a principle view.

In summary, it is considered that the development proposals will cause less than substantial harm to the historic significance and setting of the Project Site and the adjacent Grade II Listed Kylemore Cottage and should be considered acceptable in heritage terms.

1. Introduction

- 1.1. HPS has been commissioned by Mr M. Ferguson for Mark Ferguson Limited to prepare a heritage statement for land belonging to Park Farm, Riseley Road, Keysoe, Bedfordshire, MK44 2HU (hereafter referred to as the Project Site).
- 1.2. The report has been requested by Aimée Dobb, Bedfordshire Conservation Officer in order to inform plans for the erection of a portal frame stable barn and creation of an all-weather ménage, lunge arena and horse walker to be used as a professional equestrian training yard and stables (Bedford Borough Council Planning Application Number 21/00746/FUL).
- 1.3. This report has been prepared by Sam Driscoll MCIfA, Heritage Planning Services and completed under project reference HPS-399/21.

2. The Project Site

- 2.1. Park Farm is located c. 10 km north of Bedford and 1.5 km WSW of the village of Keysoe. The farm is set within an agricultural landscape bisected by waterways. A tributary of the Val Brook runs along the southern boundary of the Project Site.

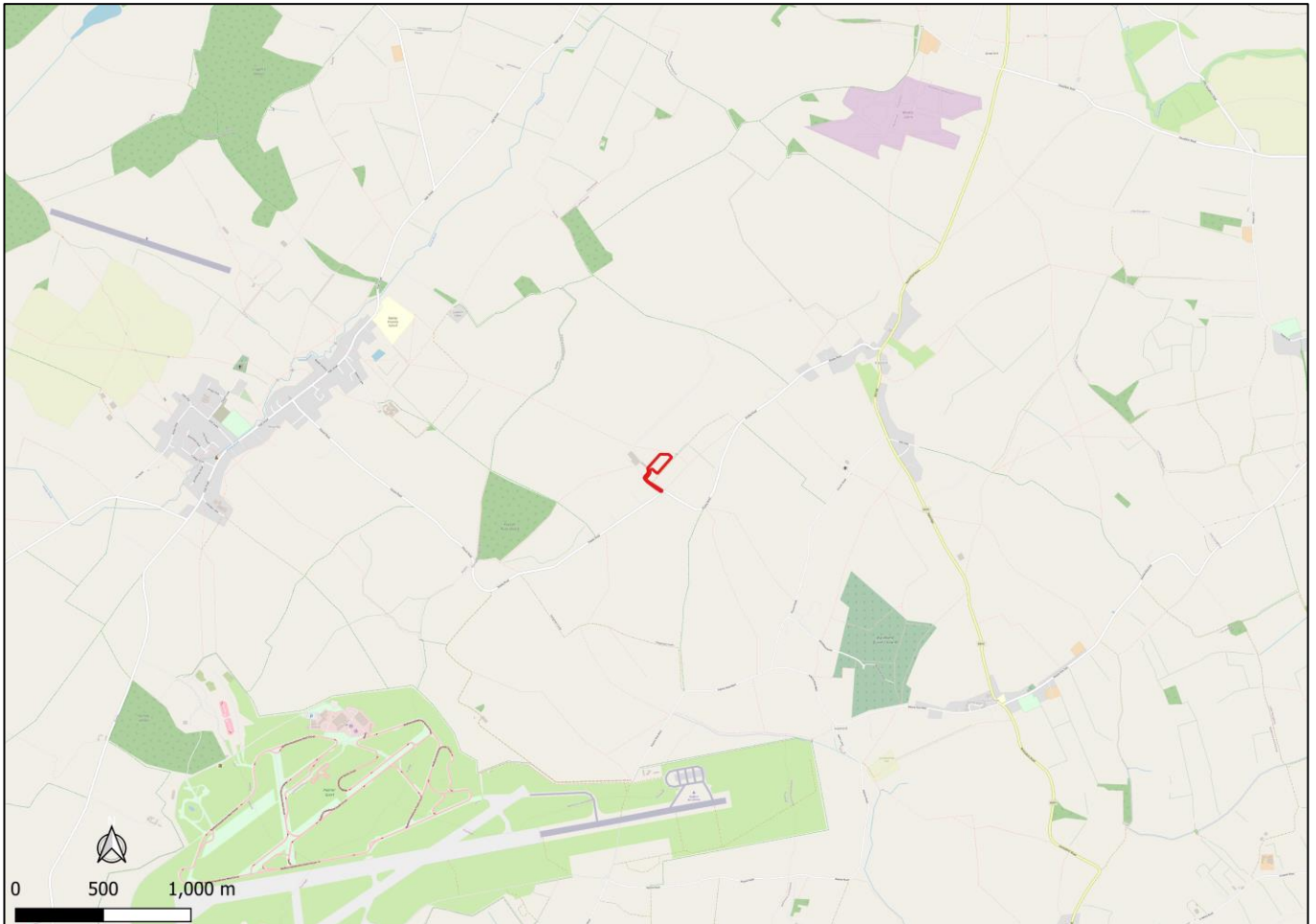


Figure 1: General Site Location (outlined in red).

2.2. The proposed development area is located to the south of a large field adjacent to the southern boundary of the farmyard complex.



Figure 2: The Project Site and its immediate environs.

