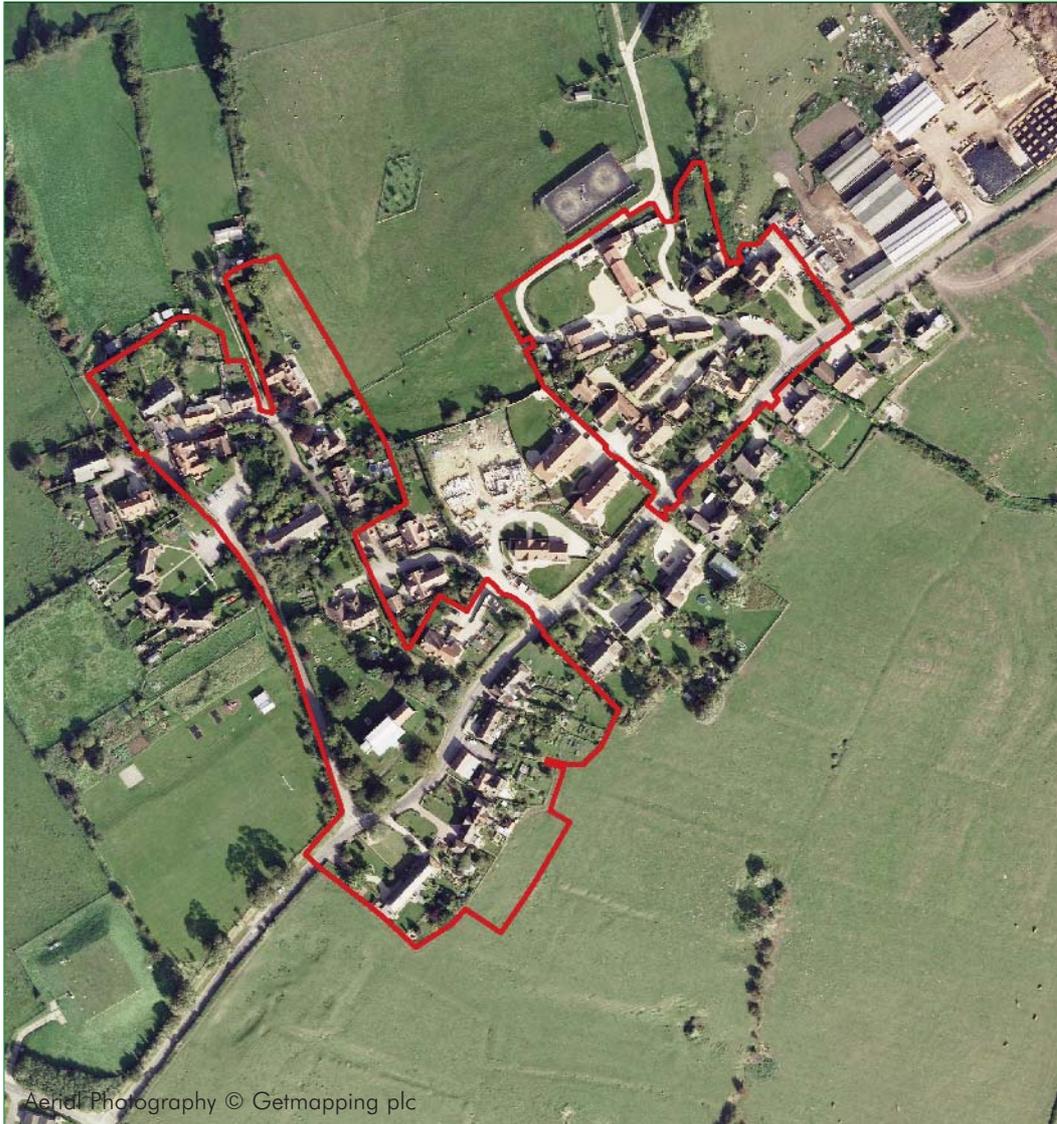


## Ashendon Conservation Area



*Designated by the Cabinet on behalf  
of the Council on 23 October 2012  
following public consultation*



**Ashendon  
Conservation Area**

**October 2012**



*St Mary's Church, Ashendon*

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*Designated by the Cabinet on behalf of Council  
23 October 2012 following public consultation.*

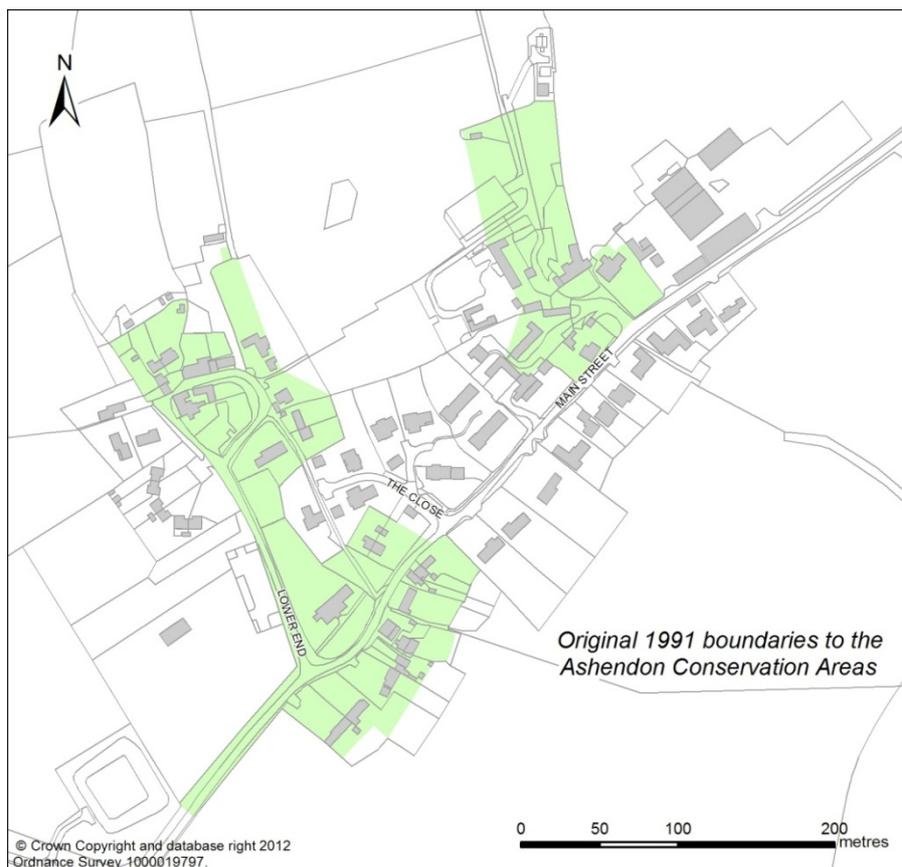
*Information contained within this report is correct at the time of going to print.*

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## CHAPTER 1 – Introduction

Ashendon village contains two Conservation Areas which were designated by Aylesbury Vale District Council on the 16<sup>th</sup> of October 1991 and have not been reviewed since. Conservation Area designations must be reviewed from time to time in order to ensure that they are still appropriate, and that the designated Conservation Area boundaries are up to date. The plan below shows the original 1991 boundaries of the Ashendon Conservation Areas.



The Ashendon Conservation Areas have now been reviewed and this new Conservation Area Appraisal has been produced. This appraisal identifies those elements which make the Ashendon Conservation Areas special and worthy of designation. This document also outlines a number of proposed changes to the boundaries of the areas.

It is acknowledged that this document cannot be comprehensive and where buildings, features and spaces etc. have not been specifically identified, it should not be assumed that they are of no significance.

At the time of publication the process of public consultation adopted in the production of this document conformed with Aylesbury Vale District Council's Statement of Community Involvement, as adopted in October 2006.

## CHAPTER 2 – Planning Policy

The Planning (Listed Building and Conservation Areas) Act 1990 states that the local planning authority must:

- determine which parts of their district are of ‘special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’
- designate those areas as Conservation Areas.
- review past designations and determine whether they are still appropriate
- designate any further areas which are now considered to be of interest

The process of review and designation of Conservation Areas adopted by AVDC is laid out in the AVDC Conservation Areas Supplementary Planning Document (March 2011) and is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The process has also been laid out with regard to general principles in the National Planning Policy Framework 2012 (and associated guidance).

As part of the designation and review a Conservation Area appraisal is produced. This appraisal is written with help from the local community and:

- explains the reasons and justifications for the designation
- defines the special architectural and historic interest of the area
- increases public awareness of the historic built environment
- informs decisions relating to design and development
- informs decisions regarding the management of the area
- guides the form and content of new development
- aids decision making in relation to planning appeals

The purpose of Conservation Area designation is to acknowledge the special character of an area. Designation is not intended to prevent future development of an area, nor would it be desirable or constructive to do so as it would inhibit the natural growth of the settlement. However, new development within historic areas should not be allowed to obscure the special interest of a place, and designation, along with other forms of protection, must inform planning decisions relating to the historic environment.

In the UK householders have Permitted Development Rights which allow them to undertake certain works to their homes without the need for Planning Permission. Within Conservation Areas some permitted development rights are restricted. This means that applications for planning permission will be required for certain types of work not normally needing consent. A list of the types of development controlled by Conservation Area designation is contained within Appendix II of this document.

In Appendix III is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

## CHAPTER 3 – Summary

Ashendon is a small village situated at the top of a defensible ridge. The existing Conservation Areas in Ashendon are both small. Each is focussed on an historic cluster of buildings which have been linked by an area of 20<sup>th</sup> century development which is not included within the Conservation Area boundaries. The 1991 designation covered roughly one third of the total settlement. The amended Conservation Areas have been altered slightly to ensure that the boundary follows extant features on the ground, and that areas of architectural and historic interest have been included.

### *Landscape Setting*

Ashendon occupies a hilltop location, affording the settlement good views over the surrounding area. The Church of St Mary is particularly visible in views of the village, located at the highest point of the hill. The agricultural land which surrounds Ashendon forms an integral part of the setting of the Conservation Area, which stretches a considerable distance from the settlement.



