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HERITAGE STATEMENT

In respect of

**Land at Salph End,
Bedford**

On behalf of

Manor Oak Homes

AHC REF: 9577

Date: August 2019

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1.0 INTRODUCTION

- 1.1 This report has been prepared and written by Sarah Watt, MCIfA, Director of Asset Heritage Consulting Ltd, on behalf of Manor Oak Homes.
- 1.2 Its purpose is to provide an assessment of the potential impact on the historic built environment of developing an area of agricultural land west of Ravensden Road in Salph End (hereafter referred to as 'the application site' or 'the site'). The application is in outline only and comprises up to 400 dwellings plus land for a new primary school and public open space and access.
- 1.3 The application is submitted alongside the ongoing promotion of the application site (as Site 205/209) by Manor Oak Homes towards the Bedford Local Plan 2030, which is currently at Examination.
- 1.4 In relation to heritage considerations, the Council's 'Site Assessments and Potential Options for Allocations' document (SAPOA; April 2017) noted that the site is within an area of archaeological interest and close to listed buildings, and that '*pre-determination evaluation of heritage assets*' will be required. The site was rated as 'amber' in relation to heritage constraints. An amber rating means that '*there are concerns that could be mitigated*'.
- 1.5 This report focuses on the built heritage issues, in particular the dispersed group of listed buildings in the village which have the potential to be affected by the development of the application site through impact on setting. These buildings in particular include the Grade II listed Abbey Farmhouse, on the west side of Ravensden Road, and Nos.27-31 & Nos.33-35 on the east side of Ravensden Road, all in the vicinity of the site.
- 1.6 The report describes the historic background and development of the area containing the application site, and assesses the significance of the built heritage assets that may be affected by its proposed development, including the contribution made by their settings. It considers the contribution of the application site to the settings and

significance of these buildings before going on to consider the potential impact that the proposed outline development is likely to have upon these heritage assets.

- 1.7 This report is a revised version of a 'Heritage Appraisal' prepared by AHC in June 2017 as part of submitted representations to the Local Plan process; that report considered Site 205 in combination with other sites and also assessed the capacity of those sites for development, while this revised version considers the potential impact arising from the proposed outline development in relation only to the present application site.
- 1.8 The assessment of setting is based on the guidance provided by Historic England in *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3* (2nd edn December 2017). The NPPF glossary makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced; that its extent is not fixed and may change as the asset and its surroundings evolve; and that elements of a setting may make a positive or negative contribution to the significance of an asset.
- 1.9 This two-part approach of properly understanding significance and then evaluating the potential impact of proposals on it is in line with good conservation and planning practice advocated in English Heritage's Conservation Principles (2008) and Historic England's Good Practice Advice in Planning Notes 2 and 3, and formally expressed in the government's policies on conserving and enhancing the historic environment set out in the National Planning Policy Framework (NPPF) and supported by the Planning Practice Guidance (PPG).

2.0 HISTORICAL BACKGROUND

- 2.1 Salph End lies on the north-western edge of Bedford in the parish of Renhold. Roads from Wilden to Goldington and from Ravensden pass through the south of the parish, crossing each other almost at its central point. East of the point where Wilden Road and Ravensden Road cross lies the main part of the village of Renhold, which straggles in a north-westerly direction through Top End and Church End to Salph End, a series of hamlets (also including Lane End, Green End and Water End) which make up the village overall.
- 2.2 On the elevated land at Church End is the parish church of All Saints and the vicarage, a late 16th-century house, and three 17th-century farmhouses and associated barns, all listed at Grade II.
- 2.3 The only manor in Renhold mentioned in Domesday is that of *Salphobury*, *Salchou* or *Salvho* (Page, 1912, *A History of the County of Bedford, Vol.3*, London), then held by Hugh de Beauchamp. In the 13th century *Salpho* was held of the barony of Bedford as one-fifteenth of a knight's fee, and *Salphobury* was held until the Dissolution by the Prior of Newnham, who acquired it from the family of Flamville. By a later grant all the property which they held as one-ninth part of the barony of Bedford in Renhold and other places was granted to Newnham in the 14th century. In 1540 the manor was granted to Sir John Gostwick after which date it follows the same descent as the manor of Renhold. Renhold passed to Nathaniel Polhill in 1781, a banker and tobacco merchant in Southwark. Polhill made his seat at Howbury Hall (about a mile south of the village), and the manor was still in the ownership of the family in 1912.
- 2.4 The name of Salphobury is today marked by Salph End, and Page (1912) states that Abbey Farm stands near the site of Salphobury Manor House. This is recorded as a 'possible medieval moated site' at Abbey Farm on the Bedfordshire Historic Environment Record (HER No.9538). The mansion of *Buryssteede* or Salphobury was occupied by William Joy of Renhold in 1581.
- 2.5 The 1835 one-inch scale First Series Ordnance Survey map (**Fig.1**) shows Salph End and the land included in the application site. Ravensden Road, Hookhams Lane, Brook Lane and Green Lane are all shown, as are Abbey Farmhouse and the farm buildings

that formerly stood to its north-west, the cottages on the opposite side of Ravensden Road (Nos.27-35 and Abbey Croft and Moon Cottage), Brook Cottage on Brook Lane and the old farmhouse at Salphend Farm south-east of Abbey Farm. Essentially, these buildings and a small number of others to the south-east near the Polhill Arms, before Ravensden Road becomes Wilden Road and continues northwards, comprised this part of the village. Those which survive (referred to by name above) are now all listed at Grade II. Marsh Wood, now just outside the north-western corner of the application site, is shown as extending further southwards at that time, into the site.

- 2.6 The 1884 1:10,560 scale OS map (**Fig.2**) shows much the same picture at a larger scale. The application site was divided into three large field enclosures, the western two crossed by a brook.
- 2.7 Abbey Farm, adjoining the application site, is shown as two 'U'-shaped groups of buildings (see 1:2500-scale 1884 OS map at **Fig.3**), the farmhouse and attached structures to the south and a group of farm buildings close by to the north-west. These stood within smaller enclosures, the farmhouse having a garden, planted with orchard trees, against Ravensden Road. A footpath is shown passing along the southern boundary of the garden across another enclosure which appears also to have been part of the farm's holdings, and into the fields behind. Salphend Farm lay to the south. The southern part of Marsh Wood had been cleared and added to one of the site's field enclosures.
- 2.8 The 1901-1927 OS maps (**Figs.4-7**) show much the same situation except that by 1926 the eastern field enclosure on the application site had been divided into two.
- 2.9 The 1960 1:10,000 OS map (**Fig.8**) shows new development in progress at Salph End and Church End. At Salph End, new housing was being constructed on Hookhams Lane, particularly on the eastern side. At Church End, housing was being constructed between Church Farm and Wilden Road, and there was also new housing north of the application site on the west side of Ravensden Road, with long and narrow rear gardens.
- 2.10 By 1969 (**Fig.9**; and see 1972 map at **Fig.10**), the development of the east side of Hookhams Lane all the way up to Ravensden Road had been completed. Home Close

had also been constructed off the north side of Hookhams Lane on land formerly associated with Salphend Farm.

- 2.11 New housing had also been constructed on Brook Lane and north of Abbey Farm on Ravensden Road, west of Nos.27-35 (this was extended to form Abbey Close in the 1980s). Abbey Farm itself had expanded its agricultural facilities with a number of new buildings. The field boundaries dividing up the application site had been removed to form a single large field enclosure divided by the brook.
- 2.12 During the 1960s, Bedford itself had greatly expanded to the north-east towards Salph End with large housing estates. By 1978 (**Fig.11**), this expansion had crept even nearer to its present position, with only a narrow gap of playing fields separating Hookhams Lane from suburban Bedford. In conjunction with this development, new roads and a roundabout had been constructed connecting to the southern end of Hookhams Lane.
- 2.13 During the 1990s (see **Figs.13 & 14**), the farm buildings associated with Abbey Farm were demolished and replaced with a detached property, Carlton House. At this time new residential curtilages were given to this and Abbey Farmhouse, forming the present layout. The current 1:10,000 OS map is included at **Fig.15**.

3.0 DESCRIPTION AND ASSESSMENT OF SIGNIFICANCE

Description

- 3.1 The application site comprises a large arable field enclosure divided unequally into two parcels by the Renhold Brook, which is lined with vegetation. South of these is Site 581, a smaller pastoral field enclosed by hedgerows and trees, which is being promoted separately in the Local Plan process, but which would use the same access. The site's boundaries are generally well-vegetated with hedgerow and hedgerow trees. To the west lies the Mowbury Golf Course and to the south late 20th-century development along Hookhams Lane and Home Close. To the north are areas of woodland, including the surviving area of Marsh Wood which in the early 19th century extended into part of the western parcel of the site.
- 3.2 The eastern boundary of the application site against Ravensden Road (**Plates 1-4**) has a grass verge and ditch, from which the ground is banked up from the road level. The boundary is vegetated, with some gaps, and a high hedgerow in one part. Beyond that the ground levels out again with the road and there are more open views across the site from the north-eastern corner where there is an ungated farm vehicle access into the site and a public footpath running along its northern boundary.
- 3.3 The boundary of this site against the garden to Carlton House is planted with a screen of tall mature Leylandii (**Plate 5**). The boundary of the site against the rear (western) plot boundaries of Carlton House and Abbey Farmhouse is more open, marked by a timber post and rail fence (**Plates 6 & 7**).
- 3.4 The land within the site is broadly level. A line of three trees extending south-eastwards into the site from its northern boundary appears to mark the line of a field boundary present in 1884 and removed by 1969 (**Plate 8**; and see **Figs.2 & 9**).

Nearby heritage assets

- 3.5 Those designated heritage assets closest to the site and which have the potential to be affected by its development are all Grade II listed buildings (see **Appendix 1**). There is no conservation area in Salph End (or indeed in any part of Renhold), presumably

because those historic buildings that do survive are relatively few and interspersed with a significant amount of late 20th-century development such that there is no coherent focus for a designated area (albeit the broad extent of the medieval settlement core is recorded on the HER (ref: 17073)).