2.3. The Grade II Listed Kylemore Cottage is situated c. 150 m to the southwest of the Project Site. The cottage has been converted from two workers dwellings, known as Park Farm Cottages by the late 19th century. The dwellings formerly belonged to Keysoe Park farm. The listed building is recorded as follows.

House. C16 with later alterations. Timber framed with some plaster infill, some brick casing, some rough case, the whole colour washed except for some exposed timbering to NE wing. Thatched roof. Original open hall and cross-wing plan, the hall, floored mid C17, now one storey and attics. SW elevation: one 2-light casement to each floor of cross-wing. One small casement and 2 2-light casements to main block ground floor, one dormer with 2-light horizontal sash, off-centre plank door. Red brick ridge stack. Half-hipped roofs to both blocks. NE gable end of cross-wing is jettied and has external brick stack. Listing NGR: TL0616962369.

- 2.4. There are no designated heritage assets on the Project Site or within the boundary of Park Farm.
- 2.5. Earthworks associated with the non-designated Deserted Medieval Village of Hardwick End are located directly opposite the site entrance (UID MBD4898). Although there is no evidence to suggest

that the settlement boundary extended to within the proposed development area, associated agricultural activity is likely to have included the Project Site.

- 2.6. The non-designated moated enclosure to Keysoe Park Farm (UID MBC349) and the site of Keysoe Park Farmhouse (UID MBD2470) are located c. 180 m to the northwest of the Project Site.

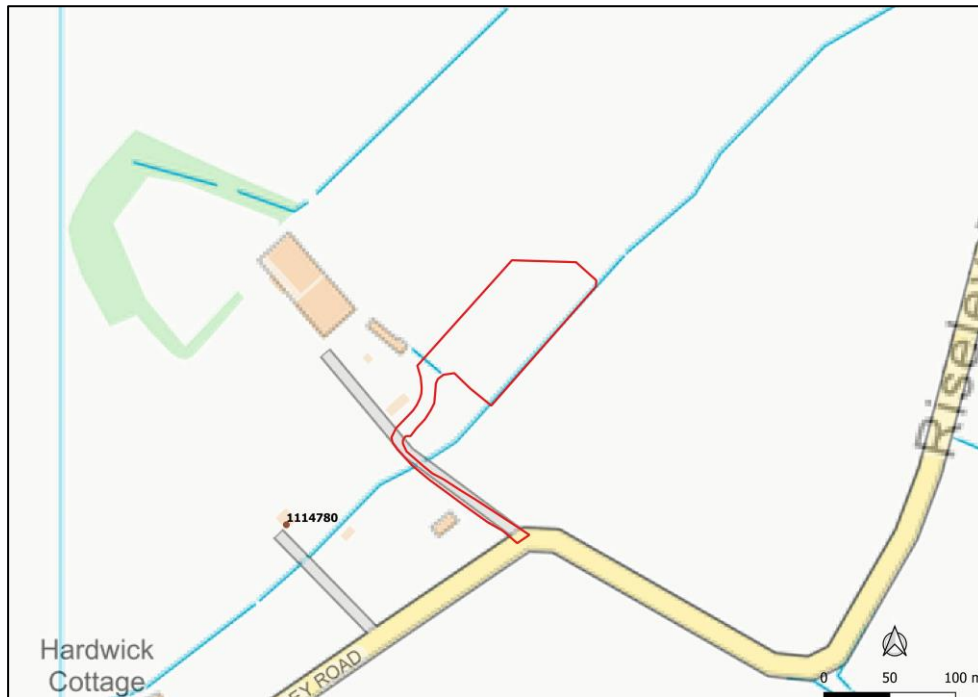


Figure 3: Location of nearby Grade II Listed Kylemore Cottage.