*Long views over the surrounding countryside from Main Street*

### *Settlement Type and Plan Form*

Historically Ashendon had an agglomeration plan form, with buildings located abutting or close to a loose grid of paths (Lower End, Main Street and the paths around the Church of St Mary). This is still clearly visible at Lower End. Later additions have given the settlement a more linear form when viewed from the Main Street. The road layout in Ashendon has changed very little since the 18<sup>th</sup> century, and is likely to be many centuries older. The Main Street follows the ridgeline, with secondary streets and footpaths leading off at right angles.

### *Historic Development*

The historic buildings within Ashendon are set in three small clusters, at Ashendon Farm, around the Church of St Mary and at Lower End. Ashendon has experienced a degree of change in the late 20<sup>th</sup> century, with a number of large detached houses being built in the settlement over the last 40 years. However, pressure for change is relatively low, and it is unlikely that the settlement will grow substantially in the near future.



*The cluster of historic agricultural buildings at Ashendon Farm*

The history of Ashendon is closely linked with agriculture. The village would originally have been almost entirely reliant on farming for its income.

Today most of the residents of Ashendon work in nearby urban centres, or commute further afield. Very few still rely on agriculture for their primary income. However, the village has retained a small number of working farms, and the farms in nearby Pollicott are still working agricultural units.

### *Building Form*

Buildings in Ashendon represent a mix of different ages, styles and forms. No single period of building dominates. There is a certain consistency of scale in the historic buildings in the village, most of which are small, vernacular buildings with narrow spans.

The predominant building type in Ashendon is the traditional cottage. These small, detached or semi-detached dwellings, with their long sides and gables running parallel to the street tend to be 1 ½ storey buildings, with irregular windows, low eaves and steeply pitched roofs. The earliest examples date from the 17<sup>th</sup> and 18<sup>th</sup> centuries, with 19<sup>th</sup> century 2 storey examples reinterpreting the form.



*The Bakehouse is an example of a vernacular building in Ashendon*

### *Settlement Identity*

Ashendon is extremely green, with large numbers of mature trees and hedgerows. The streets in the Lower End Conservation Area are lined with tall hedges which create an enclosed feeling. Far reaching views from various locations within the two Conservation Areas are over surrounding farmland. The village is also visible from the surrounding area by virtue of its elevated location.

Within Ashendon there is a strong sense of ownership, and residents take good care of their area. Although Ashendon has expanded during the 20<sup>th</sup> century there is minimal pressure for change within the village.

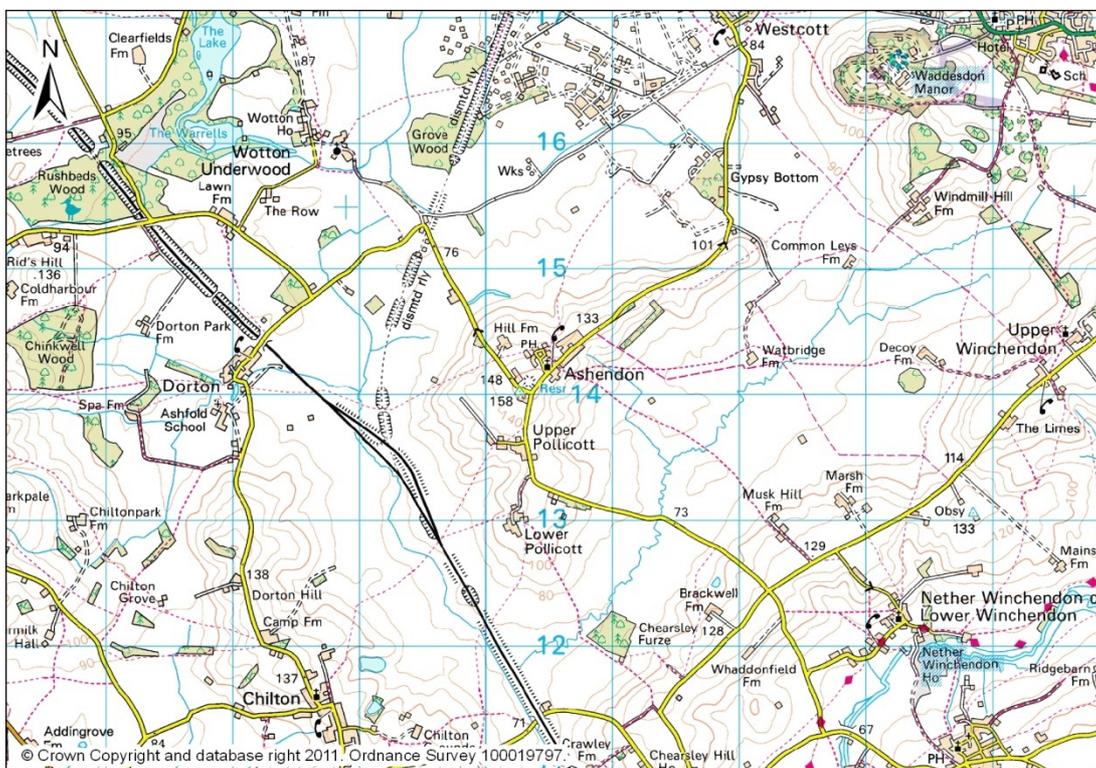
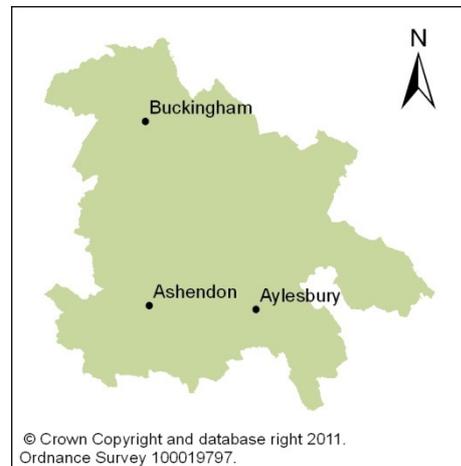
## CHAPTER 4 – Location and Context

### Location and Context

Ashendon is a small village 7 miles west of Aylesbury and 15 miles south of Buckingham. Two smaller hamlets, Upper and Lower Pollicott, lie to the south-west of Ashendon.

The settlement sits within the Midvale Ridge Landscape Character Area, a low irregular limestone ridge which divides the Upper Thames clay vales<sup>1</sup>. The surrounding landscape is predominantly agricultural. This area is characterised by geometric fields with regular patterns of hedgerows and trees. Villages within the area tend to be perched on hilltops and ridges, and have good views over the surrounding landscape.

Ashendon occupies a defensible hilltop location overlooking the clay vale. The settlement has an irregular agglomeration plan, which may indicate some level of 12<sup>th</sup> or 13<sup>th</sup> century planning. Ashendon was historically heavily reliant on agriculture for employment. Some residents still rely on agriculture for their income, but there has been an increase in the



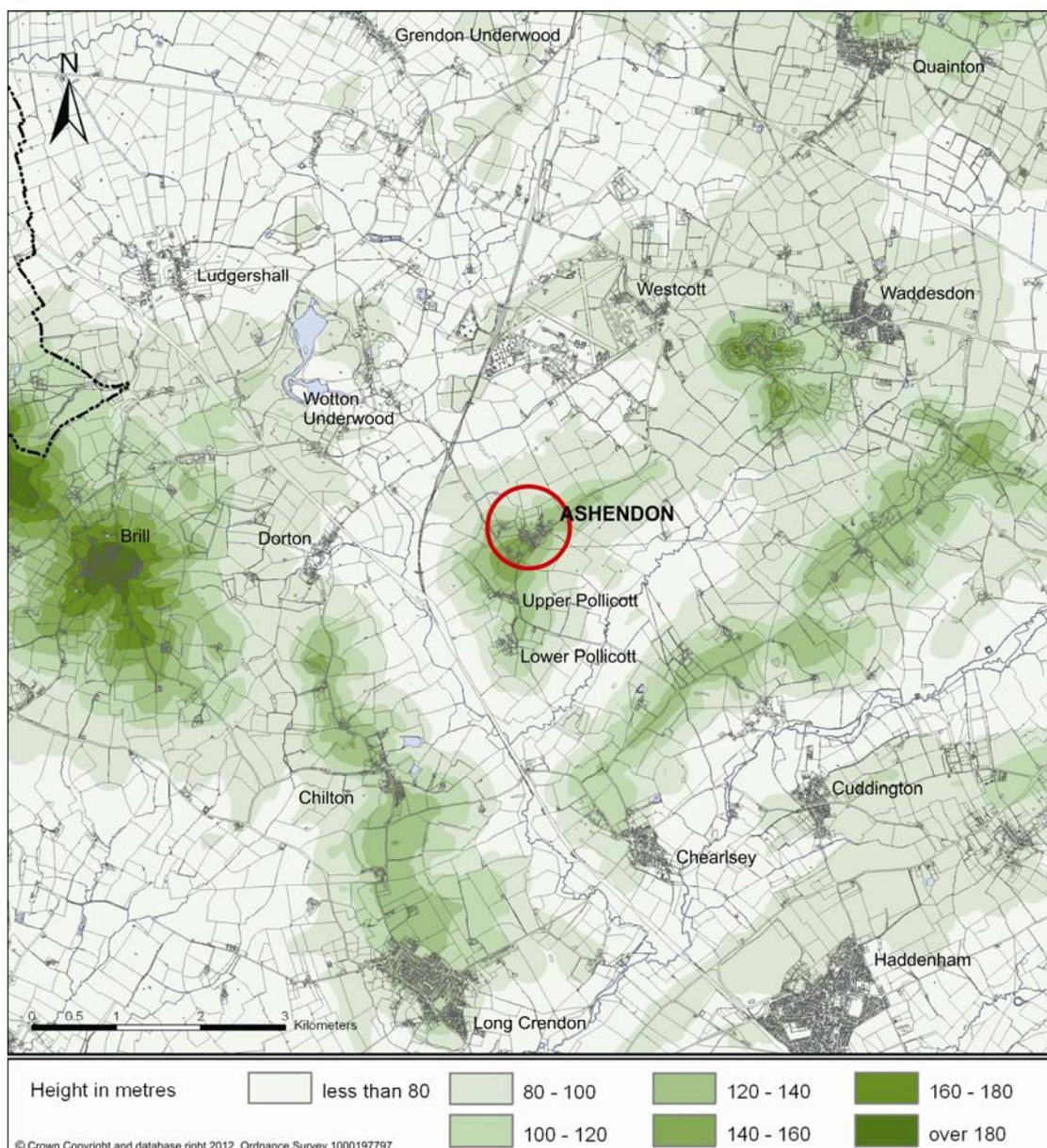
<sup>1</sup> Character of England Landscape, Wildlife and Cultural Features Map, 2005. Natural England and English Heritage.

number of people who choose to live in Ashendon and commute for work or work from home in non-agricultural professions.

