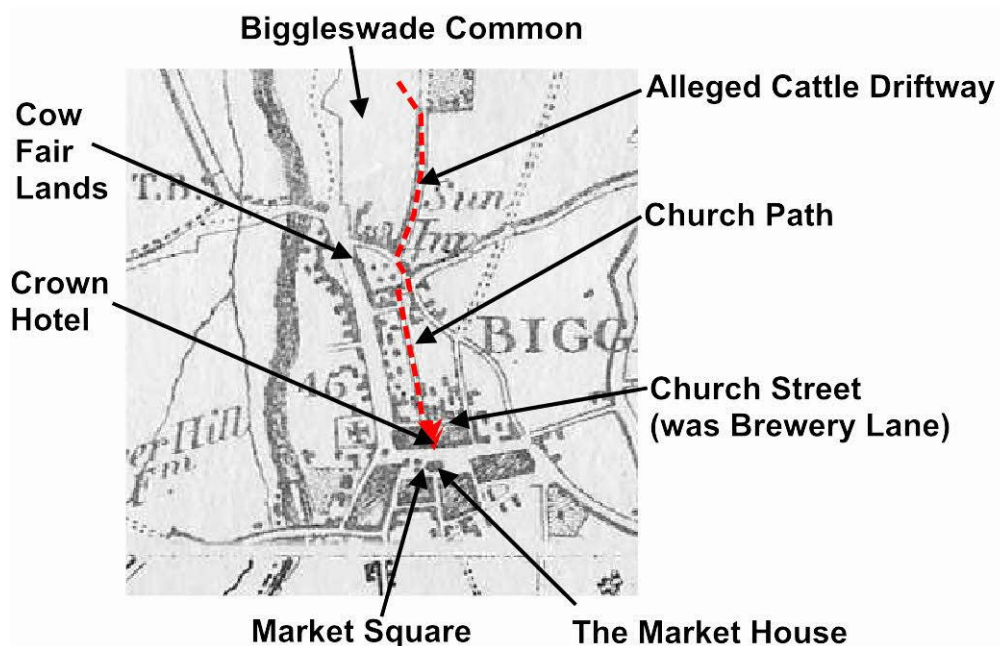


APPENDIX C

Historical Evidence

1826 Bryant's Map of the County of Bedford

- C.1. In 1865 Bryant published his "Map of the County of Bedford". The map is useful as it is an accurate medium scale map of the county surveyed after most of the parishes had undergone Parliamentary Inclosure. Whilst not showing the detail within Biggleswade's town centre, it does show the roads and trails that are considered public. The annotations on the map show where the pub and roads in question are as well as the alleged cattle trail from Biggleswade Common.

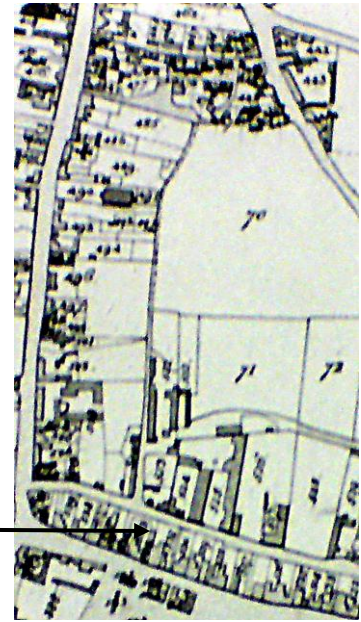


1833 Northampton Mercury newspaper article

- C.2. The 9th March 1833 newspaper article reports the 6th March 1833 Bedford Crown Court case of assault on a gamekeeper by four poachers. One of the witnesses, a 15 year old boy, reported on oath that he had seen the four accused pass through the Crown Hotel yard in the direction of Chapel Fields whilst he and two other youngsters were "at play" there. The witness' statement indicates that the Crown Hotel's yard was used by the public as a through-route and that the owners of the yard (the Samuel Wells brewery which owned the Hotel) seemed at least to tolerate youths playing in the area. This though does not prove that the yard was a public thoroughfare – merely that it had it appeared to have a reputation as such.

1838 Biggleswade Tithe Apportionment Map [MAT 5/1]

- C.3. The tithe map shows the centre of Biggleswade and the Market Square, Church Street and Chapel Fields. A route is visible through the Crown Hotel's yard. Although this is not depicted as a road it is depicted in a similar manner to Long Twitchell which is also considered to have long-established public access rights.



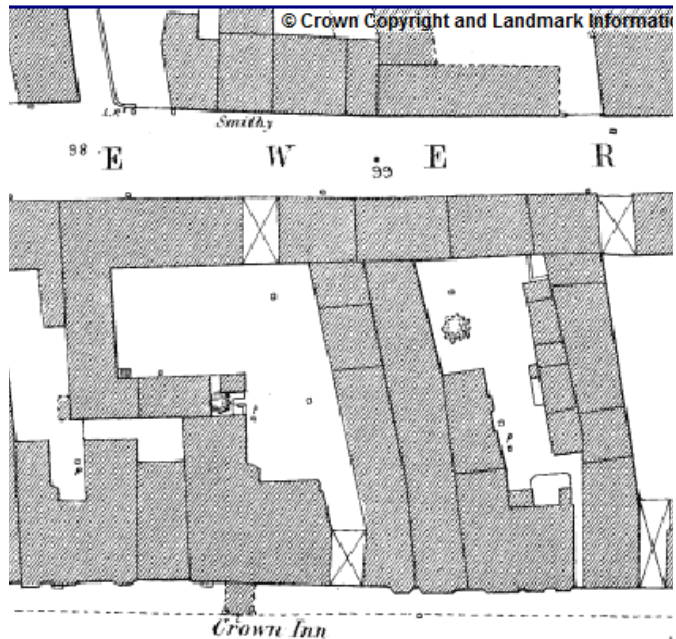
Crown Hotel

No Parliamentary Inclosure Award

- C.4. The Parish of Biggleswade did not undergo Inclosure and so no statutory basis for creating public rights exists from this established process. This though does not affect the inference or deeming of dedication as evidenced by long public user.