Site Visit

- 2.7. A site visit was carried out on the 17th May in dry bright conditions. The Project Site was inspected and photographed along with views to and from the adjacent Grade II listed Kylemore Cottage.
- 2.8. The Project Site is accessed via a private road leading northwest off Riseley Road. The proposed development area is located to the east of the access road and to the south of the historic 19th century barn, which currently forms the southern extent of the farmyard complex.
- 2.9. The Project site comprises an area of pasture to the south of a large field. The proposed area of development was waterlogged at the time of the site visit, due to the location of the Val Brook and tributaries crossing the land. A northeast-southwest ditch bisects the site, feeding wildlife pond to southwest, which has been present on the site since at least the 19th century. The ditch feature has a prominent bank to the north and respects the historic field boundaries in orientation. Despite having been maintained, it is possible that the ditch has been a feature of the landscape since the 19th century or earlier.

- 2.10. Earthworks belonging to the Deserted Medieval Village (DMV) of Hardwick End were noted on land to the west of the access road. A water filled ditch was noted on a northeast – southwest alignment (as detailed on the 1984 Ordnance Survey Map). The feature appears to be rectangular in plan and may represent a former fishpond. The feature appears to be located within a bank and ditch enclosure with a northwest return noted heading in the direction of the moat to the north of Park Farm.
- 2.11. No earthworks considered to be associated with Hardwick End DMV were noted on the Project Site at the time of the site visit, which corresponds with cartographic evidence which places the settlement to the west of the access road.
- 2.12. The northeast gable belonging to the north range of Kylemore Cottage was noted to be partially visible from the proposed development area. The cottage is set within private gardens bordered by a high timber fence which appears to maintain the historic enclosure. The Project Site is not intervisible with the principle elevation of the cottage and was not seen to interrupt key views.



Photo 1 Southeast facing view across the Project Site towards the southern field boundary.



Photo 2 Southeast facing view towards the Project Site from Keysoe Moat. The 19th century barn can be seen in the centre of the photo, with access road and area of Hardwick End DMV to the right.



Photo 3 East facing view of the Project Site from the east boundary of Kylemore Cottage, with rectangular water feature to the right of the photo.



Photo 4 Southwest facing view of Kylemore Cottage from Project Site entrance. Gable is just visible.

3. Planning Policy & Development Framework

3.1. With regards to the relevant policy and development framework, the following are considered appropriate to the current proposal:

National Planning Policy Framework (NPPF), 2019;

16. Conserving and enhancing the historic environment

184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

185. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic*

environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

189. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

192. In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

196. 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 including, where appropriate, securing its optimum viable use.

Bedford Borough Local Plan 2030

Core 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.

4. Historic Development of the Project Site

- 4.1. The information included here is derived from sources including Bedfordshire Historic Environment Record (Heritage Gateway), Historic England National Monuments Record database (PastScape), the National Heritage List for England (NHLE), the Historic England Archive, and surviving cartographic resources, along with other published or documentary sources, including the archaeological desk based assessment prepared to support the current application (Higgs 2021).
- 4.2. A detailed history of the Project Site has been prepared by Wardell Armstrong (Higgs 2021) and therefore only information relevant to the heritage assets affected by the development is included in this report. It is intended that this report should be read in conjunction with the archaeological desk-based assessment referenced above.
- 4.3. The Project Site is historically located within land belonging to the Manor of Keysoe, within the township of Hardwick End, within the boundary of Hardwick End Deserted Medieval Village which was likely associated with the Domesday manor of Keysoe Bury within the holding of Hugh de Beauchamp (Higgs 2021). Earthworks are preserved, in the form of a northeast – southwest road, ditched enclosures with potential house platforms and associated ridge and furrow (ibid).
- 4.4. The Project Site is situated southeast of Keysoe Park Farm. In the early 19th century the land was recorded to have been within the ownership of I Crawley Esq. The farm is clearly depicted on the 1806 Map of Keysoe as a large L shaped building to the northwest of the plot with a complex of buildings leading southeast from the farmhouse. A cluster of buildings to the south included Park Farm Cottage, latterly converted to the Grade II listed Kylemore Cottage.