- 3.6 Nos.27-31 and 33-35 Ravensden Road stand east of the south-eastern corner of Site 205 where it meets Ravensden Road (from where its eastern boundary turns back to the west and then south to skirt around existing properties on the west side of Ravensden Road). These buildings, which were listed at Grade II on 18th August 1983 under two separate list entries (one for Nos.27, 29 & 31 and the other for Nos.33 & 35) have origins as 17th-century charity cottages. They are modest cottages, mostly of a single storey with attics, although No.35 has a two-storey cross-wing. They are timber-framed with colour-washed roughcast render and have thatched roofs, and they stand directly at the back of the pavement.
- 3.7 These buildings form an attractive and characterful group (**Plate 9**). The slight kink in the road where they stand means that the buildings' frontages are oriented to the south-west, terminating the view and increasing their visual coherence as a group to anyone travelling north-west along Ravensden Road. The long slopes of their thatched roofs are particularly prominent in these views (**Plates 10 & 11**), which are important to the setting of the buildings in contributing to their significance, revealing their historical grouping.
- 3.8 These buildings can to some degree be appreciated in context with Abbey Farmhouse (listed at Grade II on 13th July 1964) in similar views from further south-east along Ravensden Road (**Plate 12**). Although Abbey Farmhouse is set well back from the road behind a garden planted with a large number of trees which serve to screen it from the road, its timber-framed frontage can be glimpsed through the trees and it will be more visible in the winter months when the trees are not in leaf.
- 3.9 Abbey Farmhouse is an H-plan two-storey house which dates from the 17th and 18th centuries and is of timber-framed construction with a colour-washed brick infill and clay-tiled roof. To the rear of the south wing of the original H-plan house, is a range of 18th-century single-storey outbuildings, also timber framed and converted to residential use, and there is a relatively recent extension to the rear of the north wing.

- 3.10 The farmhouse is thought to stand, as noted in Section 2.0, close to the site of a moated medieval manor house. As also noted in that section of the report, it was the farmhouse to a working farm certainly throughout the 19th century and into the late 20th century. In the 1990s, however, the farm buildings were demolished and their site redeveloped with the detached property, Carlton House, and the farmhouse was given a new residential curtilage, sharing a rear plot boundary with that to Carlton House.
- 3.11 The buildings stand in the central part of a generous garden plot and are generally well-screened from public view. To the west of the buildings is a screen of trees beyond which lies a tennis court within a more open area of land. The well-vegetated southern boundary of the plot, against the public footpath into the eastern edge of the application site, enables only glimpses through to the timber-framed outbuilding range through the trees (**Plate 13**), opening out further east where a post and rail fence divides the well-treed garden from the public footpath, from which oblique glimpses are available through to the timber studding of the front elevation of the farmhouse (**Plate 14**) – these latter views, along with the similar glimpsed views through the entrance gates on Ravensden Road (**Plate 15**), are the fullest views available towards the farmhouse from the public realm.
- 3.12 The relatively recent residential curtilage to Abbey Farmhouse now forms the immediate setting of the building, albeit much altered from its historic form and working function. The land to the front of the building, which has remained more-or-less constant in form since at least the late 19th century, is the element of this setting which contributes most to its significance (see **Plates 14 & 15**).
- 3.13 The various glimpses of the building from Ravensden Road and from the footpath along its southern boundary also contribute something to its significance, placing it in context and indicating its presence as a large and high-status property. As alluded to above at paragraph 3.8, the glimpsed views towards its frontage through the trees from the south-east from Ravensden Road can also be appreciated in context with views towards the listed cottages further north-west along the road, and these views also form part of its wider setting and contribute something to its significance in context (see, for example, **Plate 12**).

- 3.14 There is another range of two listed cottages on the eastern side of Ravensden Road, south of Nos.27-31, from which they are separated by late 20th-century housing on the Brookside development. These were listed at Grade II (on 18th August 1983) as Abbey Croft and Moon Cottage, and are described as 17th- and 18th-century, timber-framed with colour-washed roughcast render and thatched roofs, of one storey with attics; the cottages are probably similar in character and type to Nos.27-35. However, the visibility of these cottages from the public realm is very minimal, concealed by high close-boarded fencing along Ravensden Road and screened by modern properties on Brookside (**Plate 16**).
- 3.15 At the northern end of Brook Lane, there is another Grade II listed small timber-framed and thatched cottage of 18th-century date, now interspersed with modern housing.
- 3.16 The remaining listed building at Salph End is the old farmhouse to Salphend Farm, south-east of Abbey Farmhouse. This is a timber-framed 17th-century house and is very well-screened from view from the public realm, with tall evergreen hedges against Ravensden Road. A fleeting glimpse is available through the gated drive to its garage from the road, but otherwise it is not visible in the streetscape (**Plate 17**).
- 3.17 This dispersed and loose 'group' of 17th-century houses and cottages provide clues to the narrative of the origins and historic development of Salph End as a historic manor and distinct settlement, but the buildings in general are well-concealed from view, have little inter-visibility, and are interspersed with late 20th-century housing, which now characterises and dominates the built environment. Where a relationship is more appreciable, such as that between Abbey Farmhouse and Nos.27-35 Ravensden Road, this helps to give their survival some context and makes a small contribution to their significance as a group.

The heritage significance of the site and its contribution to heritage assets

- 3.18 The application site contains no designated heritage assets. Leaving aside the potential for archaeological remains being present (which is outside the scope of this report), these sites, in forming land which has historically been in agricultural use, have no intrinsic significance in themselves.

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- 3.19 Following the definition of 'heritage asset' given in the NPPF Glossary, the site, in its own right, does not have '*a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. As far as the heritage aspects of planning are concerned the focus is therefore on the relationship of the site to the listed buildings identified and discussed above.
- 3.20 The NPPF Glossary defines the setting of a heritage asset 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.*'
- 3.21 Given the lack of intrinsic heritage significance of the site itself, most attention in this case therefore has to be paid to inter-visibility between the site and the listed buildings and the contribution that the site makes as open land to their settings.
- 3.22 The site physically forms part of the wider setting of Abbey Farmhouse and, historically, when it appears this land was farmed from here, it would have had a closer and more meaningful connection with the building than it does today, as can be inferred from the historic maps. Following the demolition of the farm buildings and the redevelopment of their site with Carlton House and the formation of a new residential curtilage for Abbey Farmhouse, this historical relationship is no longer evident.
- 3.23 In direct views east from the site where it meets the western plot boundary to Abbey Farmhouse's land, there are glimpsed views of part of an outbuilding and the hipped roof of the most recent extension to the building, beyond the tennis-court fencing (**Plates 18 & 19**). A similar glimpsed view, albeit much less apparent because of the distance involved, is available from the Renhold Brook looking eastwards across the site (**Plate 20**). In this more distant view, it is generally only roofs which are seen (possibly including part of the roof of the main farmhouse building) because of a drop in the land, as the 'zoomed-in' images at **Plates 20 & 21** show. Similarly, it is the roof only of the neighbouring Carlton House which is seen in these views (**Plate 20**).
- 3.24 These glimpsed views reveal nothing meaningful or significant about the listed building.

- 3.25 The main characteristics of views across the site towards Ravensden Road are the trees surrounding Abbey Farmhouse and Carlton House (the Leylandii screen is particularly prominent), and glimpses of the late 20th-century houses on Home Close and Hookhams Lane (**Plates 23 & 24**).
- 3.26 There is inter-visibility between the site and the land forming the western part of the grounds to Abbey Farmhouse, but the differentiation between the two pieces of land is marked by a physical boundary and they are now unrelated in terms of character and use.
- 3.27 In this context, the application site makes no appreciable contribution to the setting or significance of Abbey Farmhouse. As discussed above, it is primarily the land to the front of the farmhouse, and the building's relationship to Ravensden Road, which are the elements of its setting that contribute most to its significance.
- 3.28 The setting of Nos.27-35 Ravensden Road has also been described above in terms of its contribution to revealing the significance of these buildings. This contribution primarily derives from their attractive grouping on the Ravensden Road frontage and on the ability to appreciate this when travelling north-west along the road towards them, from where there is also a sense of the relationship between these buildings and Abbey Farmhouse as key markers of the historic settlement.
- 3.29 The views from further north-west along the road towards the cottages are terminated by a gap and the hedgerow marking the beginning of the eastern boundary of the site where it meets Ravensden Road (**Plates 9 & 10**). This is all that can be seen of the site from this vantage point as the road then bends around beyond Nos.33-35, where there is late 20th-century housing on Ravensden Road/Abbey Close in front of the Brookside development.
- 3.30 The cottages are not visible in the other direction (south-east) along Ravensden Road from alongside the site's eastern boundary because of the same kink in the road (**Plate 25**). The gable end of No.35 only comes into view as one gets close to the south-eastern corner of the site where it meets Ravensden Road (**Plate 26**).

- 3.31 Nos.27-35 are not visible in views from the site and neither are the other listed buildings referred to in this report (Brook Cottage, Abbey Croft and Moon Cottage, and Salphend Farmhouse).
- 3.32 The application site makes no appreciable contribution to the setting of Nos.27-35. The presence of the gap terminating some of the views north-west towards the buildings along Ravensden Road (see **Plates 9 & 10**) offers some suggestion that these buildings mark the extent of the (historic) settlement; however, this impression is dispelled once one reaches the bend in the road by the presence of the late 20th-century Carlton House, and the Abbey Close and Brookside developments beyond.