The population of Ashendon Parish was 248 in 2001.

### Landscape Setting

The landscape around Ashendon positively contributes to the character and appearance of the village today. The hilltop location of the settlement affords a number of good views across the surrounding landscape, and of nearby settlements. For this reason, the landscape around Ashendon is considered to be an integral part of the setting of the Conservation Areas, and this setting extends a considerable distance from the edge of the village.



## CHAPTER 5 – Historic Development

### Early Origins

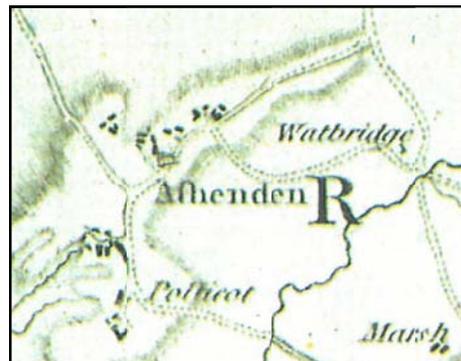
Ashendon village sits within Ashendon Hundred, and is known to have been established before the Norman Conquest (1066). In 872 the area witnessed the Saxon defeat of the Danes by Ethelred and Alfred<sup>2</sup>. The villages of Pollicott (at 10 hides) and Ashendon (at 8 hides) are both referred to in the Domesday Book (1086) as being held for Walter Giffard, the first Earl of Buckingham.

### 11<sup>th</sup> to 17<sup>th</sup> century

Historically the parish of Ashendon was in the Diocese of Dorchester and then Lincoln. Today the parish sits within the Diocese of Oxford. The Church, the earliest part of which dates from the 12<sup>th</sup> century, occupies the highest point in the village. This location may have been chosen to emphasise the importance of the building, and to ensure that it was easily visible from the surrounding area. The building was extended in the 15<sup>th</sup> century, when the tower was built, and in the 17<sup>th</sup> century, indicating that the village or Manor was particularly prosperous during these periods.

### 18<sup>th</sup> century

The village is shown on the 18<sup>th</sup> century Jefferys County Map as a collection of hamlets along the line of the present day Main Street. The Church is clearly shown in the south western corner of the village. The 18<sup>th</sup> century road layout survives almost entirely intact to the present day.



Jefferys Map, 1770

### 19<sup>th</sup> century

By 1825 the village had grown very slightly, but the overall plan form changed very little from the 18<sup>th</sup> century. Census records from 1801 show the population of Ashendon to be 248. By 1861 the population had risen to 325, but then dropped back down to 199 in 1891. This general pattern may be linked to a countrywide boom in agricultural prosperity in the 1830s, 50s and 60s, and subsequent decline in the late 1870s and 1880s brought about by falls in the prices of corn and livestock products.

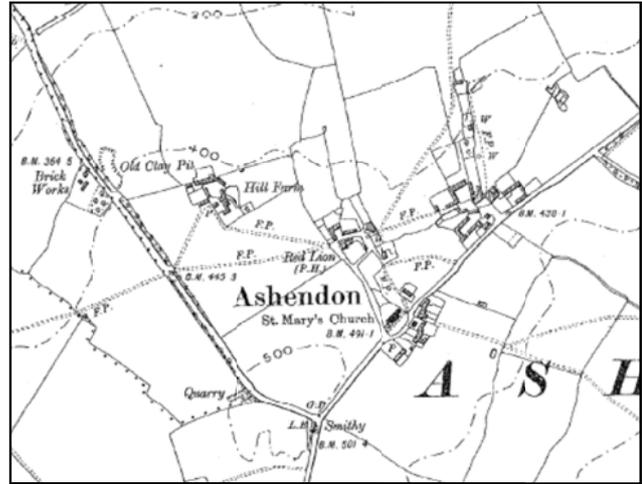


Bryant Map, 1825 Map

<sup>2</sup> Records of Buckinghamshire, Volume 1.

## 20<sup>th</sup> century

By 1900 the second edition OS map shows Ashendon to be a small collection of farmsteads, most of which are still present in the village today. Since the early 20<sup>th</sup> century there have been a number of new houses built in the village which have filled in the gaps between the farmsteads.



*Ashendon, circa 1900*

## Former Uses

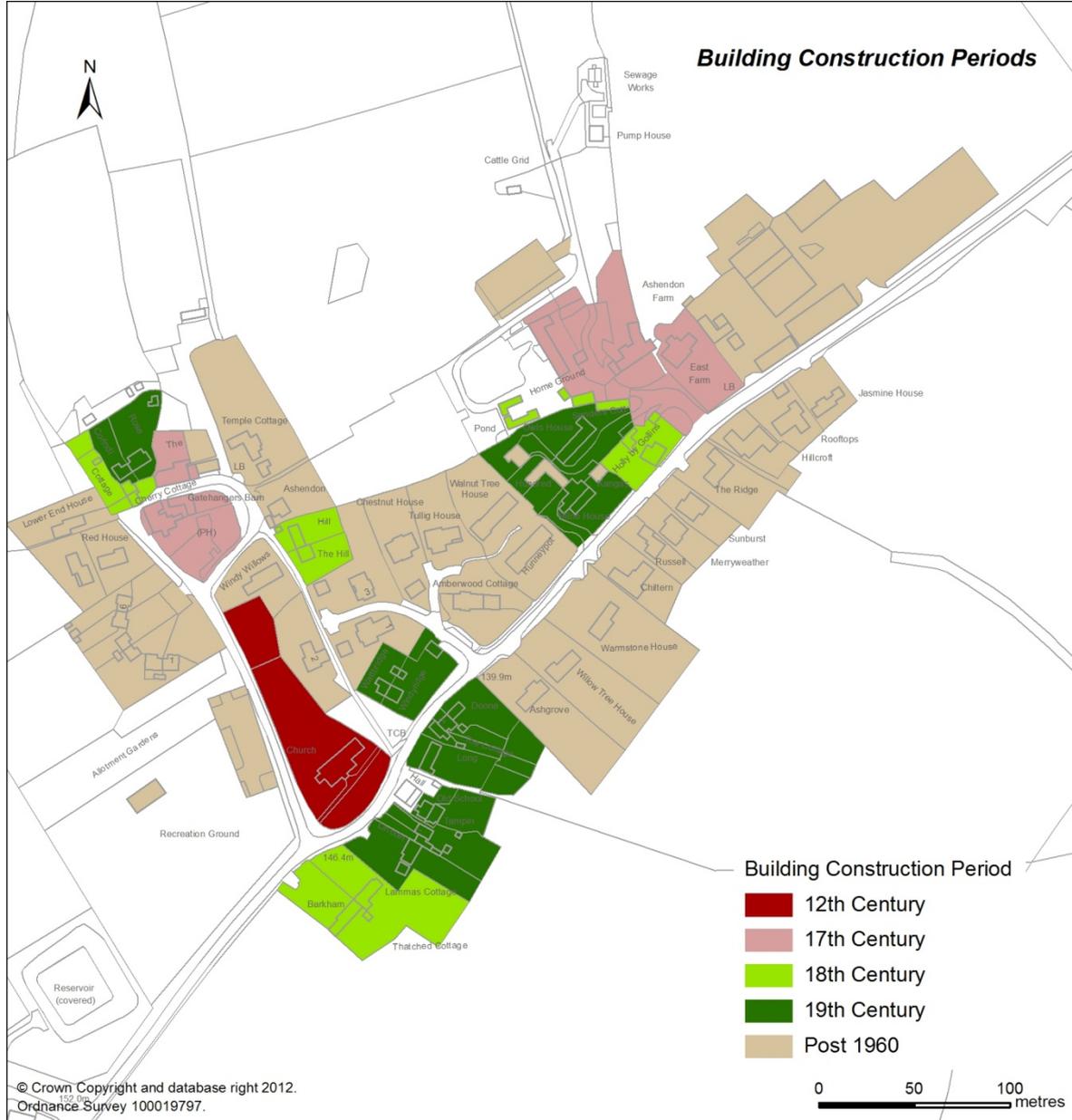
Along with agriculture, it appears that Ashendon produced building materials in the late 19<sup>th</sup> and early 20<sup>th</sup> century. The 1900 map of the village shows a brick works and clay pit to the north west of the village and a quarry, presumably for local rubble stone, to the south west. The 1900 map also shows a pub in the village, which is still present today.

## Archaeology

Ashendon has a long and rich history. As a result the village has a relatively high potential to yield archaeological finds. Recent fieldwork carried out prior to the construction of a number of new houses within the village has found Prehistoric pottery and flintwork, Roman pottery and Mediaeval settlement remains. Elsewhere in and around the village the remains of Mediaeval earthworks are still partially visible, and finds in the allotments have included Mediaeval and Post-Mediaeval pottery.