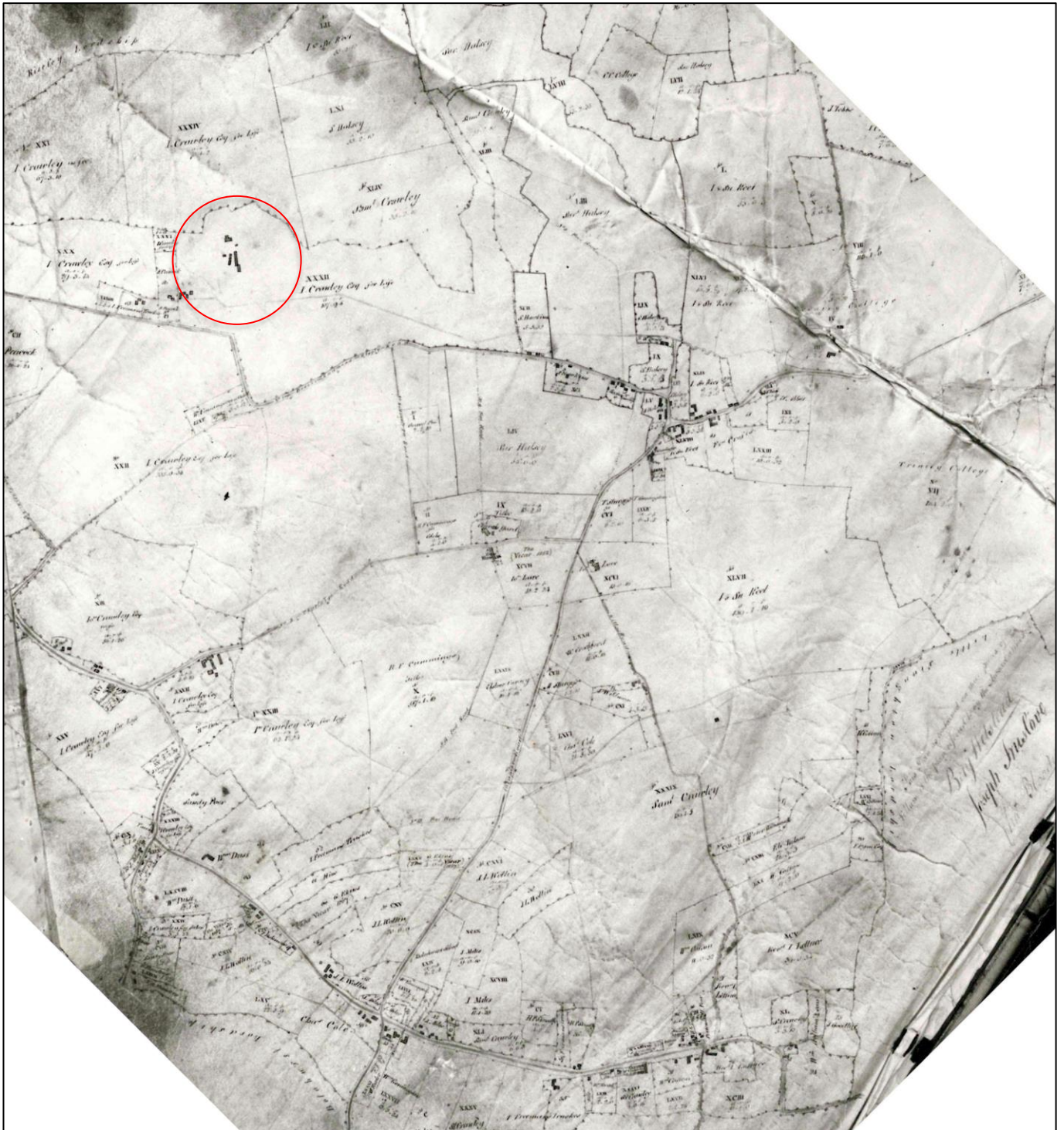


Figure 4: 1806 Enclosure Map of Keysoe. Keysoe Park Farm circled in red.

- 4.5. The 1841 census recorded that Keysoe Park Farm was occupied by James Peacock living with his wife, four children, one agricultural labourer, William Stapleton and a servant, Jane Pits.
- 4.6. By 1859 the farm had become the property of James Horsford. An advertisement in the Bedfordshire Times reported that Horsford was leaving Keysoe. The sale included 13 cows, 8 cart horses, dead farming stock and dairy and brewing utensils¹.