4.0 THE POTENTIAL IMPACT OF THE PROPOSALS

- 4.1 The application site has no intrinsic heritage significance (with the possible exception of any archaeological interest it might be found to possess) and cannot be considered as a non-designated heritage asset and material planning consideration in its own right. It is generally well-screened and separated from nearby listed buildings.
- 4.2 Despite the relative proximity of the site to the Grade II listed Abbey Farmhouse and Nos.27-35 Ravensden Road, these buildings do not rely in any way on the site, in forming part of their wider physical setting, to contribute to or better reveal their significance. The inter-visibility between the site and the respective listed buildings is very limited and, where present, does not represent or otherwise illustrate any meaningful relationship.
- 4.3 While the application is in outline only and there is therefore no detailed plan at this stage, it will be clear from the preceding sections of this report that the proposed development of the site has little, if any, potential to have any harmful impact on heritage assets. This is because of the lack of a meaningful or significant contribution made by the site to the setting of nearby listed buildings, and the general lack of inter-visibility between these and the site.
- 4.4 The parameters plan prepared for the outline scheme (**Appendix 2**) illustrates how the proposed development will be achieved in terms of the accesses and primary route through the development, developable areas, public open spaces and sports pitches.
- 4.5 The proposed points of access (off the Ravensden Road and through the site of No.27 Hookhams Lane respectively) will not result in any impact on heritage assets or their settings. The broad areas shown for residential development indicate where houses, gardens and secondary routes will be laid out and there is no reason, based on this, to consider that any heritage impact will arise.
- 4.6 The proposed school site will lie behind the large plot associated with Abbey Farmhouse: there will be opportunity, at detailed design stage, to consider any effects arising on the listed building and its setting from this aspect of the development but,

as set out in this report, this building no longer has any functional relationship with the land, and physical evidence of the historical relationship has been lost through the loss of the former farm buildings and farming operation, the establishment of the present residential curtilage (which provides generous garden space between the listed building and the application site) and the development of Carlton House.

- 4.7 At Reserved Matters stage, there will be opportunity to identify how any minimal effects that may arise could be mitigated through design, potentially in respect of the positioning of school buildings and school open space. However, given the already generous buffer of garden space between the listed building and the site, the assessment indicates that it is unlikely that any significant heritage impact will arise in this respect.
- 4.8 In summary therefore it is my professional view that the application site can be developed as proposed under this outline scheme without any harm to the designated heritage assets in the surrounding area.

5.0 SUMMARY AND CONCLUSIONS

- 5.1 For the reasons set out in the body of this report, I am firmly of the view that the development of the application site in line with the outline parameters proposed is compatible with preserving the setting and heritage significance of those listed buildings in the vicinity which have the potential to be affected by such development.
- 5.2 As such, it is my considered opinion that the development proposals comply with the policies on conserving and enhancing the historic environment contained in the NPPF, and supported by the PPG, the relevant local planning policies and, most importantly of all, the statutory tests set by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Extrapolating from this, I am confident that an eventual detailed application for the site, based on the parameters submitted under the outline scheme, will also be achievable without harmful impact.



Plate 1: Eastern site boundary along Ravensden Road from the entrance to Abbey Close, looking north-west



Plate 2: Eastern site boundary along Ravensden Road further north-west from the Plate 1 vantage point, looking north-west



Plate 3: Eastern site boundary along Ravensden Road, looking south-east from opposite the farm access at the north-east corner



Plate 4: Farm vehicle access and public footpath at north-east corner of site



Plate 5: Looking south from Ravensden Road across site's eastern boundary towards Leylandii screen along boundary to Carlton House



Plate 6: Fence along western plot boundary of Abbey Farmhouse, with site to right, looking south-east



Plate 7: Looking east from site over boundary towards the rear of Carlton House



Plate 8: Looking south-west across site from its north-eastern corner



Plate 9: Nos.27-31 and 33-35 Ravensden Road, looking north-west



Plate 10: Nos.27-31 and 33-35 Ravensden Road, looking north-west



Plate 11: Nos.27-31 and 33-35 Ravensden Road, looking north-west



Plate 12: View north-west along Ravensden Road, with Abbey Farmhouse behind the fence and trees on the left and Nos.27-35 terminating the view ahead



Plate 13: View through hedged southern boundary to Abbey Farmhouse from public footpath



Plate 14: View north-west from eastern end of public footpath across garden towards front of Abbey Farmhouse



Plate 15: View west through entrance gates to Abbey Farmhouse



Plate 16: View north-west along Ravensden Road, with high fence to right concealing Abbey Croft and Moon Cottage from view



Plate 17: View south from Ravensden Road towards high hedge screening Salphend Farmhouse from view



Plate 18: View east from the eastern site boundary with Abbey Farmhouse towards the rear of its outbuildings



Plate 19: Zoomed-in on view shown in Plate 18



Plate 20: View east from the Renhold Brook crossing the site towards Abbey Farmhouse; part of roofs and an outbuilding can be glimpsed (white element in the centre of the image)



Plate 21: Zoomed-in on view shown in Plate 19



Plate 22: Zoomed-in on view shown in Plate 19



Plate 23: View south-east from Renhold Brook towards housing on Home Close/Hookhams Lane



Plate 24: Zoomed-in on view shown in Plate 23



Plate 25: Looking south-east along Ravensden Road with site to right



Plate 26: View towards northern gable end of No.35 Ravensden Road, with Abbey Close in foreground to left and Carlton House to right

Fig.1:
1835 1-inch-scale First Series OS map



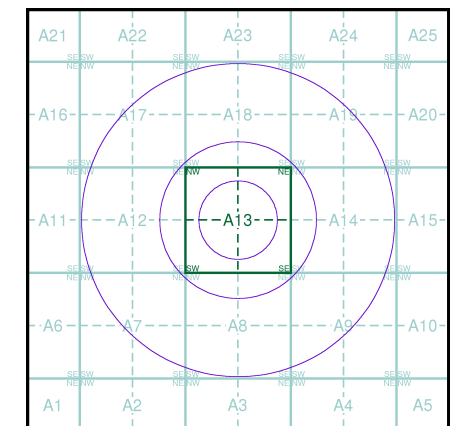
Fig.2:
1884 1:10,560-scale OS map

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

011NE 1884 1:10,560	012NW 1884 1:10,560
011SE 1884 1:10,560	012SW 1885 1:10,560

Historical Map - Slice A



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

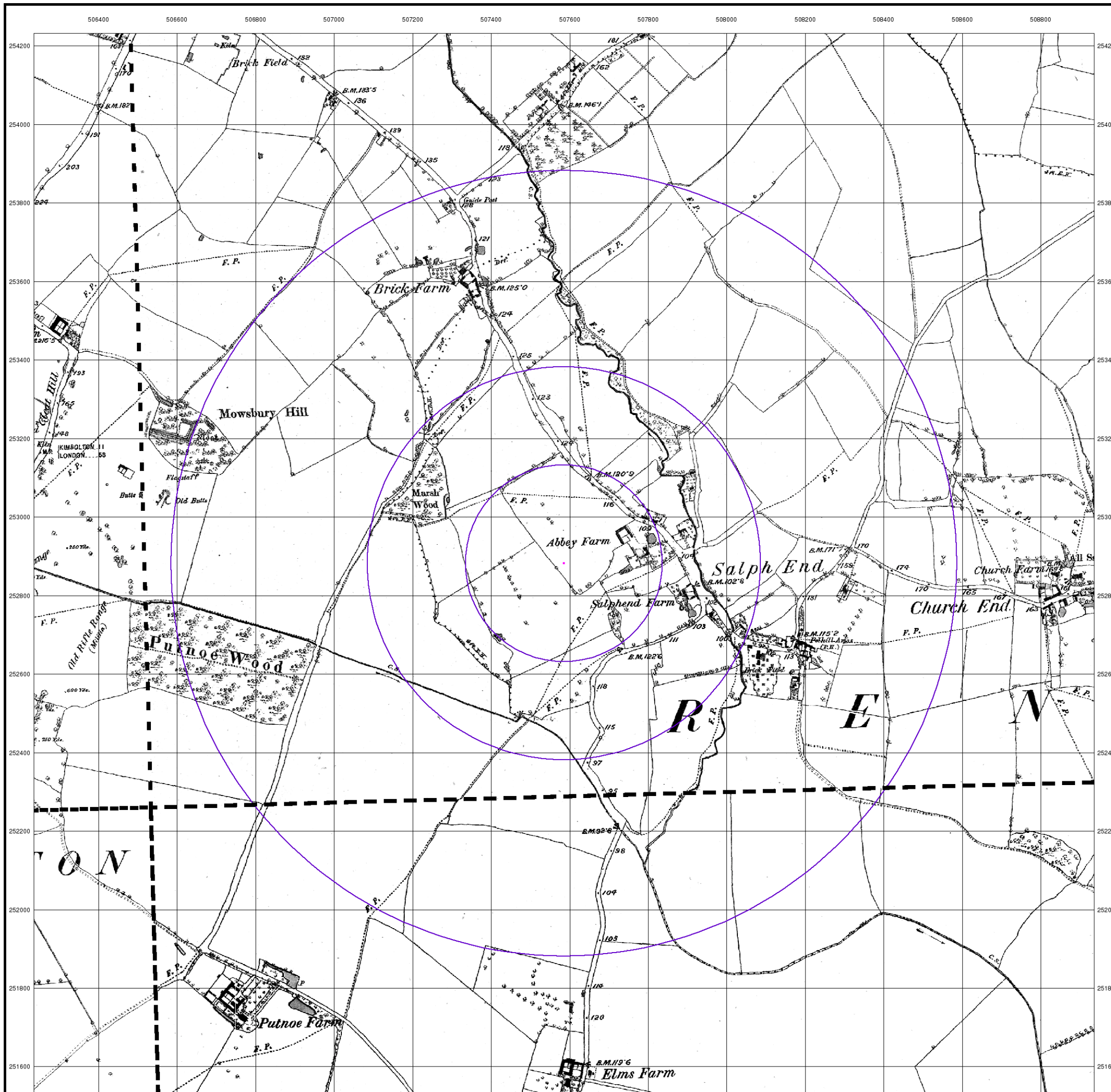
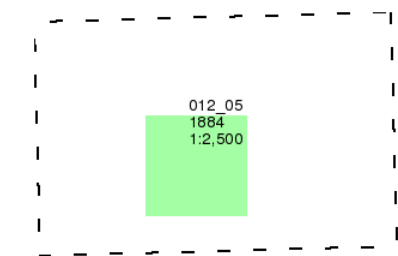