### Surviving historic buildings in Ashendon

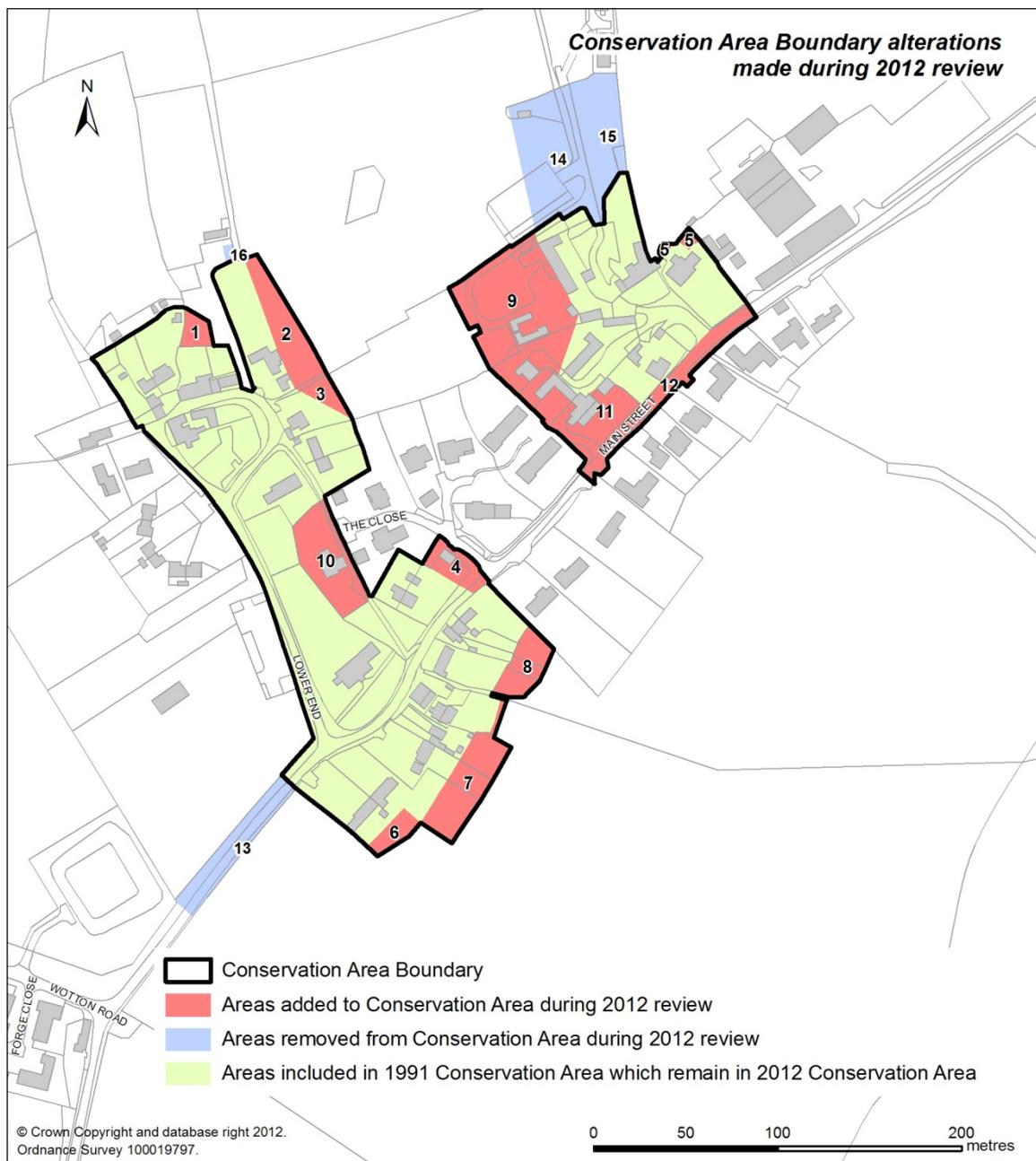
The plan below shows the earliest surviving period of construction of each building within the core of Ashendon.



## CHAPTER 6 – Alterations to Boundaries

The principles applied in defining the Conservation Area boundaries are included in the AVDC Conservation Area SPD (published in March 2011). Where landscape features such as a row of trees or an important hedge follow the Conservation Area boundary, then the Conservation Area status is assumed to apply to the whole landscape feature. It is not therefore necessary to define the width of a hedge or the span of a tree.

The following alterations to the 2012 Conservation Area boundary were approved by Cabinet on 23 October 2012.



*Areas added during 2012 review*

1. Land to the rear of The Bakehouse, Lower End

The 1991 Conservation Area boundary cut through the middle of the above plot and did not follow an extant boundary.

2. Garden to east of Temple House, Lower End

The 1991 Conservation Area boundary cut through the middle of the above plot and did not follow an extant boundary.

3. Garden to east of Ashendon House, Lower End

The 1991 Conservation Area boundary cut through the middle of the above plot and did not follow an extant boundary.

4. Garden to north east of Windyridge, The Close

The 1991 Conservation Area boundary cut through the middle of the above plot and did not follow an extant boundary.

5. Garden to north east of East Farm, Main Street

The 1991 Conservation Area boundary cut through the middle of the above plot and did not follow an extant boundary.

6. Garden to Barkham, Main Street

The 1991 Conservation Area boundary cut through the middle of the above plot and did not follow an extant boundary.

7. Gardens to south of Lincoln House, Crest Cottage and No 1 Cottage, Main Street

The 1991 Conservation Area boundary cut through the middle of the above plot and did not follow an extant boundary.

8. Curtilage to south east of Long Cottage, The Cottage, Amberwood Cottage and Doone Cottage, Main Street

The 1991 Conservation Area boundary cut through the middle of the above plot and did not follow an extant boundary.

9. Yard and outbuildings in the ownership of Home Ground, Main Street

The 1991 Conservation Area boundary cut through the middle of the above plot and did not follow an extant boundary.

The Conservation Area boundary to each of the above (1 to 9 inclusive) has been amended to follow the plot boundaries to avoid confusion.

**10. Number 2, The Close and adjacent footpath to east**

The plot form is clearly visible on late 19<sup>th</sup>/early 20<sup>th</sup> century maps, and the footpath to the east of this building forms a grid plan with Main Street and Lower End and is of considerable age and historic interest as part of the historic street form of the village. The house itself is not of any special architectural or historic interest, but like the plot of the nearby bungalow (Windy Willows), which is already included within the Conservation Area, the plot forms part of the area of historic development that joins the church and High Street with Lower End.

The footpath to the east of Number 2, The Close, which is also to be included in the Conservation Area, is a trackway of considerable age and historic interest. The inclusion of Number 2, The Close enables the inclusion of the full length of this important trackway within the Conservation Area.

**11. Kanga's House, Milne House and Hundred Acres Wood**

The 1991 boundary only included parts of the old farmyard of Ashendon Farm (Saunders Cottage and Home Ground) within the Conservation Area boundary. The remaining areas that were once associated with Ashendon Farm and adjacent Holly-by-Gollins were not included within the original Conservation Area boundary.

In recent years the selection of barns associated with Ashendon Farm have been converted into residential use, and a small number of additional barn style new build dwellings have been constructed. These dwellings retain a strong visual connection with Ashendon Farm and Holly-by-Gollins, and their form and position very much reflects that of the older buildings that are visible on the site in the early 20<sup>th</sup> century. For this reason it is considered that the buildings have been included within the Conservation Area boundary, as they form a cohesive and visually attractive group, which share an historic ownership association with Ashendon Farm.

In addition, the new buildings on the site represent good quality new-build barn style houses , and the conversions retain many original features.

**12. Section of Main Street from the entrance driveway to Milne House to East Farm**

This is part of the historic street in Ashendon, and offers good views from both sides of the street of the houses included within the Conservation Area.

### *Areas removed during 2012 review*

#### **13. Stretch of Main Street to west of junction with Lower End**

This stretch of street is of historic interest, and views along the street into the settlement and especially of the Church are important to the character and appearance of the area. However, it is considered that the Conservation Area boundary should be drawn in line with the boundary to Barkham, so as to be easily identifiable on the ground. Those areas of Main Street which lie outside the Conservation Area, and the land on either side of the road, are considered to be important elements of the setting of the Conservation Area.

#### **14. Part of field to north of Home Ground, Main Street**

This land is not part of the immediate curtilage of Home Ground (although it does appear to be in the same ownership). The land is occupied by a modern manège. The boundary of the 1991 Conservation Area cut through the field and the manège, and did not follow an extant boundary on the ground. Neither the plot, nor the manège are of special architectural or historic interest. Instead they form part of the setting of the Conservation Area.

#### **15. Field to north of Ashendon Farm, Main Street**

This land is not part of the immediate curtilage of Ashendon Farm. The plot is not of any special architectural or historic interest. Instead it forms part of the setting of the Conservation Area.

#### **16. Land to north of Temple House, Lower End**

The 1991 boundary included a small part of the field to the north of Temple House. The Conservation Area boundary has been amended to follow the boundary line of the Temple House.

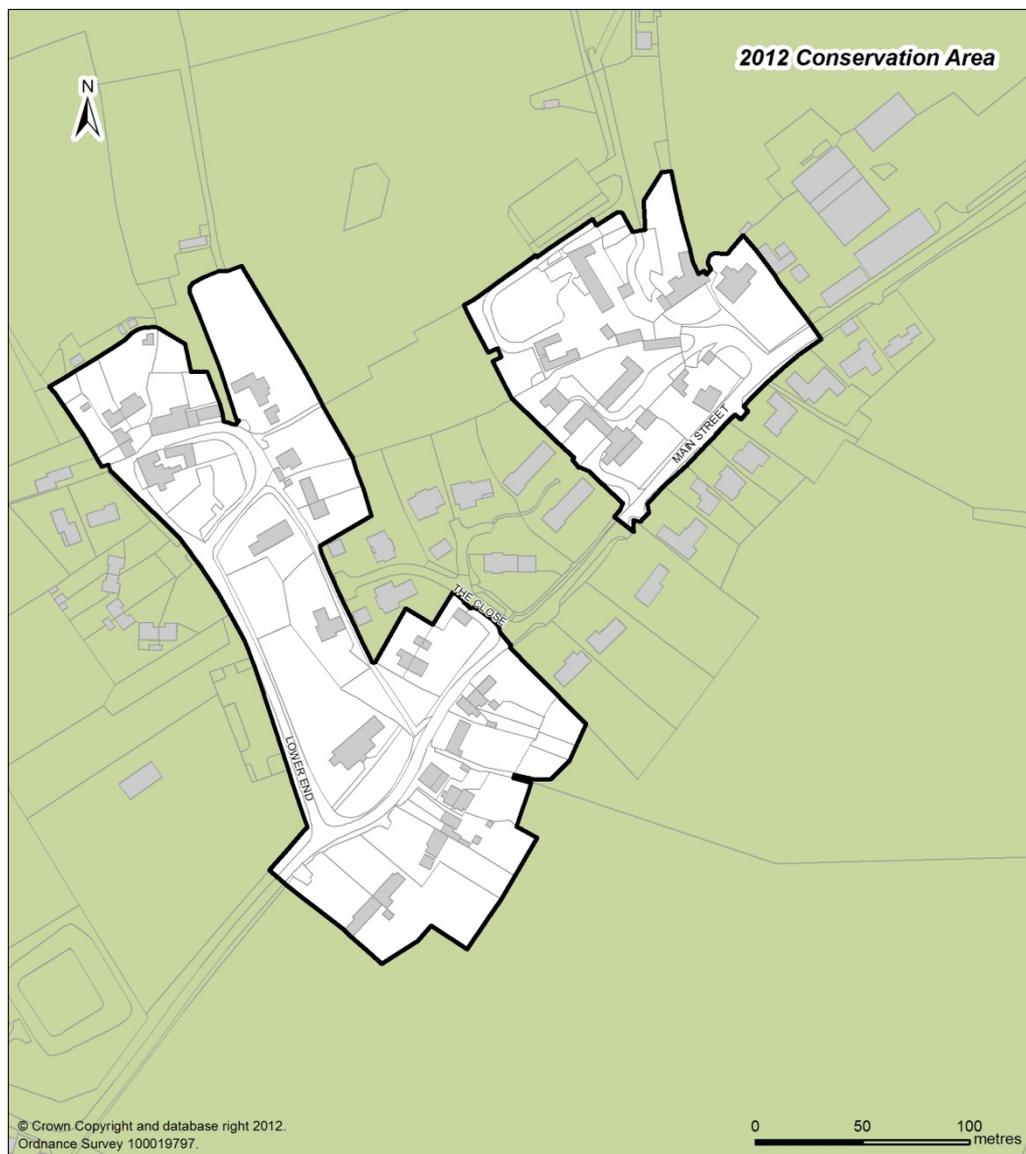
*Areas not included in the Conservation Area boundaries*