¹ Bedfordshire Times and Independent - Tuesday 20 September 1859

- 4.7. By 1861 James Oliver was resident at Keysoe Park with his wife and nine children. Oliver is listed as a farmer of 320 acres, employing four men and five boys. The Olivers remained at Keysoe Park until at least 1881, by which time the farm had been taken on by James' son Richard, recorded as a farmer of 497 acres employing 15 men and 5 boys at The Park Farm.
- 4.8. The first edition Ordnance Survey map shows that Keysoe Park was a large farm with a northwest dwelling set to the southeast of an earlier moated enclosure. The planned farm was set out to the southeast and roughly marks out the plan of the buildings noted on the 1806 Enclosure Map, although redeveloped in the 19th century. A barn orientated northeast – southwest marked the southern extent of the farm complex and a large pond is shown to the southwest of the proposed development area.

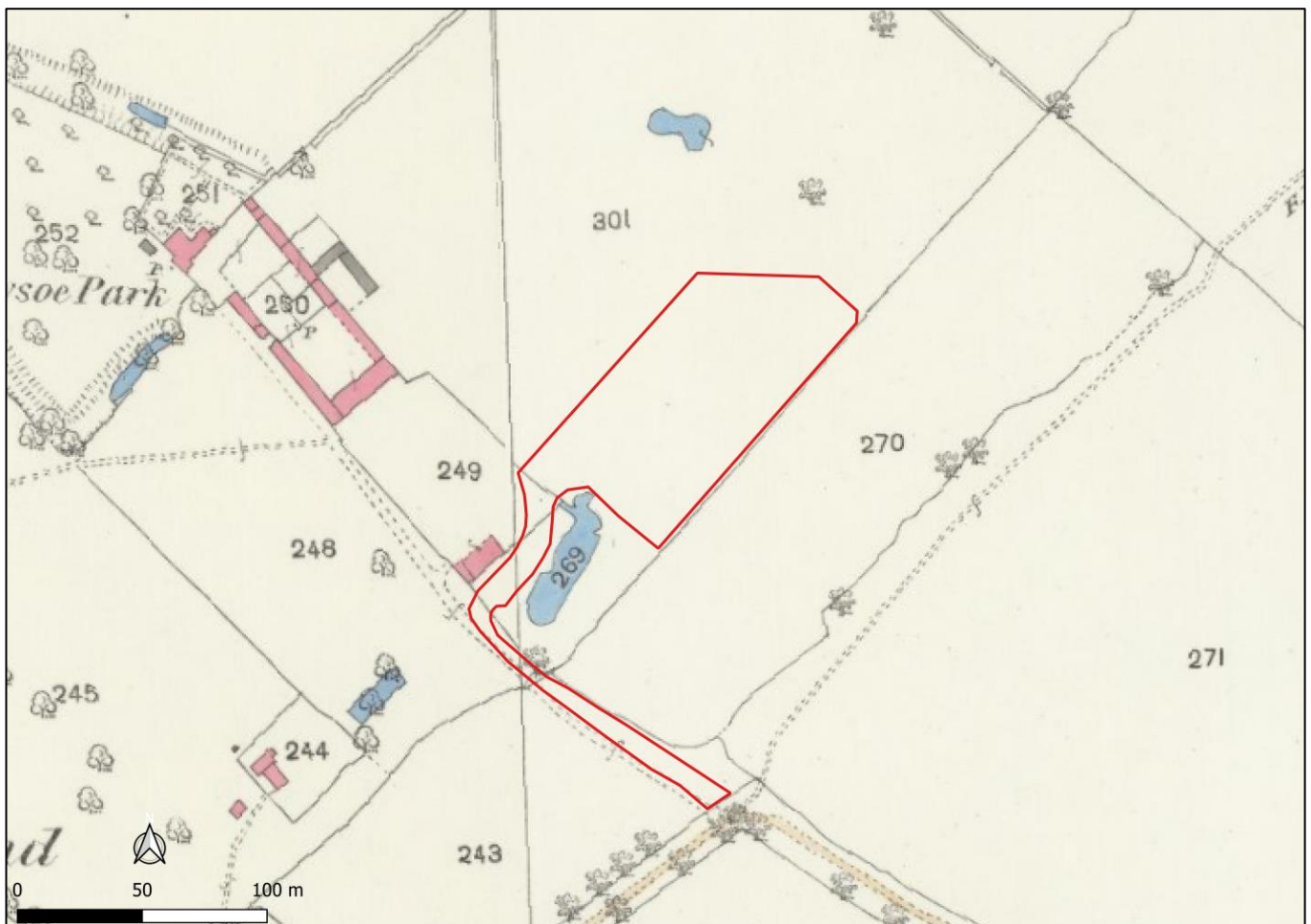


Figure 5: 1883 (published 1884) OS map. Project Site outlined in red.