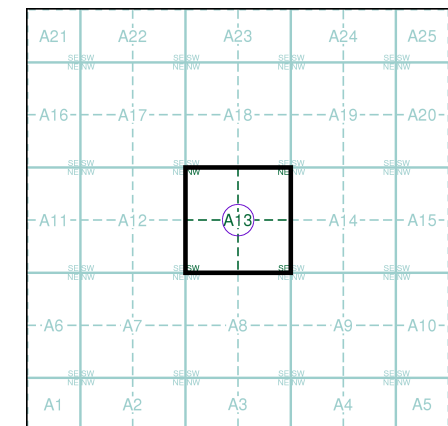
Fig.3:
1884 1:2500-scale OS map

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

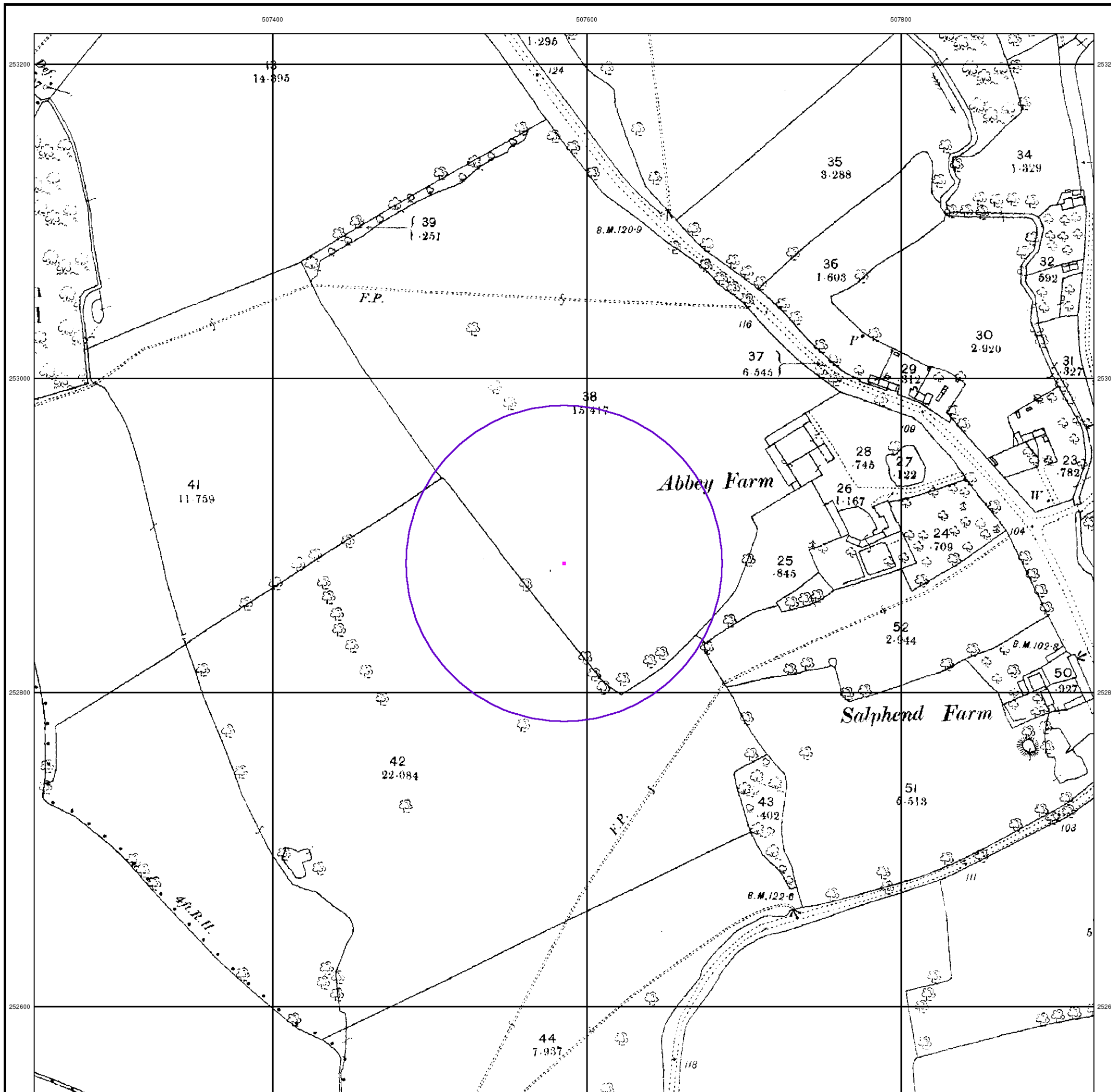
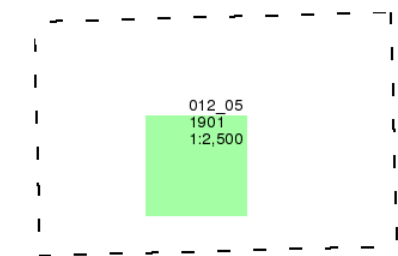