Numbers 1, 3, 4, 5 and 6 The Close

Ashgrove House, Willow Tree House, Warmstone House, Chiltern House, Russet, Merryweather Cottage, Sunburst House, The Ridge House, Hillcroft, Rooftops and Jasmine House, Main Street

Modern barns and yard to the east of East Farm

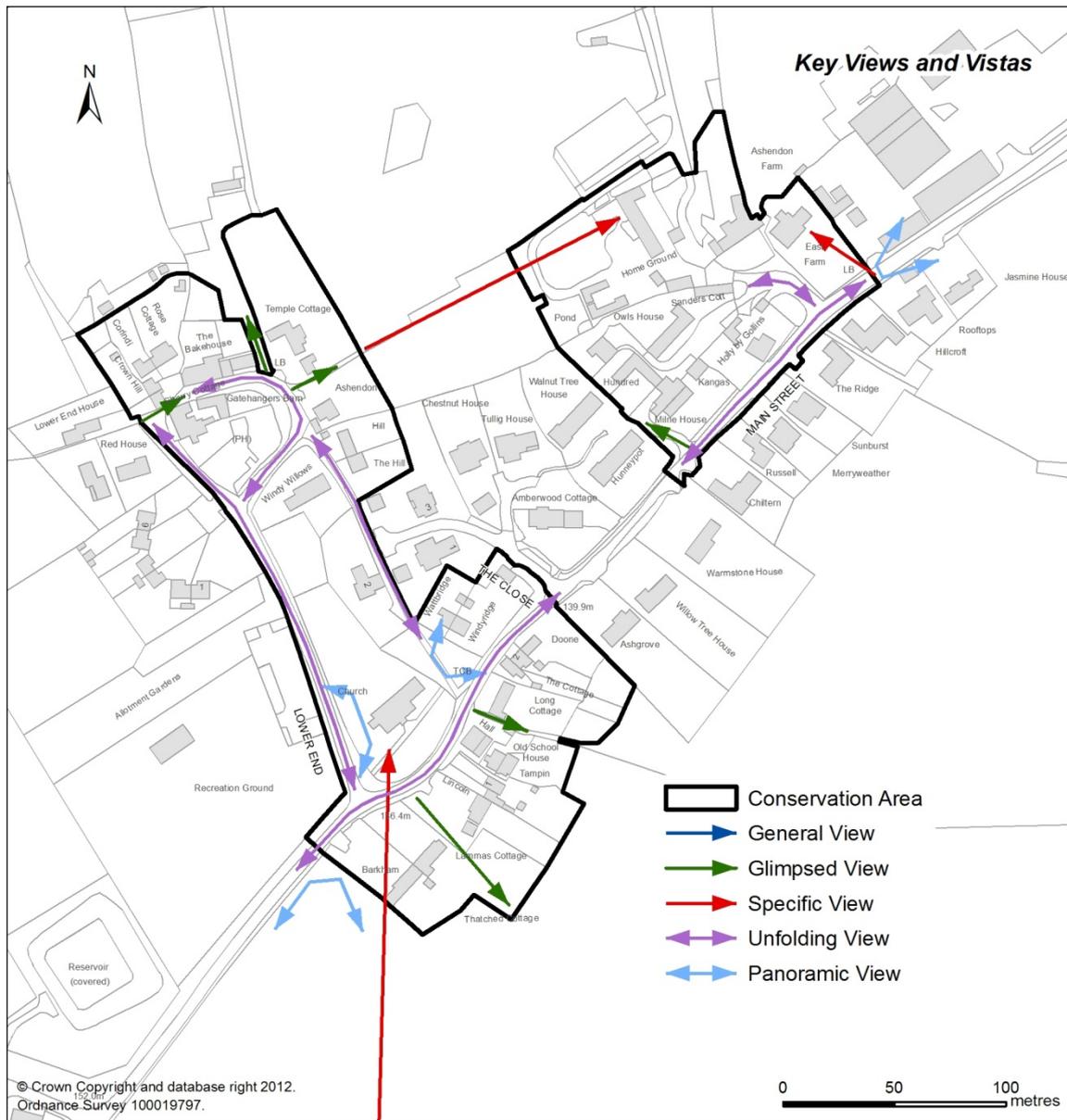
The above areas of twentieth century building are to remain outside the Conservation Area boundary. Whilst these buildings do not harm the character or appearance of the Conservation Area, they are not of any particular special architectural or historic interest. Inclusion of these buildings within the Conservation Area would serve little purpose.



17 x 16

## CHAPTER 7 – Key Views and Vistas

Below is a map of Ashendon showing examples of important views within, into and out of the Conservation Area. It is acknowledged that this map cannot be comprehensive and where views are not specifically identified it should not be assumed that they are without significance.



The hilltop position that Ashendon occupies affords the settlement good views across the surrounding countryside to the north, east, south and west. The village itself is easily visible from the surrounding area, although some of the buildings are hidden behind tall trees and thick hedges. The Church of St Mary is an important local landmark and is visible in views of the village from a considerable distance away.



*The Church of St Mary is an important local landmark*

Views around Lower End tend to be contained by hedges and trees. Elsewhere, views are channelled between buildings and small walls. There are many glimpsed views between buildings and along hedged footpaths. These views provide visual links between different parts of the village which would otherwise feel quite separated.



*Unfolding views, framed by hedges in Lower End*

Unfolding views around the corners in Lower End are an important element of the character of this area, and give the Lower End area a slightly different feel from the Ashendon Farm or Main Street areas of the village.

Views along Main Street link the two Conservation Areas visually, and are important to the character and appearance of both Conservation Areas. Similarly views across the agricultural fields to the east of Temple Cottage and west of Home Ground visually link the two areas. Views from the eastern and western ends of Main Street, and from both Conservation Areas out into the surrounding countryside, are important to the character and appearance of the village as a whole. They provide close links between the village and the surrounding agricultural landscape, emphasising the historic importance that farming had in Ashendon.



*View across fields to east of Temple House*

## CHAPTER 8 – Open Spaces and Trees

Ashendon is a very leafy settlement, and the village is characterised by large, mature trees and thick boundary hedges. Good views across surrounding agricultural land reinforce this feeling of green space. With the exception of the churchyard, the small green area between the Church of St Mary and Windyridge and roadside grass verges the Conservation Areas do not contain much publically accessible green space. Adjacent to the west of the Conservation Areas is the recreation ground and Pavilion. This area is important to residents, as it offers amenity value and provides a meeting place. The area is not within the Conservation Area boundaries, but it is important to the setting of the Conservation Areas.





## CHAPTER 10 – Key Buildings

Within Ashendon there are a number of important buildings. These include not only the six listed buildings but also unlisted buildings that make a positive architectural, historical or visual contribution to the village.



The predominant building type in Ashendon is the traditional cottage. These small, detached or semi-detached dwellings, with their long sides and gables running parallel to the street tend to be 1 ½ storey buildings, with irregular windows, low eaves and steeply pitched roofs. The earliest examples date from the 17<sup>th</sup> and 18<sup>th</sup> centuries, with 19<sup>th</sup> century 2 storey examples reinterpreting the form. These cottages are characteristic of the settlement, especially within the Lower End and St Mary's Church/Main Street Identity Areas. It is particularly important to the character and appearance of the area that these small scale houses are retained.

Gatehangers Public House, Corindi and Rose Cottage, which form a cluster of 18<sup>th</sup> and 19<sup>th</sup> century buildings with The Bakehouse, are good

examples of the cottage form. These buildings are identified on the plan below as buildings of local note. Local note buildings are unlisted buildings which are not of listable quality but nevertheless make a positive contribution to the character of the Conservation Area.

All the identified listed buildings and local note buildings are described briefly in Appendix IV of this document.