Ordnance Survey Maps:

- C.5. The larger-scale (1:500 (shown right), 25":1 mile and 1:2,500) and mid-scale maps (6":1 mile and 1:10,560) show the Crown Hotel yard as enclosed by buildings with access to the Market Square and Brewery Lane (later called Church Street) provided by passageways – as indicated by the "X" annotation on the maps..



The southern passageway is within the main stonework of the public house – and is now the subject of received planning consent which precipitated the current modification application. The northern passageway passed through wooden buildings (as evidenced by the different colouration on the

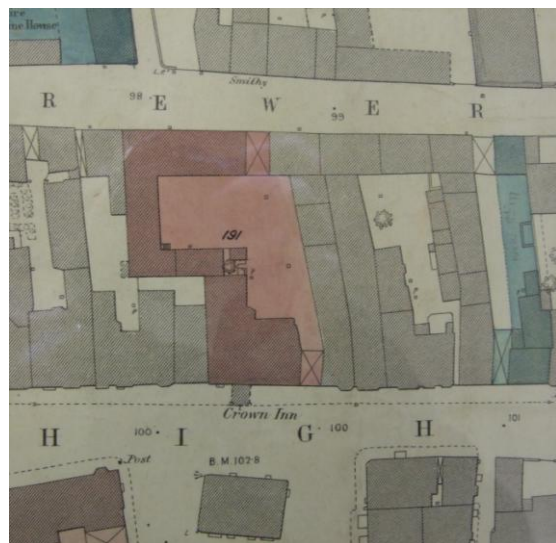
1st Edition 25" map (shown right) and was situated towards the eastern side of the yard (opposite the Smithy). The route is consistently shown along the same line on all the 25" maps between 1881 (1st Ed.) and 1974 (4th Ed.)



1863-93 Biggleswade Highways Board Minutes [Hi.B.BW.1-3] and,

1910 Finance Act Valuation Maps [DBV3/175 (1-10, /174, /190) and Valuation Books [DBV1/17-18]

C.6. The Crown Hotel is coloured pink on the 1:500 scale valuation map and given the Assessment number 191. The Valuation Book gives the owners as the brewery Wells & Winch Ltd. in the occupation of Mr. Cecil Gilbert. No deduction for public rights of way is recorded and no part of the property is excluded from the valuation.



1892-8 Deeds to Crown Hotel [G.K./13-16, 26]

C.7. The deeds do not make any reference to any public or private right of passage through the property.

1898 Sale catalogue for Crown Hotel and New Inn [G.K./1/36/c]

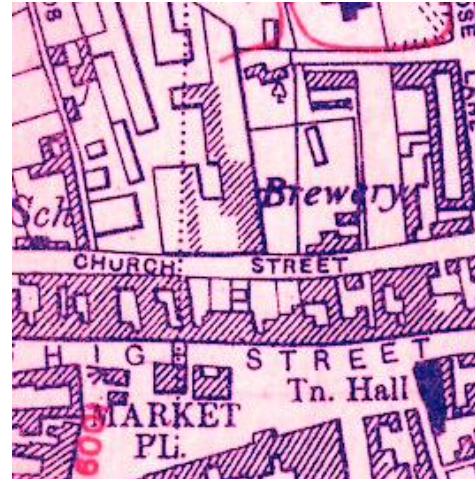
C.8. The sale catalogue briefly describes the property (Crown Hotel) but does not make any reference to any public or private right of passage through the property.

1949-57 Biggleswade Urban District Council Minutes [UDBwM 1/13-15 Minute Book]

- C.9. No record has been found of any works to or presence of any public right of way through the Crown Hotel yard.

1952-3 Survey of public rights of way by Biggleswade Town Council

- C.10. As part of the National Parks and Access to the Countryside Act 1949 process of surveying public rights of way, Biggleswade Town Council surveyed the urban area in early 1953 after it was designated a “fully developed area” – or “excluded area”. The survey map held by Central Bedfordshire Council does not show any route through the Crown Hotel’s yard.



Biggleswade History Society photographs [Pamph 130 Bx1] and photo of Crown Inn [X 758/1/2 19-23]

- C.11. This booklet shows historic pictures of Biggleswade. Whilst the entrance is visible obliquely in some photographs, these do not give any indication as to any public status

History of the Market House Café [CRT/130/Big/37]

- C.12. This leaflet gives a summary of the history of the Market House Café located centrally within the Market Square. It states that the building in which the café is situated was probably built to house the cattle driven into the town on the ground floor with upper floors used as drovers’ lodgings. Huge droves of cattle were driven into the market each day. The assertion of Mrs. Jane Croot of the Biggleswade History Society is that these had come down Church Path from Cow Fair lands and the Common and then through the Crown yard or had been driven up from the railway station.

BCC Excluded Area survey

- C.13. In 1996-7 the former County Council invited local groups to survey and record those routes it considered public in the Biggleswade excluded area. The volunteers recorded 38 potential footpaths and 3 possible BOATs. The route through the Crown Hotel yard was identified as one of the footpaths to be claimed as a public right of way.