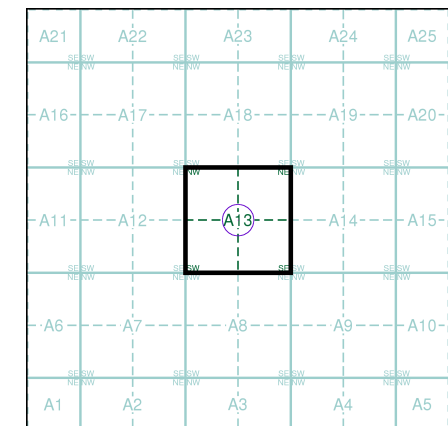
Fig.4:
1901 1:2500-scale OS map

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

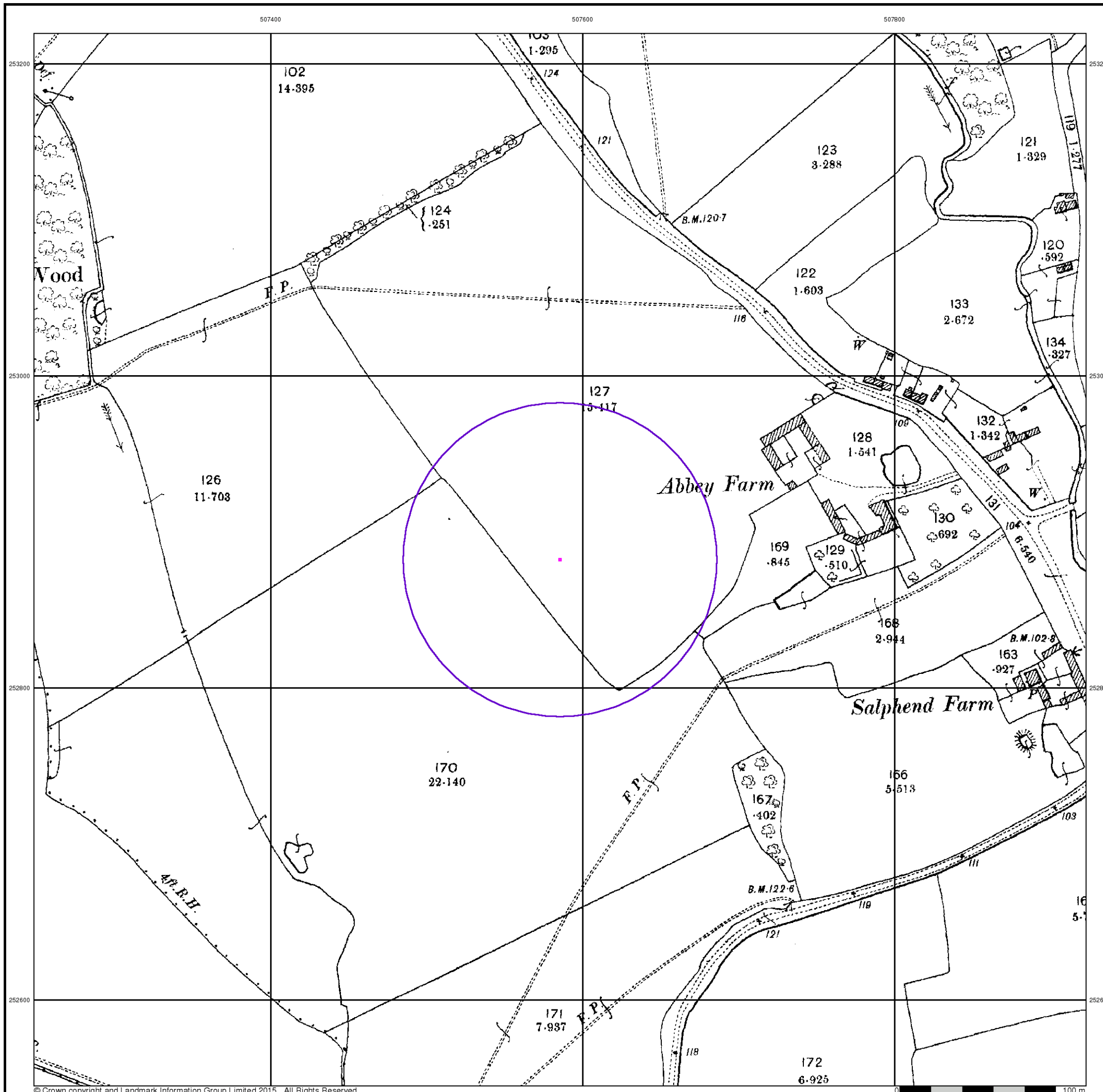


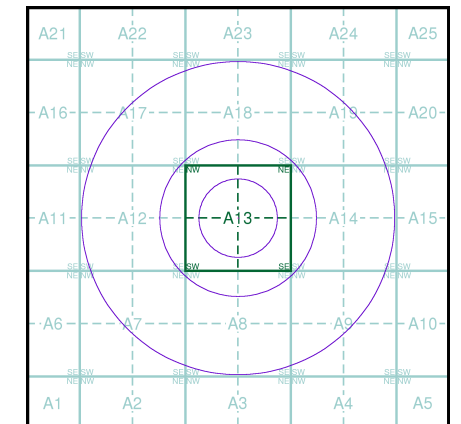
Fig.5:
1902 1:10,560-scale OS map

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

011NE 1902 1:10,560	012NW 1902 1:10,560
011SE 1902 1:10,560	012SW 1902 1:10,560

Historical Map - Slice A



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

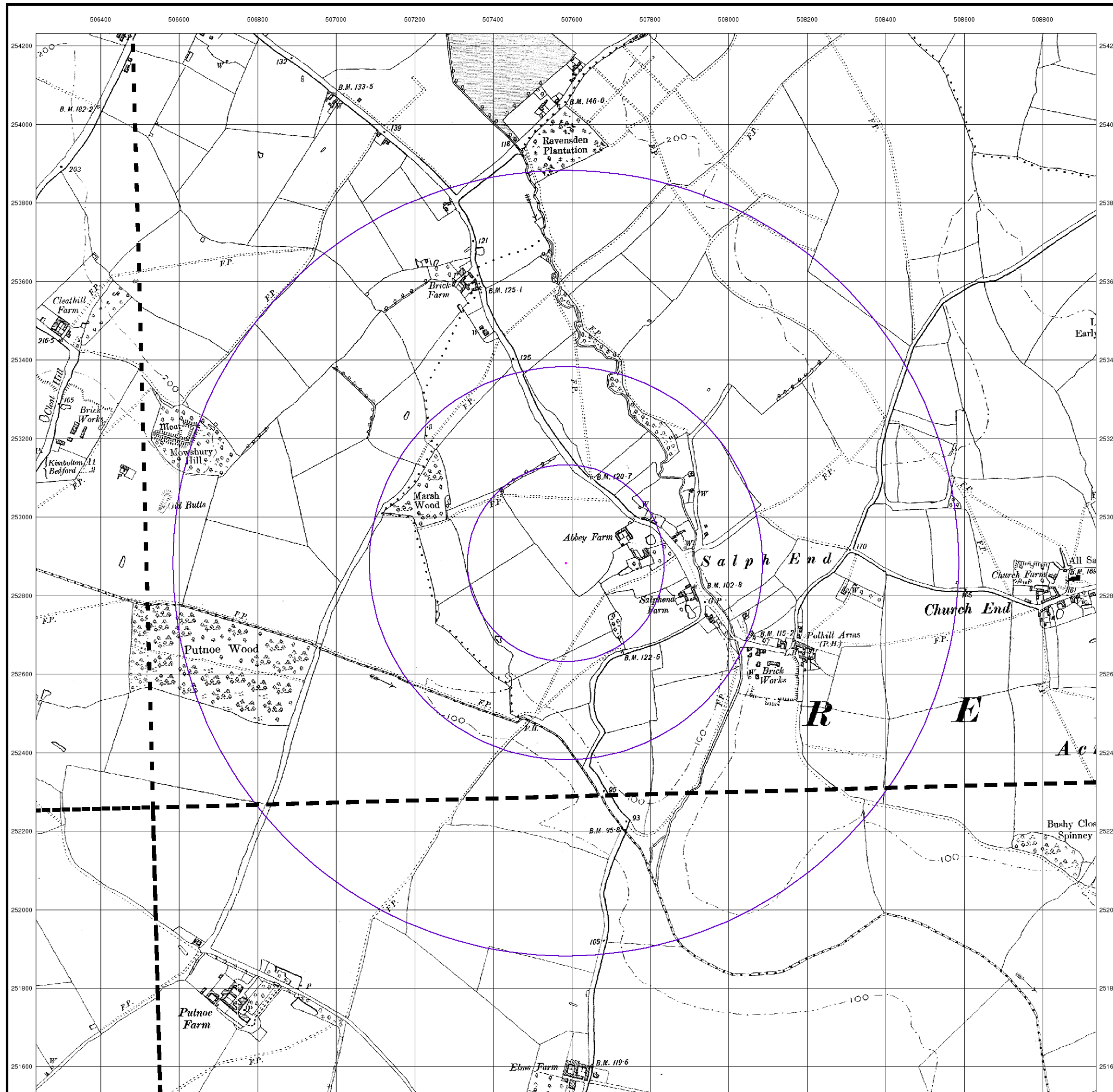
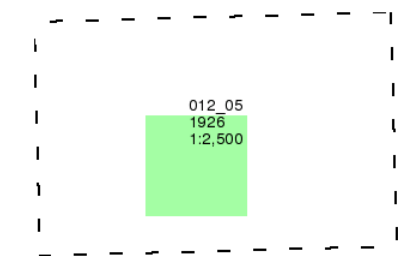


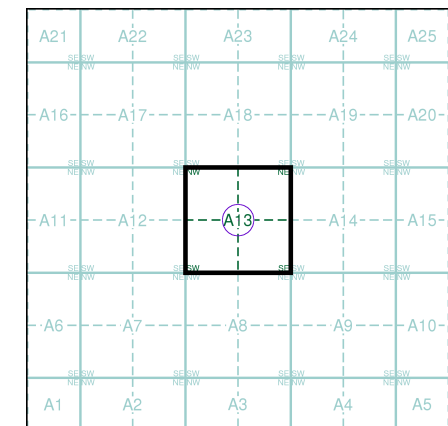
Fig.6:
1926 1:2500-scale OS map

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)