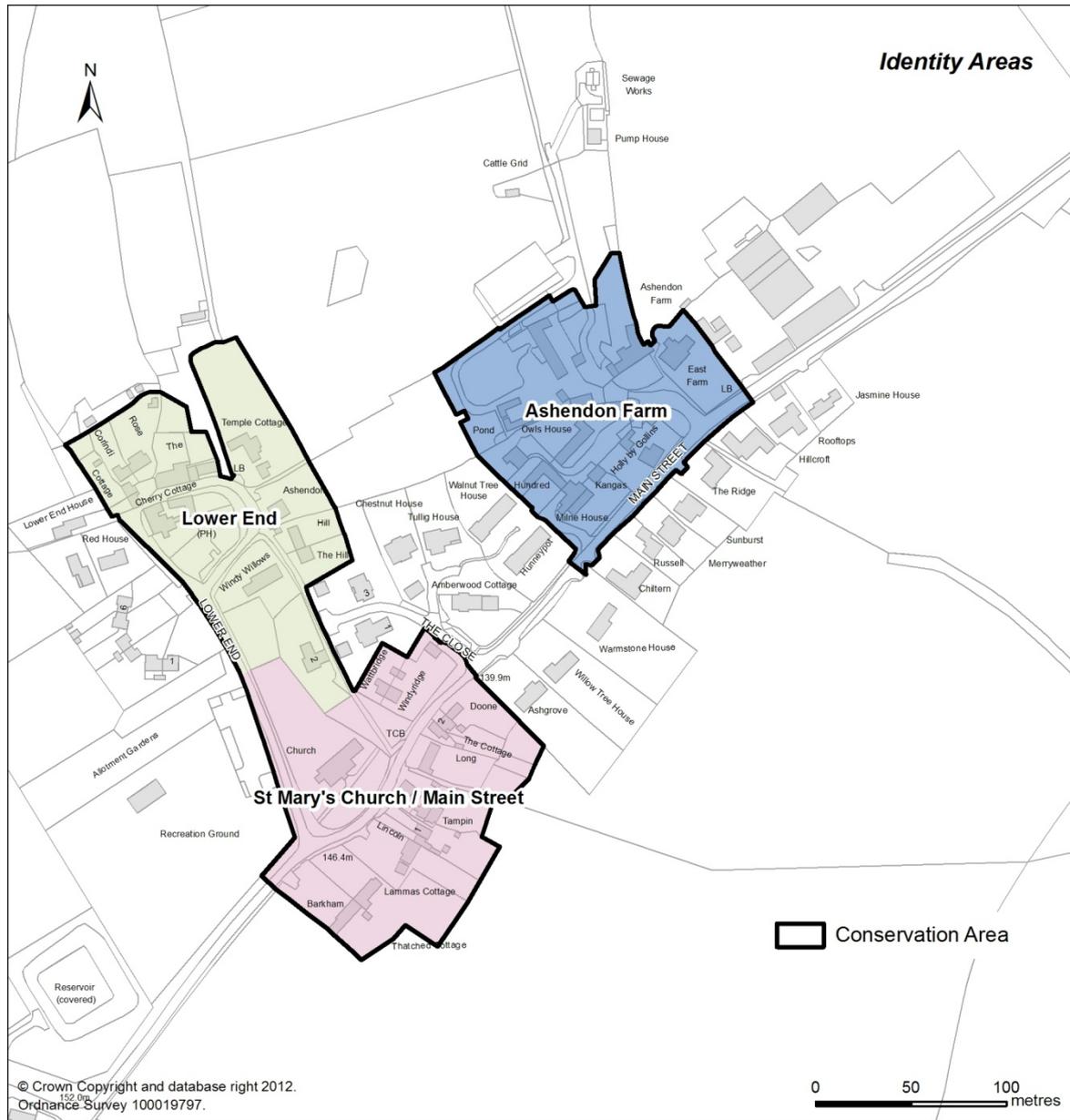


*Gatehangers Public House,  
viewed from the south*



*Corindi*

## CHAPTER 11 – Identity Areas



## 1 Lower End Identity Area

### Street Form



The streets and footpaths in the Lower End Identity Area form a loose grid with Main Street. This grid is of considerable age (clearly visible on 18<sup>th</sup> century maps), and forms a long rectangle, running south to north from the Church of St Mary the Virgin at the crest of the hill down to The Bakehouse.

In this area there is a strong sense of enclosure created by the trees and hedges which line the streets, and the buildings at the northern end of the area which abut the street edge.

### Views and Vistas (see plan on page 20)

Landscape views to the north across fields, especially from the gateway to the east of The Stores, are particularly important to the character of the area. Views east from the rear of Temple House towards Ashendon Farm also emphasise the rural character of the area. Glimpses between buildings and hedges, and unfolding views along highways are characteristic of this identity area.

### Green Spaces, Trees and Vegetation (see plan on page 22)

The identity area is very green, with a number of mature trees and hedges, along with a green bank to the north of Windy Willows lining the highways. Gardens, private green spaces and the surrounding fields all emphasise the green nature of the area.

### Permeability (see plan on page 23)

Permeability in this area is high, especially for pedestrians, due to the grid structure of the highways in Lower End.

### Key Buildings (see plan on page 24)

The Pub – Gatehangers – is the most visible building in the identity area. It sits in a cluster of attractive historic buildings at the northern end of Lower End including Crown Hill Cottage, Corindi, Rose Cottage and The Bakehouse (the only listed building in the group).



*Gatehangers Public House*

### Building Form

The predominant building type in this part of Ashendon is the traditional cottage. These small, 1 ½ storey buildings, with low eaves and ridges, are characteristic of the settlement. Whilst there is a relative uniformity in built form, there is no single dominant age or decorative style of building in this area. Buildings represent a variety of different periods of construction. The majority of buildings in the area are in residential use. The pub – Gatehangers – and the building adjacent to The Bakehouse are in commercial use.

The cluster of buildings around Gatehangers is positioned abutting the highway, with small rear gardens. Elsewhere in the identity area buildings are set further back from the road and with larger plots. There are examples of half-hipped and gabled buildings. The undulation of the ridge means that some houses are positioned considerably higher than the street, with steep banks lining the road. Others are on the same level as the street.

### Details and Materials

Within the village there are examples of a variety of walling materials including brick and stone (coursed but not formally dressed), white painted brickwork, cream painted render and rendered first floor over brick ground floor. Brick tends to be laid in stretcher bond or English Bond, and are generally red, red-brown or red-orange in colour.



*Examples of brick, stone and rendered walls*

Roofs tend to be in red/brown hand-made tile with plain ridges, some of which are of a steep pitch indicating that the buildings may once have been thatched. Most have low eaves and ridge heights, with the majority being either 1 ½ storey or 2 storey. Roof pitches vary.

Chimneys are seen on almost all buildings, and are mostly built in red brick with some decorative coping. Shallow brick arches (some red-brown, others pale tan) are seen above the windows on a number of buildings, along with tile window sill copings.



*Timber casement windows, glazed timber doors, simple porches and chimneys are all common features of Lower End*

Most traditional buildings in this area have side hung, timber, casement windows. Timber doors are also common, in traditional planked or solid designs. Some have small glass panels in the doors. Porches are not a common feature on the buildings in this part of the Conservation Area. Those that are present tend to be simple and small in design, and whilst they add some interest to the front elevations of the buildings, they do not stand out visually when viewed from the street.

### Boundary Treatments

Low walls (less than 1m high) in both brick and coursed rubble stone are seen in this area. The wall to Gatehangers pub car park is particularly important, visually, as it clearly seen in views along the street when approaching from the south.

Post and rail fences are also common, reflecting the agricultural history and character of the area.

Hedges are an important boundary feature in this area, augmented by tall hedgerow trees and, adjacent to Windy Willows, there is a steep wildflower bank. These green elements create a soft boundary line along the streets in this part of the Conservation Area, which contrasts with the hard building lines at the corner by Gatehangers and Cherry Cottage/Rose Cottage.

### Surface Treatment and Street Furniture (Public Realm)

The streets in Lower End are tarmaced. Driveways tend to be gravelled or hoggin with grass and gravel – porous materials that do not create issues with surface water run off. In some parts of the Identity Area there are stone setts lining the highway, although in other areas obtrusive cement mortar infill edging strips have been used. Where setts and stone edgings are present these should be retained.

There are very few road signs within the Conservation Area. Footpaths are well signed, with small green directional arms on narrow posts. Highway signs tend to be an intrusive element in such a rural location. Those that are present are not intrusive and tend to be quite small. Further signage should be avoided to preserve the rural character of the settlement. A plastic bollard has been installed at the lower end of the footpath which connects Lower End with Main Street. This is a suburbanising feature, and is not strictly speaking necessary, as it is clear from the width of the pathway at this point that it is not a vehicular route. A timber post might have been more appropriate in this location.



*Bollard and stone kerbs on footpath between Lower End and Main Street*

There are a number of telegraph poles along the street, which detract from the visual character of the area, but the area is otherwise generally free from street clutter such as street lights, bins and so on. Any street furniture (benches and so on) should be in timber, of a simple design, to reflect the rural character of the area. Suburbanising elements, such as metal or metal effect (e.g. black or black and gold) bins should be avoided.

### Design Guidance

There are no obvious gaps sites in this part of the Conservation Area. The overall lack of a single architectural style in this part of the Conservation Area creates a variety, visually, and enhances the character of the area as a whole. However, the predominance of cottage style houses with narrow spans is an important element of the character of the area, and every effort should be taken to retain these buildings.

There are a small number of traditional houses in the village that have had modern uPVC windows fitted. These windows are not an appropriate choice in historic buildings as they prevent the building from “breathing”. In addition, the thick window frames and imposed, false glazing bars seen in uPVC windows do not



*Modern uPVC window in a traditional building*

adequately reflect the design form of the original windows. Timber double glazed units are a better option, as they are better able to mimic the original style and design of traditional windows. There are also a number of companies who are able to upgrade existing windows through the installation of brushes, double glazed individual panes and so on to improve thermal efficiency without damaging character and removing historic fabric.

## 2 Church of St Mary Identity Area

### Street Form



The Church of St Mary forms the historic focus of the village. The junction of Lower End with Main Street, at the south-west corner of the Churchyard, is the busiest vehicular junction in the village. The more open character of Main Street contrasts with the enclosed nature of Lower End.

### Views and Vistas (see plan on page 20)

The churchyard, with its elevated position, offers good views to the north. To the south there are also a number of glimpsed views between the buildings on Main Street. All these

landscape views overlook agricultural land, reflecting the history of the settlement as a farming community. Framed views along Main Street link the area with the Ashendon Farm Identity Area.

The Church of St Mary is clearly visible from a number of the roads and footpaths around Ashendon, and from some considerable distance away from the settlement. It is therefore an important landmark within the wider landscape.