- 4.9. The census of 1891 - 1901 lists Charles King as resident at Park Farm with wife Ann and their five children.

4.10. In the early 20th century the Banks family were resident at the farm (c. 1908/9 – 1911). George Banks is listed in the census of 1911 as resident with his wife, three children and domestic servant Kathleen Gore².

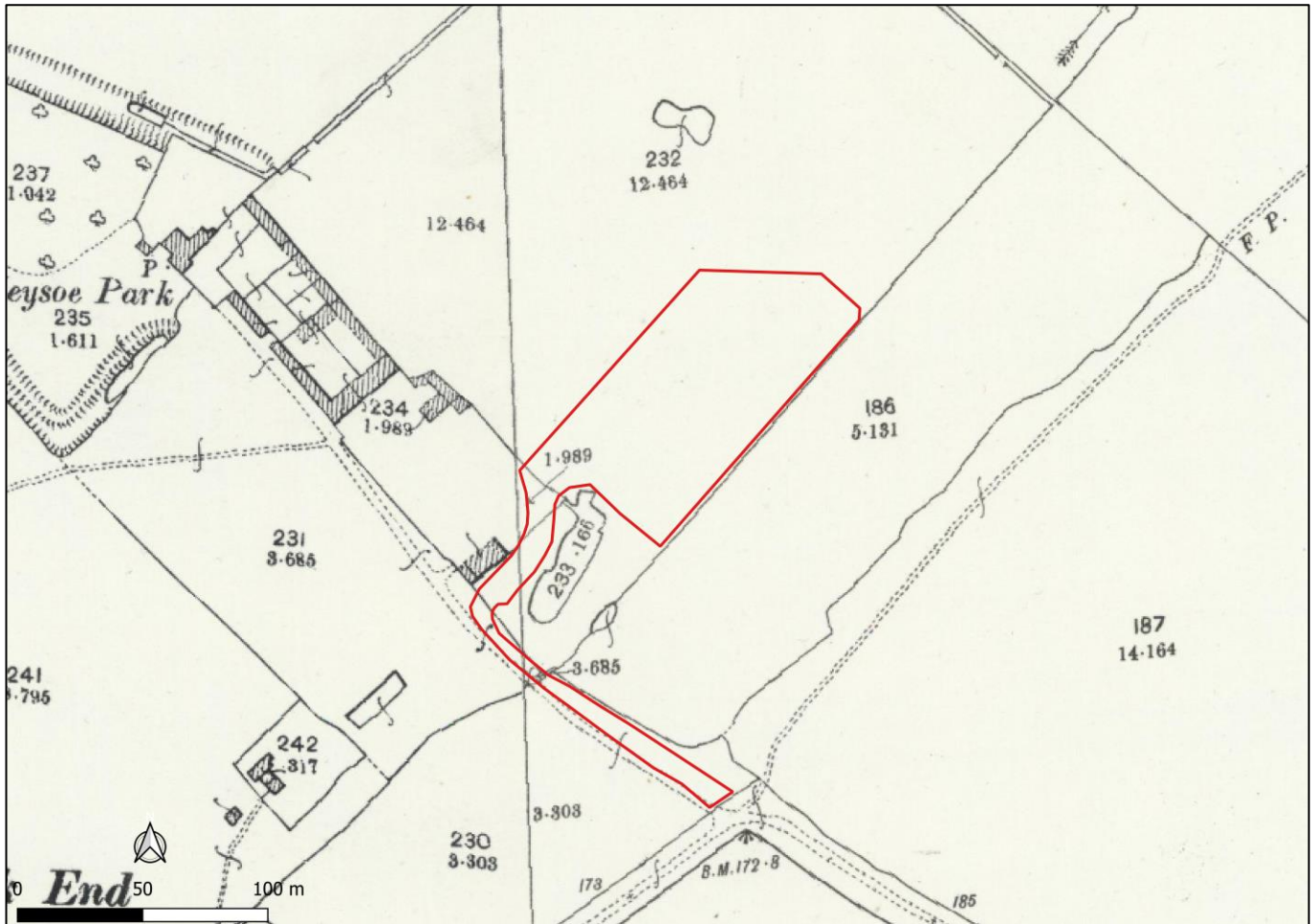


Figure 6: 1900 (published 1901) OS Map. Project Site outlined in red.