Historical Map - Segment A13



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

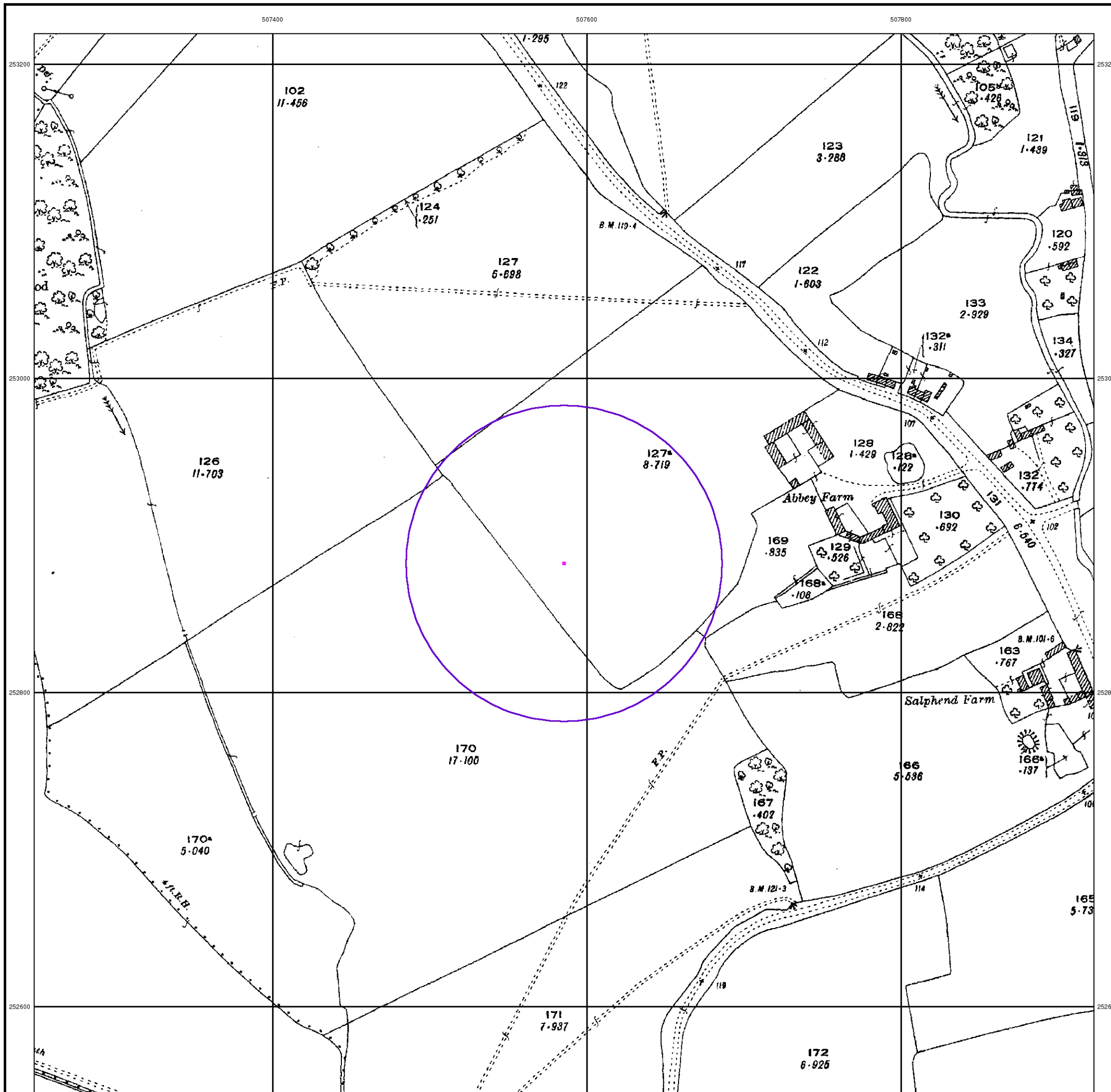


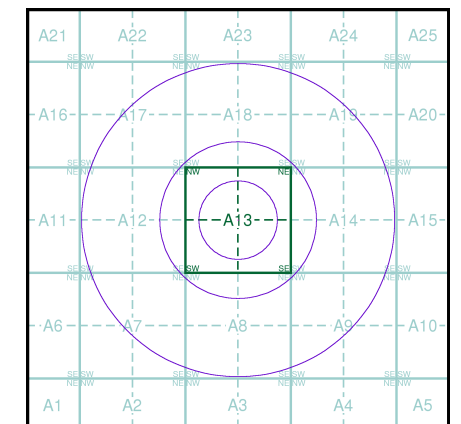
Fig.7:
1927 1:10,560-scale OS map

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

011NE 1927 1:10,560	012NW 1927 1:10,560
011SE 1927 1:10,560	012SW 1927 1:10,560

Historical Map - Slice A



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

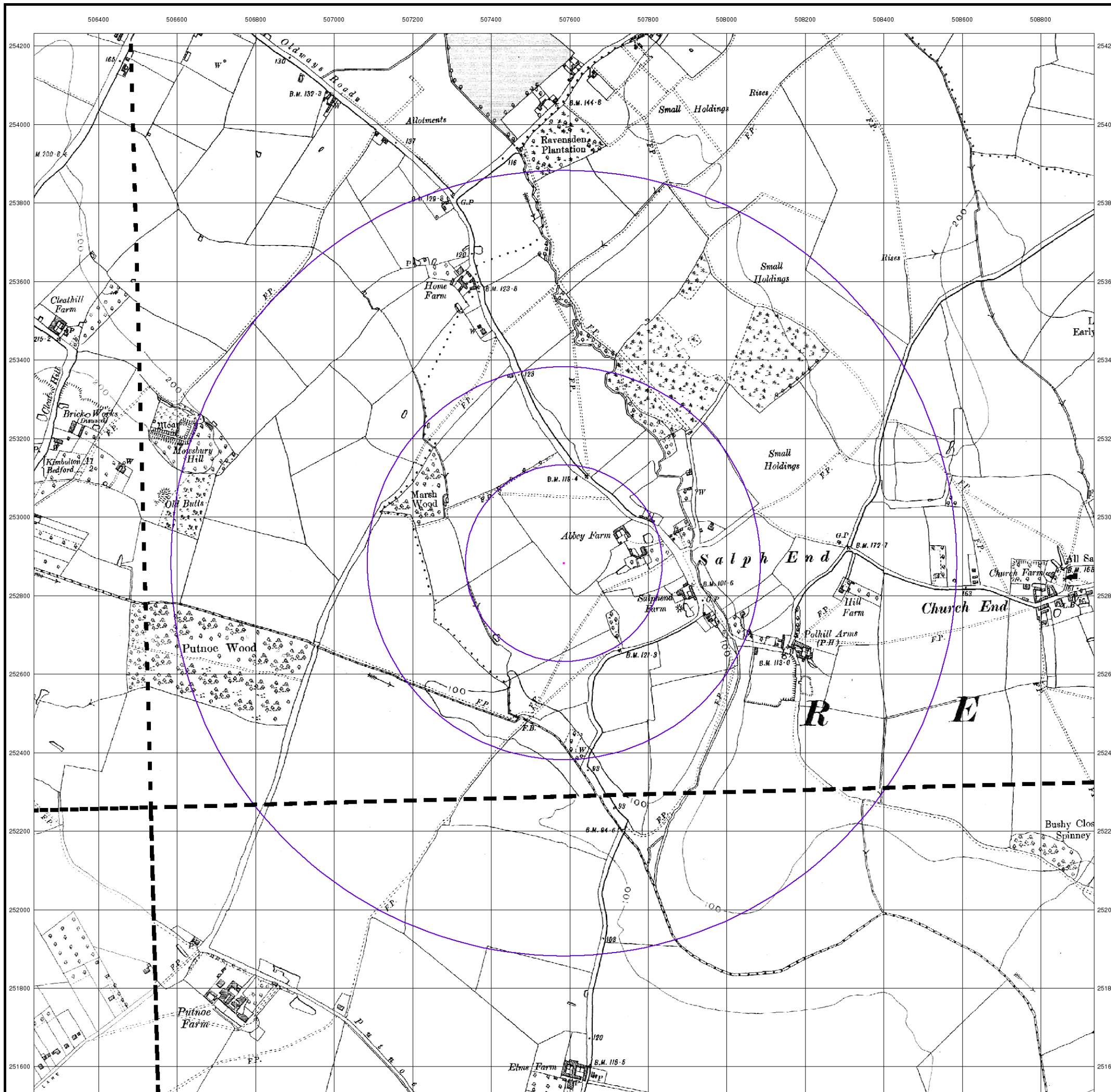
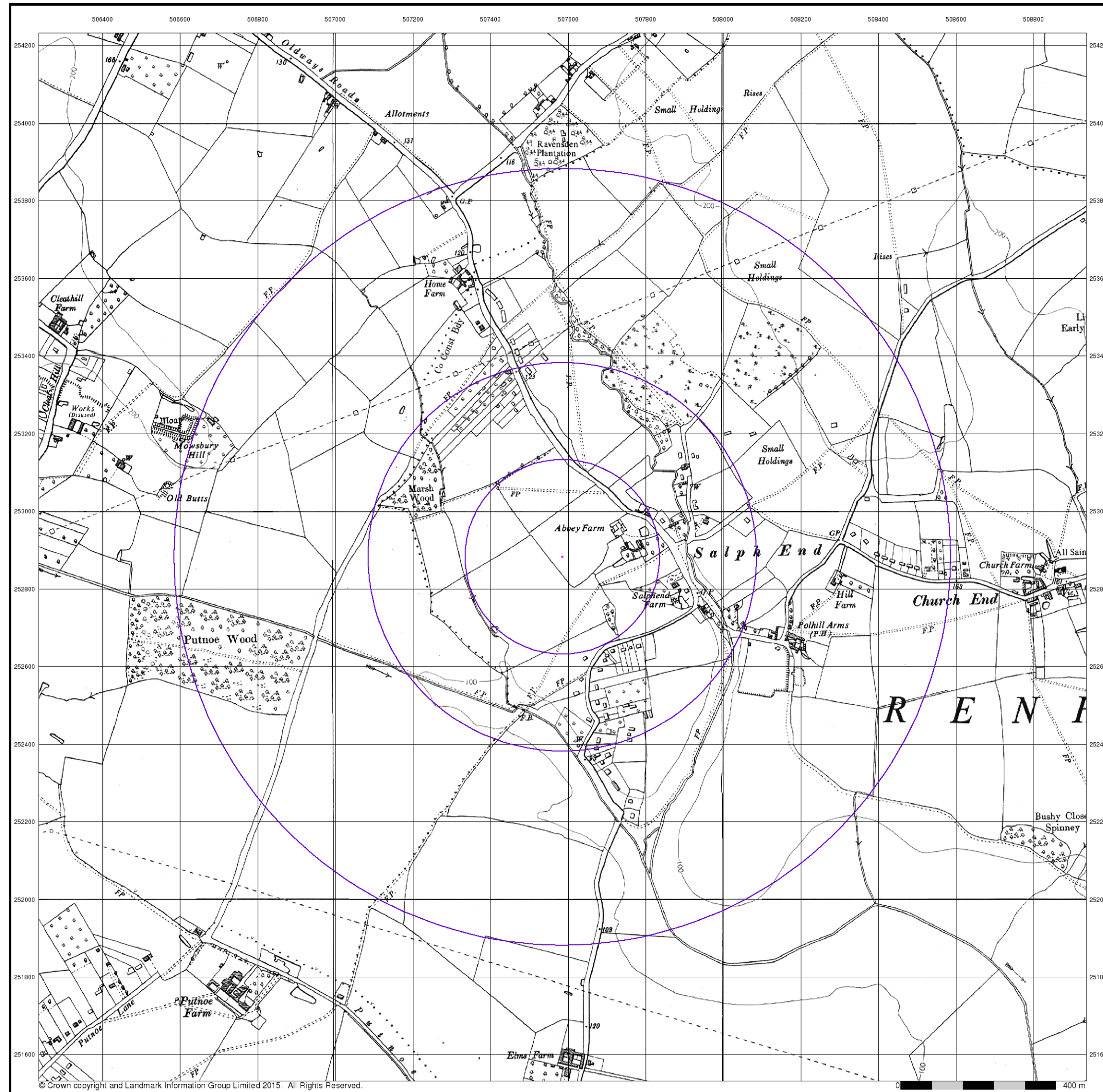


Fig.8:
1960 1:10,000-scale OS map



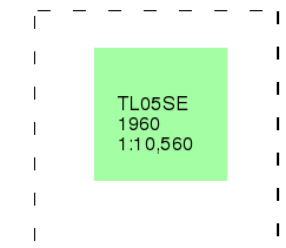
Ordnance Survey Plan

Published 1960

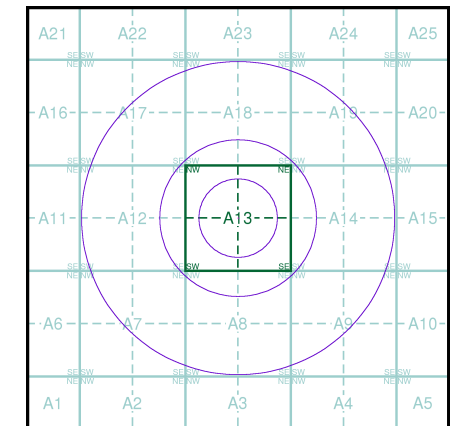
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

Fig.9:
1969 1:2500-scale OS map

Ordnance Survey Plan

Published 1969

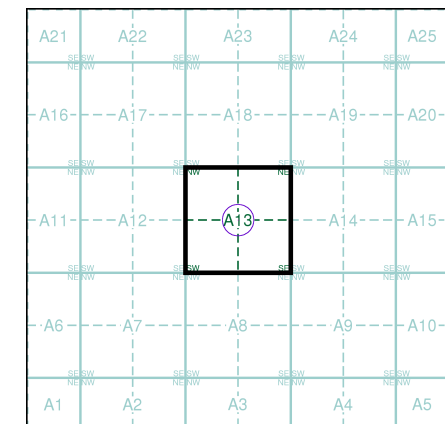
Source map scale - 1:2,500

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas and by 1896 it covered the whole of what were considered to be the cultivated parts of Great Britain. The published date given below is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas.