### Green Spaces, Trees and Vegetation (see plan on page 22)

The private gardens which line Main Street contribute to the character and appearance of the area as a whole, and contain a number of small trees and hedges. In addition the area contains the publically accessible churchyard, and a small green space, known as Boughton's Peace, which is owned by the village. The verges which line Main Street add to the green impression of the area as a whole.

### Permeability (see plan on page 23)

Main St and Lower End form a loose grid – permeability is moderate especially on foot. Main St itself a single through road so permeable in only one direction (east-west).

### Key Buildings (see plan on page 24)

The Church of St Mary is the focus of the village and is easily visible from the surrounding area. However, all the buildings in this part of the Conservation Area make a positive contribution to the character and appearance of the area as a whole and are therefore key buildings.



*Church of St Mary*

### Building Form

With the exception of the Church of St Mary and the small hall on Main Street, the buildings in this area are residential. The predominant dwelling type in this part of Ashendon is the traditional cottage. These small, 1 ½ and 2 storey buildings, with low eaves and ridges, are characteristic of the settlement. There is no single dominant age or decorative style of building in this area. Position of buildings in plots is varied, but almost all are set back from the road edge behind narrow verges or front gardens.

There are examples of half-hipped and gabled buildings. Houses on the north side of Main Street are on a level with the street, whilst those on the southern side of the street are positioned considerably higher, with steep banks between the buildings and the roadway.



*Small hall on Main Street*

### Details and Materials

Almost all the buildings in this area have traditional hand-made clay tile roofs. These are distinguishable from more modern machine made tiles as they have an undulating appearance. Machine made clay tiles are much more uniform in their sizes and widths, and so create much more regular straight lines on the roof. There is one example of thatch, and the Church of St Mary's is partially roofed in lead.



*Machine-made tiles do not undulate like traditional hand-made tiles. They create straight, uniform lines on roofs*

Coursed stone has been used to construct the Church of St Mary and the churchyard wall. The Thatched cottages – Llammas Cottage, Thatched Cottage and Barkham – are also stone. Other buildings in the area are red brick, some with pale buff brick detailing. Flemish bond is the most common brick bond. Some buildings are rendered at first floor level over brick ground floors.



*Coursed stone, thatched Cottage*

Brick chimneys, most with decorative brick coping, are seen on all domestic buildings, and are an important feature of the roofscape.



*Red brick with pale buff brick detailing*

Some buildings have decorative features such as timber barge boards and brick detailing. No one form of decoration is predominant. The small hall has a clock fitted in the south western gable end.

Windows tend to be timber – either sash or casement. Some buildings have small pane leaded lights in the casements. Modern uPVC windows have been fitted to some of the traditional buildings in the area.



*Clock in the gable end of the small hall*

### Boundary Treatments

With the exception of the churchyard wall, which is coursed stone, boundary treatments in this area are either fenced in 1m post and rail or hedged.

### Surface Treatment and Street Furniture (Public Realm)

Main Street is tarmaced with concrete kerbs along most of its length. There are narrow footpaths in places, but the majority of the street is lined with grass verges and stepped grass banks. The banked roadside adjacent to Doone Cottage has been secured with concrete slabs, which are a visually intrusive feature in views along the roadside. A better choice would have been a traditional stone or brick retaining wall.



*Concrete retaining slabs on Main Street are not a traditional feature*

There are a small number of road signs. Street furniture is limited to a bench on Boughton's Peace and some railings at the south eastern churchyard entrance. There is a poorly maintained late 20<sup>th</sup> century phone box on the corner of Boughton's Peace which detracts from the visual character of the public space.



*Boughton's Peace*

### Design Guidance

There are no obvious gaps sites in this part of the Conservation Area. The overall lack of a single architectural style in this part of the Conservation Area creates a variety, visually, and enhances the character of the area as a whole. However, building spans tend to be narrow.

There are a small number of traditional houses in the village that have had modern uPVC windows fitted. These windows are not an appropriate choice in historic buildings as they prevent the building from "breathing". In addition, the thick window frames and imposed glazing bars often seen in uPVC windows do not adequately reflect the design form of the original windows. Timber double glazed units are a better option, as they are better able to mimic the original style and design of traditional windows. There are also a number of companies who are able to upgrade existing windows through the installation of brushes, double glazed individual panes and so on to improve thermal efficiency without damaging character and removing historic fabric.



*Modern uPVC window in a traditional building*

### 3 Ashendon Farm Identity Area



#### Street Form

The Ashendon Farm identity area contains two small clusters of building on a driveway situated off Main Street. Based on historic maps it appears that this was once a pedestrian thoroughfare, but in is now effectively a private driveway.

#### Views and Vistas (see plan on page 20)

The driveway affords glimpsed views to the north over surrounding agricultural land, framed by buildings. Similar landscape views are also visible to the south from Main Street.

The converted barns at Ashendon Farm, along with the two historic farmhouses (Ashendon Farm and East Farm) are clearly visible from the area to the north of the village, and are important landmarks.

At the eastern end of Main Street there are wide landscape views out from the village.

### Green Spaces, Trees and Vegetation (see plan on page 22)

The wide grass verges and private gardens in this area contribute to the overall green character of the Conservation Area. There are a number of mature trees which are visible from the public highway and which make a considerable positive contribution to the character of the area as a whole.

### Permeability (see plan on page 23)

Permeability in this area is very low. The driveway to Ashendon Farm is effectively a cul-de-sac. Main Street is a through road. There is a pedestrian footpath which runs from Lower End across the fields to the north of the converted barns, but there are no footpath signs or indications that this then joins with the driveway at Ashendon Farm, and with Main Street.

### Key Buildings (see plan on page 24)

All the buildings in this area are of some historic or architectural interest. The most visually important buildings are Ashendon Farm and East Farm, when viewed from Main Street, and the barn conversion Home Ground, when viewed from the north.



*Ashendon Farm*

### Building Form

The buildings in this area form two distinct courtyard clusters, off Main Street – those associated with the farm complex at Ashendon Farm, and those associated with East Farm. The only other building, Holly-by-Gollins, directly fronts Main Street. Almost all the buildings in this Conservation Area are detached, and most have been extended.

The two farmhouses are large, polite fronted brick buildings, set back behind deep front gardens. Holly-by-Gollins is a smaller building, but has a similar form to the two farmhouses. The other buildings in the area are more agricultural in nature, having been barns and storage buildings prior to their conversion into houses. The most marked difference between those buildings intended for



*Holly -by-Gollins has a more vernacular appearance than the two farmhouses at Ashendon and East Farms*

domestic purposes and the barns is on the rooflines- the three original houses having large chimneys in their ridges, and dormer windows at attic level. The barns in contrast, have no chimneys breaking up the rooflines.

### Details and Materials

With the exception of the slate-roofed garage at Holly-by-Gollins, all the buildings in this area are roofed in hand made red clay tiles. A large number of the buildings are built in red brick, predominantly in Flemish bond. There are also examples of stone walling (roughly coursed), and weatherboarding on the historic barn structures.



*Hand-made clay roof tiles have an undulating, variegated appearance.*

Although the buildings in this area are generally fairly plain, there are examples of decorative ridge tiles (on the garage of Holly-by-Gollins), and a decorative projecting porch at Ashendon Farm.

Windows are generally timber. There are examples of both sash and casement openings. The dormer windows on the two farmhouses are small and plain in their design.

### Boundary Treatments

Both stone and brick boundary walls are seen in this area. All are low – around 1m high, with simple brick copings (in semi-circular brick) or stone laid end on. Gates tend to be simple in their design, with a number of agricultural five bar gates remaining at the entrances to the converted barns.

### Surface Treatment and Street Furniture (Public Realm)

Main Street is tarmaced, but the driveway leading to Ashendon Farm is not paved. Instead, it is hoggin and gravel. The grass verges on either side of the driveway are wide, and without kerb stones. There is some street signage on Main Street, but none on the driveway to Ashendon Farm. Stones have been used to mark the edge of the carriageway, and to prevent parking on the grass verges. These are unobtrusive, and appropriate to the rural character of the area. The most damaging feature, visually, are the telegraph poles, which carry a large number of wires and are clearly visible in views along Main Street and of the listed farmhouses.



*Stones are used to mark the verge edges*



*The vernacular style of most of the buildings in this area create a uniformity of building type*

### Design Guidance

There are no obvious gaps sites in this part of the Conservation Area. The agricultural roots of this area are emphasised by the courtyard settings of most of the buildings, in farmyard clusters. The vernacular style of the buildings in this area, and their limited date span (most are 18<sup>th</sup> century) and palette of materials give this part of the Conservation Area a more cohesive feel in terms of architectural style than the other identity areas.

The East Farm site, immediately adjacent to the Conservation Area, originally contained a number of traditional barns and buildings (visible on early 20<sup>th</sup> century maps). These buildings have subsequently been lost and replaced with much larger, more industrial buildings to support the ongoing use of the site for cattle farming. The site remains a working farm, but may offer some scope for visual improvement in the future. In the event that planning permissions are sought for this site, the opportunity should be taken to improve the visual amenity of the site, and reflect the character and form of the buildings within the Ashendon Farm Conservation Area in terms of their scale and materials.

## CHAPTER 12 – Management Plan

AVDC has laid out general principles of Conservation Area Management in the AVDC Conservation Area Management Plan District Wide Strategy (AVDWS), published in May 2009, and the AVDC Conservation Areas Supplementary Planning Document (CASPD), published in March 2011.

Ashendon is a small settlement, and faces very few direct threats or pressures to its character. The main issues facing the settlement are similar to those facing a number of the Districts smallest historic settlements:

- As identified in the Design Guidance contained within the Identity Area chapters, uPVC windows, street furniture and potential future development within the settlement should be considered as part of the Management Plan.
- Parking provision within the Conservation Area is mixed. Some properties have large, flat driveways, others have smaller areas for parking. The loss of boundary features (especially brick and stone walls) for the provision of extra parking should be avoided.
- There are a number of adverts for Gatehangers pub on Main Street including a pole mounted sign and an A-board. It would be preferable for a single sign to be used, visible from both directions, to limit the amount of street clutter.

