GFRF Woodlands - Appendix 4: Photographs

1) **Woodlands House and garden:**

Figure 1: Woodlands House c.1925-1945



Bedfordshire Archives, X405/45. Woodlands House taken between 1925 and 1945, photo taken looking facing NE.

Photo shows front and east sides of the house, with the conservatory (dating from about 1901 BA, CDE179/38, Plans, elevation and section of conservatory with ridged and crested roof. 1901) on the west end of the front. The porch carries the date 1901 which is when William Long Fitzpatrick renovated the house. A circular flower bed lies outside the entrance. The walls are covered in climbers. Roses possibly edge the grass on the east side. All of these have now gone. By 2025/26 there are magnolias either side of the entrance porch.

Figure 2: Entrance front to Woodlands House c. 1940



Bedfordshire Archives, Z1306/29/3/4. Woodlands House, 1940, photo taken facing NE

Postcard of the front of Woodlands mansion dated 1940 showing the conservatory built or revised during William Long Fitzpatrick's ownership (CDE179/38 1901)

This conservatory still stands in January 2026, albeit with the glass roof replaced with solid roofing.

Figure 3: Conservatory on west end of entrance front of Woodlands House



Conservatory, photo taken looking NE by Ian Winkworth January 2026.

Perhaps the two stone seats on ornamental supports date to earlier times at Woodlands?

Figure 4: Garden between Woodlands House and Calvers' property



Woodlands house grounds, photo taken looking looking SE by Ian Winkworth January 2026.

Remains of old trees around the gardens circling Woodlands mansion. In the 19th century Rookery Farm would have been in the view from this east side of the mansion until William Long Fitzpatrick cleared the farm buildings, planted trees and created small lakes to furnish a parkland view around 1900. Since World War 2, this area has housed poultry sheds and now caravan storage. Calvers office block can be seen in this photo. Three or four mature trees remain and are subject to a tree preservation order. [1]

Figure 5: Woodlands grounds adjacent to Green Lane



Photo taken by Ian Winkworth January 2026 looking NE.

[1] Bedfordshire Borough Council. Tree Preservation Order 1976/6

Remains of shrubbery and old yew trees between Woodlands mansion and Green Lane. These trees are subject to a preservation order. [2]

Figure 6: Extension accommodation block built late 1990s



Woodlands Manor Hotel rear, 2026. Photo taken facing SE by Ian Winkworth January 2026.

Photo shows hotel accommodation block planned in 1996 (BA, Z1169/8/19/55) which extends into the gardens.

Figure 7: Former Woodlands southern parkland 2026 now belonging to Calvers family



Woodlands parkland from Bedford Road, 2026. Photo taken facing N by Ian Winkworth January 2026.

[2] Bedfordshire Borough Council. Tree Preservation Order 1976/6

Former southern parkland at Woodlands showing remains of a couple of mature trees. Woodlands mansion and its immediate garden are hidden by trees around the perimeter of the hotel's roughly 4-acre site. The three modern houses in the parkland belong to the Calver family probably.

Figure 8: Former Bedford Road Lodge



BA, X907/7, Thatched cottage, once one of the Lodges to Woodlands Manor, 2002. Photo taken facing NW.

This cottage was listed Grade II in 1987 and still stands where the drive originally left the Bedford Road for Woodlands mansion from about the 1830s. This is one of the Woodlands lodges. A second lodge stood at the Green Lane entrance until about 1927 after which it disappears from maps. The coachman and his family lived in the Green Lane lodge in some of the earlier censuses (for example 1851, 1861 and 1881) and later are sometimes recorded at the Bedford Road Lodge (for example 1891 and 1901).

Figure 9: Remaining mature trees from former shelter belt to north of The Woodlands



Old oak trees on N side of mansion, 2026. Photo taken facing SW by Ian Winkworth, 24 January 2026.

This photo shows the remains of the belt of trees on the northern edge of The Woodlands. These trees originally continued across the fields towards Crabtree spinney, which can be seen in the distance in this photo (see the 1839 tithe map, BA, MAT 1-/1 for example) but they were grubbed up part way by 1960 (Ordnance Survey, TL05SW-A, OS National Grid Maps, 1960). This narrow line of trees provided a shelter belt for the glasshouses built during William Long Fitzpatrick's ownership (see Ordnance Survey, Bedfordshire XI.7, 25", 1924). These trees are largely oaks and protected by a tree preservation order. [3] A small estate of up-market houses was built on this field in the 1990s (one of the houses can be seen at the right- hand edge of the photo).

Figure 10: Close-up from Historic England Aerial photo 1942: see Historic England website

RAF Aerial Photos, 1940-1955. SBD10536. 25-7-1942.(raf_613_ac102_vj_0001)

*T*his aerial photo shows the POW/military camp in the Woodlands parkland, with tents along-side Bedford Road and other buildings NE of the mansion

[3] Bedfordshire Borough Council. Tree Preservation Order 2012/5. This TPO covered 21 oaks, 2 hornbeams and 1 lime.

Figure 11: Aerial view of former Woodlands parkland in 1976



Bedfordshire Archives, PL/APH14/13/1080. Aerial photograph Run 13 Number 1080 Clapham, 1976.

Photo shows Green Lane running northwards with quite a thick belt of trees along the eastern side of the road, and also around Woodlands house and gardens. A few trees in the parkland to south of Woodlands can be seen which are perhaps the remains of specimen trees. The carriage drive which ran between the Bedford Road lodge and The Woodlands had been diverted by 1976 to Calvers poultry farm. The Calver's poultry sheds can be seen

to the east of Woodlands. And the field to the north of Woodlands hotel, which had been the site of Fitzpatrick's glasshouses, seems to contain storage sheds possibly belonging to MSC packaging as marked on a plan from 1996 (BA, Z1169/8/19/55)

Figure 12: Google Maps Aerial Photo, January 2026:

This satellite photo shows the current usages of the site occupied by The Woodlands parkland.