Map Name(s) and Date(s)

TL0753	1969	1:2,500
TL0752	1969	1:2,500

Historical Map - Segment A13



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 100

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

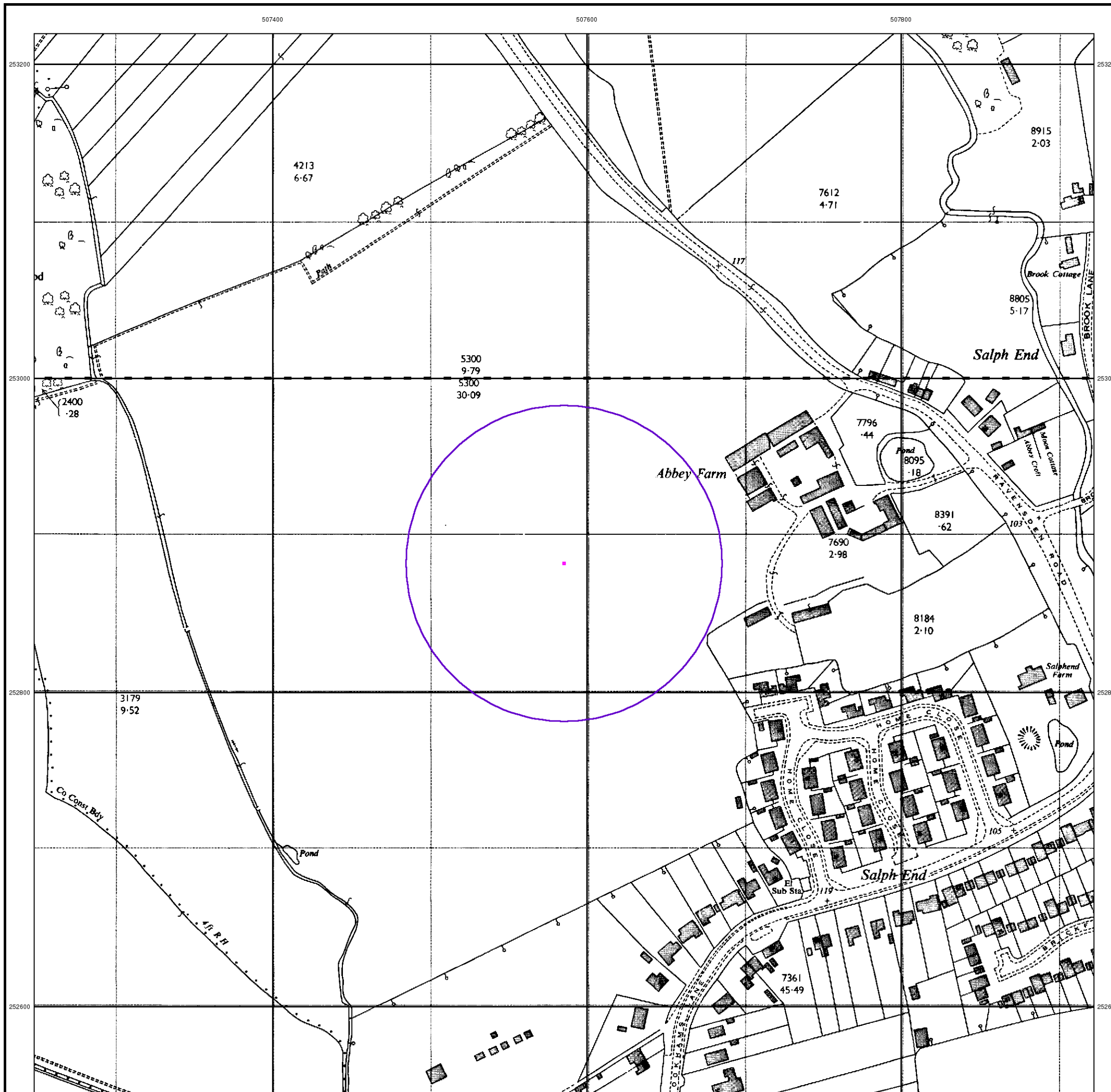
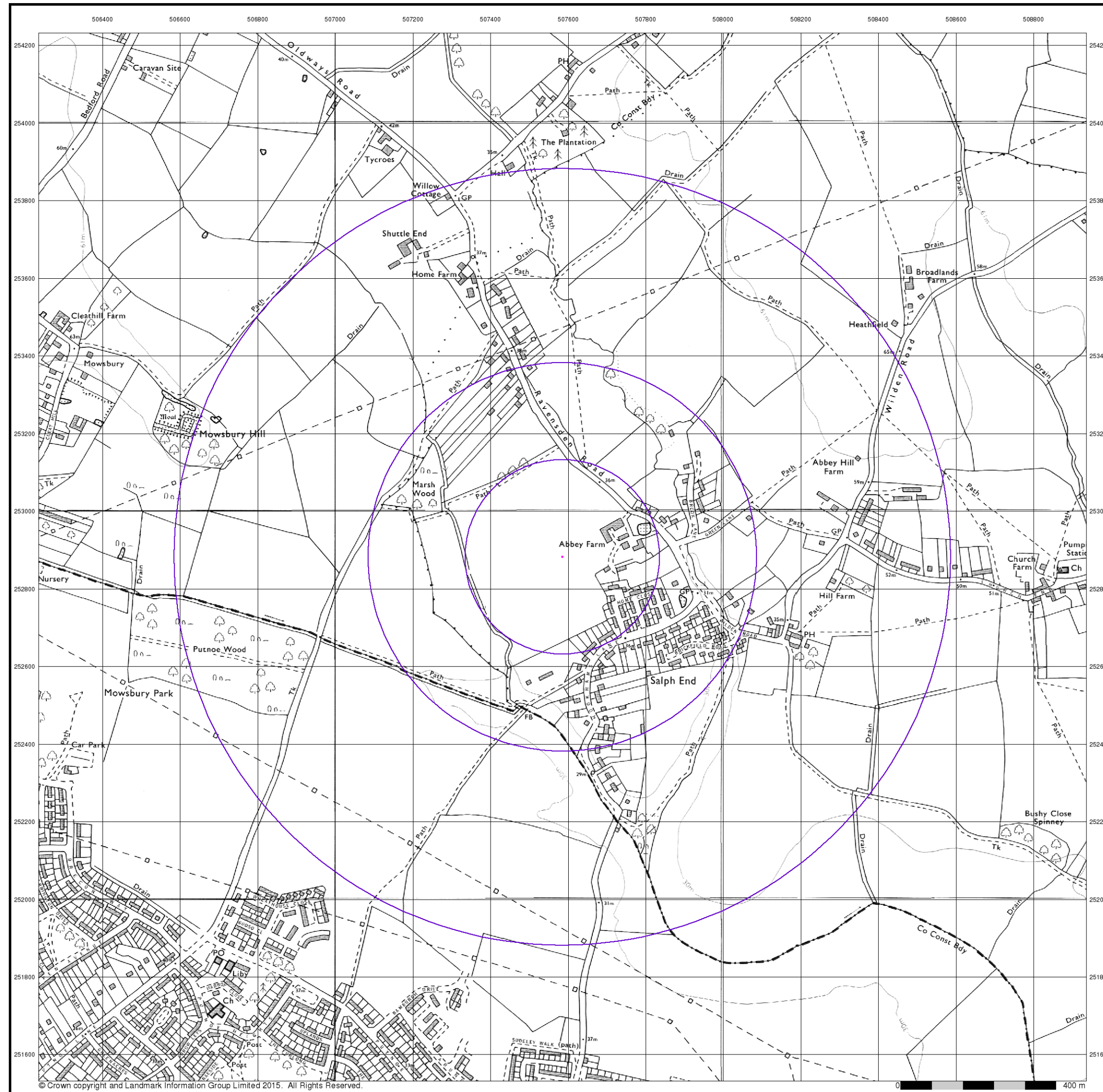


Fig.10:
1972 1:10,000-scale OS map



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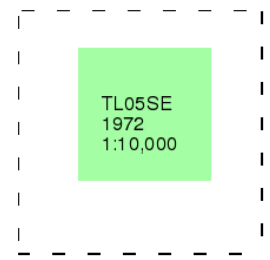
Ordnance Survey Plan

Published 1972

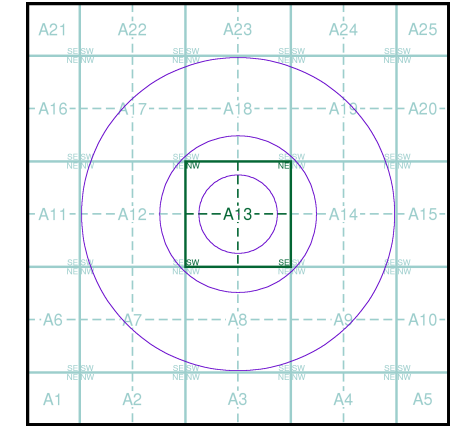
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

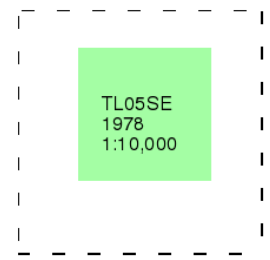
Fig.11:
1978 1:10,000-scale OS map



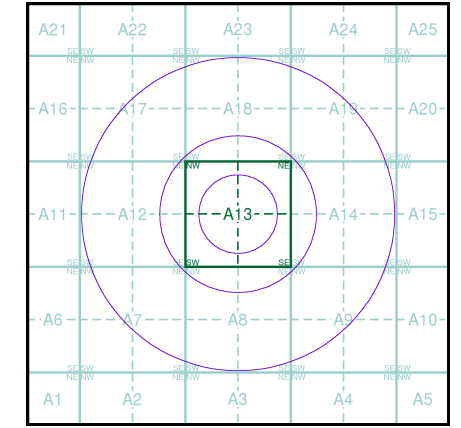
Ordnance Survey Plan Published 1978 Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details
 Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details
 Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

Fig.12:
1984 1:10,000-scale OS map

Ordnance Survey Plan

Published 1984

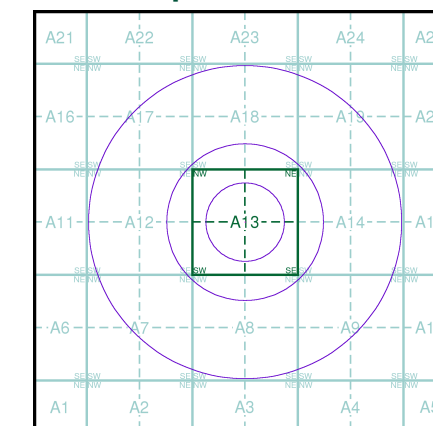
Source map scale - 1:10,000

The historical maps shown were reproduced from maps predominantly held at the scale adopted for England, Wales and Scotland in the 1840's. In 1854 the 1:2,500 scale was adopted for mapping urban areas; these maps were used to update the 1:10,560 maps. The published date given therefore is often some years later than the surveyed date. Before 1938, all OS maps were based on the Cassini Projection, with independent surveys of a single county or group of counties, giving rise to significant inaccuracies in outlying areas. In the late 1940's, a Provisional Edition was produced, which updated the 1:10,560 mapping from a number of sources. The maps appear unfinished - with all military camps and other strategic sites removed. These maps were initially overprinted with the National Grid. In 1970, the first 1:10,000 maps were produced using the Transverse Mercator Projection. The revision process continued until recently, with new editions appearing every 10 years or so for urban areas.