4.11. In 1916 Arthur Hartop was recorded as the farm manager and likely owner of the land, including Park Farm Cottages to the south (modern day Kylemore Cottage) as in 1925 a valuation of the cottages found them to be in the ownership of A E Hartop, presumed to be Arthur (Bedfordshire Archives Ref DV1/A11/19a-20).

4.12. In the post war period, the farmyard started to expand to the southeast, with agricultural buildings infilling the plot between the planned farm and the southern barn. The 21st century farmyard boundary still respects the historic layout, with principle development contained within the 19th century boundaries.

² Bedfordshire Times and Independent - Friday 22 May 1908.

Park Farm cottages

- 4.13. Kylemore Cottage is located to the south of Keysoe Park Farm and is comprised of Park Farm Cottages, two cottages belonging to the historic farm with origins in the 16th century. The properties appear regularly in the census from the late 19th century and were in use for agricultural workers on the farm into the early years of the 20th century.
- 4.14. The 1881 census recorded three households as resident 'on Park Farm'. William Lawrence, Benjamin Page and Henry Linger were all listed as agricultural labourers living with their families. There appears to be no separate reference to the cottages on the census, so it is assumed that this entry relates to residents at the later named Park Farm cottages.
- 4.15. The 1901 census records three separate households as resident at Park Farm cottages, including William Woolston agricultural labourer, previously listed as living 'on Park Farm' on the 1891 census.
- 4.16. At the time of the 1925 valuation Park Farm Cottages were split north / south. The northern cottage was occupied by E. Ruff and the southern cottage by J Woolston. Both comprised a living room, scullery and two bedrooms (Bedfordshire Archives Ref DV1/A11/19a-20).

Summary

- 4.17. The Project Site has remained as a working farm into the 21st century, however Park Farm Cottages have been converted into a single dwelling, known as Kylemore Cottage and are now separate from Park Farm.

5. Landscape Assessment

- 5.1. LiDAR images of the Project Site clearly show the northeast-southwest ditch crossing the site with a less well-defined return to the northwest. The northwest return appears more naturalistic and may represent a brook that has been recut for drainage.
- 5.2. Plough furrows can be seen orientated northwest – southeast abutting the northern bank of the northeast drainage ditch, suggesting that they may be contemporary with the feature.
- 5.3. The earthworks belonging to Hardwick End DMV are clearly visible to the southwest of the access road leading to Park Farm, including the rectangular water feature and ditched enclosure. Medieval ridge and furrow can be seen to abut the Medieval village boundary ditch to the south.

- 5.4. A comparison of the Medieval plough furrows to that of the field to the east of the DMV shows a distinct difference in form, with those to the east bearing the linear form of Post Medieval agriculture, whilst the earlier examples show a deeper cut and curving at the terminal. When compared to the plough furrows across the Project Site, the form is less well defined, however those to the northeast of the Project Site appear to share the form of the Medieval examples abutting the village and there is potential for an element of Medieval ridge and furrow to be preserved close to the Project Site, abutting the ditch which bisects the proposed development area. If this is proven, then an early origin for the ditch cannot be ruled out.



Figure 7 .Lidar (standard hillshade model) image with Project Site outlined in red. The boundary of the Deserted Medieval Village can be seen to the southwest of the access road, with Medieval ridge and furrow abutting the settlement to the south. A drainage ditch can be seen cutting across the site, with potential Medieval ridge and furrow abutting the bank to the northeast of the field.