Map Name(s) and Date(s)

TL05SE
1984
1:10,000

Historical Map - Slice A



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB



Fig.13:
1999 1:10,000-scale OS map

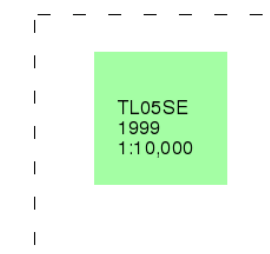
10k Raster Mapping

Published 1999

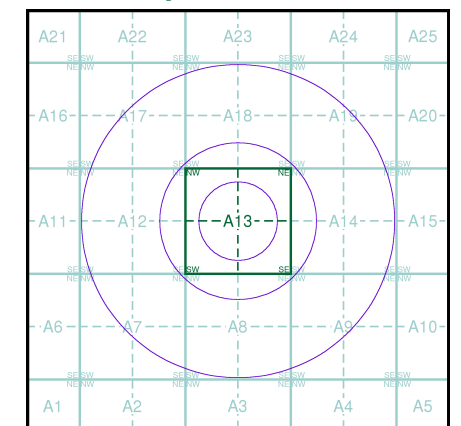
Source map scale - 1:10,000

The historical maps shown were produced from the Ordnance Survey's 1:10,000 colour raster mapping. These maps are derived from Landplan which replaced the old 1:10,000 maps originally published in 1970. The data is highly detailed showing buildings, fences and field boundaries as well as all roads, tracks and paths. Road names are also included together with the relevant road number and classification. Boundary information depiction includes county, unitary authority, district, civil parish and constituency.

Map Name(s) and Date(s)



Historical Map - Slice A

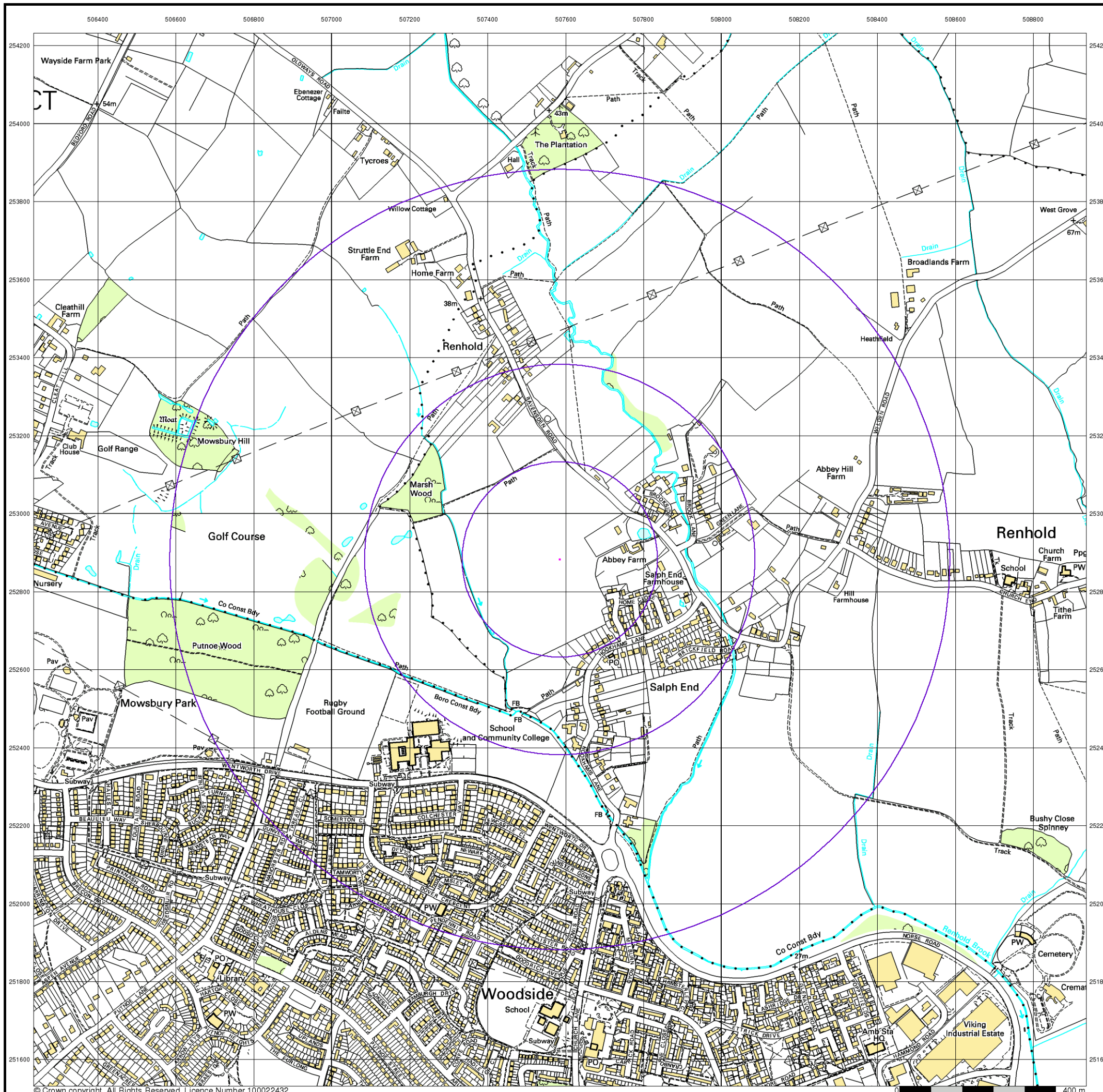


Order Details

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 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB



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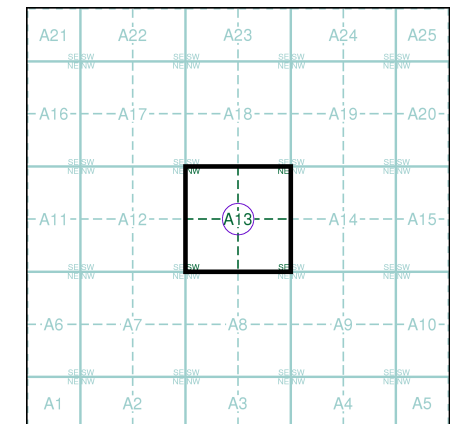
Fig.14:
1999 aerial photograph

Historical Aerial Photography

Published 1999

This aerial photography was produced by Getmapping, these vertical aerial photographs provide a seamless, full colour survey of the whole of Great Britain

Historical Aerial Photography - Segment A13



Order Details

Order Number: 127274085_1_1
Customer Ref: 9577
National Grid Reference: 507590, 252880
Slice: A
Site Area (Ha): 0.01
Search Buffer (m): 100

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB



Fig.15:
2017 1:10,000-scale OS map



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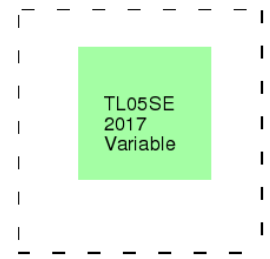
VectorMap Local

Published 2017

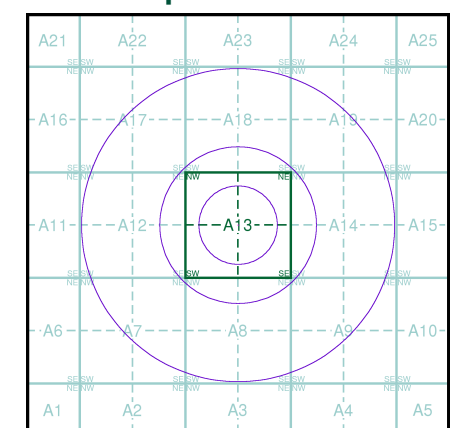
Source map scale - 1:10,000

VectorMap Local (Raster) is Ordnance Survey's highest detailed 'backdrop' mapping product. These maps are produced from OS's VectorMap Local, a simple vector dataset at a nominal scale of 1:10,000, covering the whole of Great Britain, that has been designed for creating graphical mapping. OS VectorMap Local is derived from large-scale information surveyed at 1:1250 scale (covering major towns and cities), 1:2500 scale (smaller towns, villages and developed rural areas), and 1:10 000 scale (mountain, moorland and river estuary areas).

Map Name(s) and Date(s)



Historical Map - Slice A



Order Details

Order Number: 127274085_1_1
 Customer Ref: 9577
 National Grid Reference: 507590, 252880
 Slice: A
 Site Area (Ha): 0.01
 Search Buffer (m): 1000

Site Details

Land at Ravensden Road, Salph End, Renhold, Bedford, MK41 0LB

Landmark
 INFORMATION GROUP

Tel: 0844 844 9952
 Fax: 0844 844 9951
 Web: www.envirocheck.co.uk

Appendix 1:
Extract from the Historic England National Heritage List Map (blue triangles identify listed buildings)



**Appendix 2:
Parameters Plan**



- Site area 19.57ha
- Open Space 3.17ha
- Developable area 10.75ha
Includes primary route
- School area 2.1ha
- Attenuation basins 0.59ha
Area excluded from open space calculation
- Flood zone 1.88ha
- Sports pitches 1.08ha
- Primary route
- Indicative vehicular access and parking
for sports pitches.
- Easement

Revision:	Date:	By:
A	12.08.19	HW/DW
B	20.08.19	HW/DW
C	22.08.19	HW/DW



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 130 New Walk
 Leicester, LE1 7JA
 Tel: 0116 204 5800, Fax: 0116 204 5801
 email: design@rg-p.co.uk, www.rg-p.co.uk

Project:	A development at Salph End, Bedford	
Client:	Manor Oak Homes	
Sheet title:	Parameters Plan	
Ref:	40986 013C	
Scale:	1:2500 @ A3	
Date:	25.07.19	
Drawn:	HW	Checked: DW

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