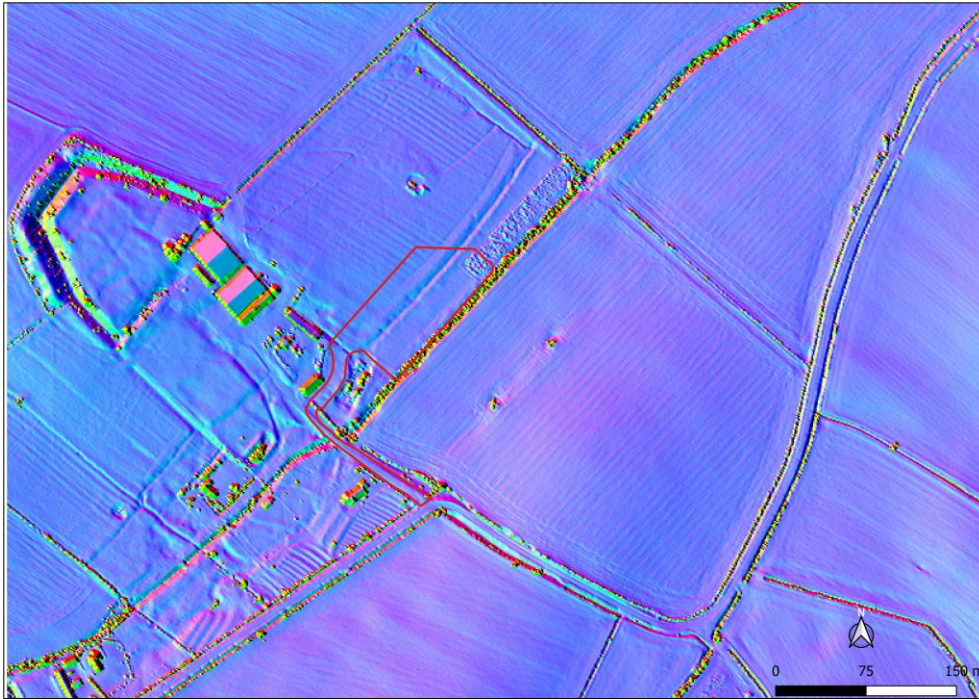


Figure 8 Lidar (Principle component analysis) with Project Site outlined in red.

6. Development Proposal & Significance

- 6.1. The proposed new development will comprise an all-weather surfaced ménage, measuring 65 m x 25 m surrounded by a 1.5 m high timber post and rail fence, a portal frame stable barn measuring 55 m x 12.2 m, a horse walker measuring 13.7 m in diameter and a lunge arena measuring 20 m sq. The new site will be easily accessible from the existing main access, off Riseley Road.
- 6.2. The new development will be located close to the southeast boundary with the new stable barn to the northwest of the Project Site.
- 6.3. The significance of the Project Site is centred on a historic landscape preserving evidence of settlement and agricultural activity from the Medieval period to the modern day. Although the landscape today is defined by Post Medieval field boundaries and development, the earlier orientation of landscape features has been maintained. The proposed development will work within the historic field boundaries and will respect the orientation of the landscape evident within the Medieval settlement pattern and continued into the 19th century enclosure pattern. The development will be located on land considered to have been within the agricultural hinterland that supported Hardwick End Medieval settlement.
- 6.4. Further significance is derived from the relationship of Keysoe Park Farm with evidence of the site's earlier incarnation as a potential hunting lodge, illustrated by the relationship of the farm with the moated enclosure to the north.

6.5. The relationship between Keysoe Park Farm and Kylemore Cottage is also significant, due to the historic farm ownership of Park Farm Cottages. The Grade II listed cottage is significant for its architectural design and historic value, which includes the key relationship of the dwelling to Keysoe Park Farm. Although the cottage is now a private dwelling the physical setting of the building remains significant to the heritage asset.

7. Impact Assessment & Conclusion

- 7.1. The proposed new development will respect the historic layout of the site, set within the 19th century enclosure boundaries and respecting the orientation of the landscape which appears to have its origins in the Medieval period, as evident in the features preserved within the boundary of Hardwick End DMV.
- 7.2. The new stable barn and horse walker will be the most visually prominent elements of the proposed new development and these will be in keeping with the vernacular of the existing buildings.
- 7.3. Significant views to and from the Grade II listed Kylemore Cottage will not be impacted and the physical boundaries of the heritage asset will not be affected. The new development is expected to be visible from the northeast gable only and this is not considered a principle view.
- 7.4. In summary, it is considered that the development proposals will cause less than substantial harm to the historic significance and setting of the Project Site and the adjacent Grade II Listed Kylemore Cottage and should be considered acceptable in heritage terms.

8. Bibliography

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