Residents will have an opportunity to put forward any further additional principles as part of the Conservation Area Appraisal and Management Plan consultation.

## CHAPTER 13 – Glossary of terms

**Aisles** Part of a church. Running parallel to the nave (main body of the church) and usually separated from it by arcades or colonnades. Usually lower in height than the nave.

**Apex** The highest point of a structure.

**Arcade** A series of arches carried by columns, piers or pilasters.

**Architrave** moulding detail or frame surrounding windows, doors, panels or niches.

**Arched lintel** An arch spanning an opening which supports the wall above.

**Attic** Rooms within a roof space.

**Battlemented** A parapet which has raised sections (called merlons) alternating between gaps or spaces (called crenelles).

**Bays** Regular visual or structural divisions within the design of a building.

**Bond** The pattern in which bricks or masonry are arranged within a wall.

**Buttress** A projection which is physically attached to a wall providing support and giving it greater strength.

**Cambered** A shallow curve.

**Canted** Any part of a building which is constructed on a polygonal plan, for example bay windows.

**Casement** A metal, timber or plastic frame in which the opening lights are hung window on hinges rather than sliding sashes or pivot hung.

**Canopy** A covering or hood above a door window.

**Capping** The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called coping.

**Chancel** The eastern part of a church containing the choir and sanctuary.

**Cills** A horizontal piece of timber, or metal or a course of bricks or stone, forming the bottom of a window or door opening.

**Collar beam** A horizontal timber running across the roof span, at any point below the ridge

**Column** Any shaped upright which usually supports a lintel.

**Combed wheat reed** Form of thatch using cereal straw (usually wheat). Produced by passing the straw through a reed comber which removes the grain, but does not crush the stem. Grouped in bundles with the stems laid in the same direction.

**Console bracket** An S shaped bracket or corbel used to support elements above it, e.g. a cornice.

**Colonnade** A row of columns with an entablature above.

**Coping** The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.

**Corbel** A projecting or cantilevered block supporting elements above it.

**Cornice** A moulded projection on top of an entablature, moulding, wall or opening.

**Cruck** A pair of curved timbers which rise from ground level or the top of a wall to join together at the apex of the roof.

**Cul-de-sac** A dead-end street, alley or passage.

**Curtilage** The land contained within the boundary of a property.

**Cusped** A point formed at the junction of two curves or arches.

**Decorate** Period of English medieval architecture dating from late 13th century to second half of 14th century.

**Dentillated** Effect created by the projection of alternate headers to brickwork create a tooth-like pattern.

**Diaper work** Pattern created by the use of different coloured or vitrified bricks.

**Dogtooth** Pattern created by bricks laid diagonally to expose one corner pattern creating a serrated effect.

**Doric** One of the five Classical Orders.

**Dormer** A window inserted vertically into a sloping roof with window its own roof and sides.

**Dressed** A surface finish e.g. planed timber, worked masonry

**Eaves** The bottom edge of a roof slope which overhangs the wall face.

**Ecclesiastical** Term relating to the Christian Church.

**Elevation** The face of a building.

**Enclosure** A form of land subdivision where small strip fields are amalgamated to form larger fields which were in turn enclosed. Up until 1750 this was a piecemeal process. Between 1750 and 1850 Enclosure Acts of Parliament made the practice widespread and changed the face of the countryside. An Enclosure map is a map showing the post Enclosure field divisions.

**English Bond** Pattern created by bricks being laid in alternate courses of headers and stretchers.

**Entablature** In classical architecture, the section above the columns containing, architrave, frieze and cornice.

**Engaged** An architectural element which is attached or partly buried within a wall, e.g. column.

**Eyebrow** Where the roofing material (thatch) has been swept over the dormer continuation of dormer in a the roof form.

**Fan lights** Any glazed opening above a doorway.

**Fenestration** The arrangement of windows in an elevation.

**Flat Lintel** Flat beam or brickwork spanning an opening which supports the wall above.

**Flemish bond** Pattern created by bricks being laid in alternate headers and stretchers.

**Flemish garden wall bond** Pattern created by bricks where three stretchers are laid between-each header. Also called Sussex bond.

**Finials** A decorative ornament found on spires, gables, pediments, canopies and pinnacles.

**Fixed panel** A window pane which does not open.

**Flush fitting windows** Window panes positioned on the same plane.

**Frieze** In Classical architecture the section between the cornice and architrave of an entablature, sometimes decorated with patterns or figurative sculpture.

**Gable** The end wall of a building.

**Gauged brick** Precise brickwork, bricks laid with tight mortar joints.

**Gothic** Architectural style of the 18th century associated with the Picturesque Revival movement arising from a resurgence in interest in medieval architecture.

**Headers** A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.

**Hipped gable** A roof that slopes on all three sides at the gable.

**Hoggin** a form of compressed earth eg. found on driveways often with gravel.

**Infill panels** Section of wall between timber frames. Usually infilled with lath and plaster (inter-woven strips of timber which are plastered) or bricks.

**Ionic column** One of the five Classical Orders.

**Joists** Parallel timbers, laid horizontally onto which a floor is laid or a ceiling fixed.

**Kerb** A stone or block at the edge of a footpath which divides it from the carriageway.

**Keyblocks** The block at the centre of an arch which works in compression to hold or keystone the arch together.

**Lancet** A tall narrow window with a pointed arch to the top. A form of arched window windows founded from the end of the 12th to mid 13th centuries and in late 18th and 19th century Gothic Revival architecture.

**Lintel** A horizontal beam spanning an opening which supports the wall above.

**Long straw** Form of thatch using cereal straw (usually wheat, though sometimes rye). Length of stem usually more than 80cms and grouped into loose bundles with stems laid in different directions.

**Mansard roof** Roof formed from two incline panes, the lower slope of which is steeply pitched.

**Mesolithic** Period between about 12,000 and 3,000 BC

**Order** The detailing of a column in accordance with one of the Five Orders of Classical architecture i.e. Doric, Tuscan, Ionic, Corinthian and Composite.

**Palaeolithic** Period between approximately 2.5 to 3 million years ago and 12,000 B.C.

**Pane** The glass light of a window as in window pane.

**Panelled** A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.

**Parapet** A low wall along a roof, balcony or terrace.

**Permeability** Ease of movement within an area/passage of people and/or vehicles.

**Pediment** In Classical architecture a shallow pitched gable positioned on top of a portico or a façade.

**Picturesque** An 18th century architectural movement. The word picturesque derives from "pittresco" which means "in the manner of the painters", referring to the 16/17th century French and Italian artists Poussin, Claude and Salvator Rosa.

**Pier** Similar to a column or pillar but more massive in construction.

**Pilaster** Similar to a column, but rectangular and attached to a wall.

**Pinnacles** The top of a spire, turret or buttress.

**Pitch** The slope or incline of a roof.

**Plain clay tile** The common clay, roofing tile.

**Plan** The layout of a building.

**Plinth** The bottom section of a building designed to suggest that the building is sitting on a platform.

**Plot** The land occupied by a building and its grounds.

**Polite architecture** The term implies that aesthetics and architectural fashion have architecture consciously been given consideration above functional requirements in the design of a building.

**Portico** A porch in front of a building consisting of a roofed space with open or partially enclosed sides and columns forming the entrance. Often carries a pediment.

**Proportion** The relationship between parts/elements of a building in terms of their size and scale.

**Quoin** The corner of a building emphasised with raised brick or stonework laid in a pattern.

**Rafters** An inclined timber forming the sides of a roof.

**Render** Where a surface is finished in a material such as plaster, stucco or pebbledash.

**Ridge link** The uppermost horizontal line of a roof, situated at the apex of the rafters.

**Roughcast** Rough textured render.

**Rubble** Rough and random sized un-worked stone.

**Sash window** Windows where the frames are positioned in vertical or horizontal grooves and are capable of being raised or lowered vertically or slid from side to side.

**Scale** The size of a building or parts of a building considered in relation to other elements, objects or features for example the landscape, another building or the size of a person.

**Segmental arch** An arch which is formed from part of a circle but which is less than a semi-circle.

**Sequestered** Term meaning temporarily removing a property from the possession of its owner.

**Solid to void ratio** The ratio of areas of walls to areas of windows and doors.

**Spalling** Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action.

**Stack** A chimney.

**Stretchers** A brick or stone laid with its longest dimension parallel to the face of the wall.

**Stringcourse** A horizontal band of moulding, usually located between storeys on a building.

**Terrace** A row of adjoining houses, usually similar in appearance.

**Tie beam** A horizontal timber connecting a pair of principal rafters designed to prevent the roof spreading.

**Timber- framed** This term implies that the main structure of the building is formed from timber.

**Tile creases** A row of tiles hanging out over a wall, eaves or roof verges which are designed to throw rainwater clear of the wall. The crease is held in Ashendon with a coping.

**Tracery** Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc.

**Tripartite** Divided into three.

**Tympana** Name given to the space between a lintel and an arch above a lintel.

**Trusses** Timber frames which support the roof, normally equally spaced along the length of the building.

**uPVC** Plastic framed windows (unplasticised polyvinyl chloride).

**Vault** An arched roof covering a room or space.

**Vergeboards** Where a roof hangs over the face of the wall and is finished with a board this is called a vergeboard. These vergeboards were often carved to form decorative patterns.

**Vernacular** Traditional local building designs and techniques using locally sourced materials.

**Village morphology** Morphology is the analysis of the layout and form of villages.

**Vitrified brickwork** Bricks with a glazed finish typically darker in colour.

**Voussoirs** A wedge shaped stone or brick forming part of an arch or vault.

**Wall-plate** Horizontal timber at the top of a wall to which are attached joists, rafters and roof trusses.

**Water reed** (*Phragmites australis*) wetland plant using for thatching roofs. Traditionally its use was confined to Norfolk, the Fens and small areas along the south coast. Its use is now widespread and most water reed is sourced from abroad.

**Windbraces** A timber within a timber frame, used to strengthen the structure against the wind. Usually forming an arch or diagonal.

## *CHAPTER 14 – Guidance and useful information*

- English Heritage & Planning Advisory Service, DCMS, Guidance on the Management of Conservation Areas, 2006
- English Heritage & Planning Advisory Service Guidance on Conservation Area Appraisals
- HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9.
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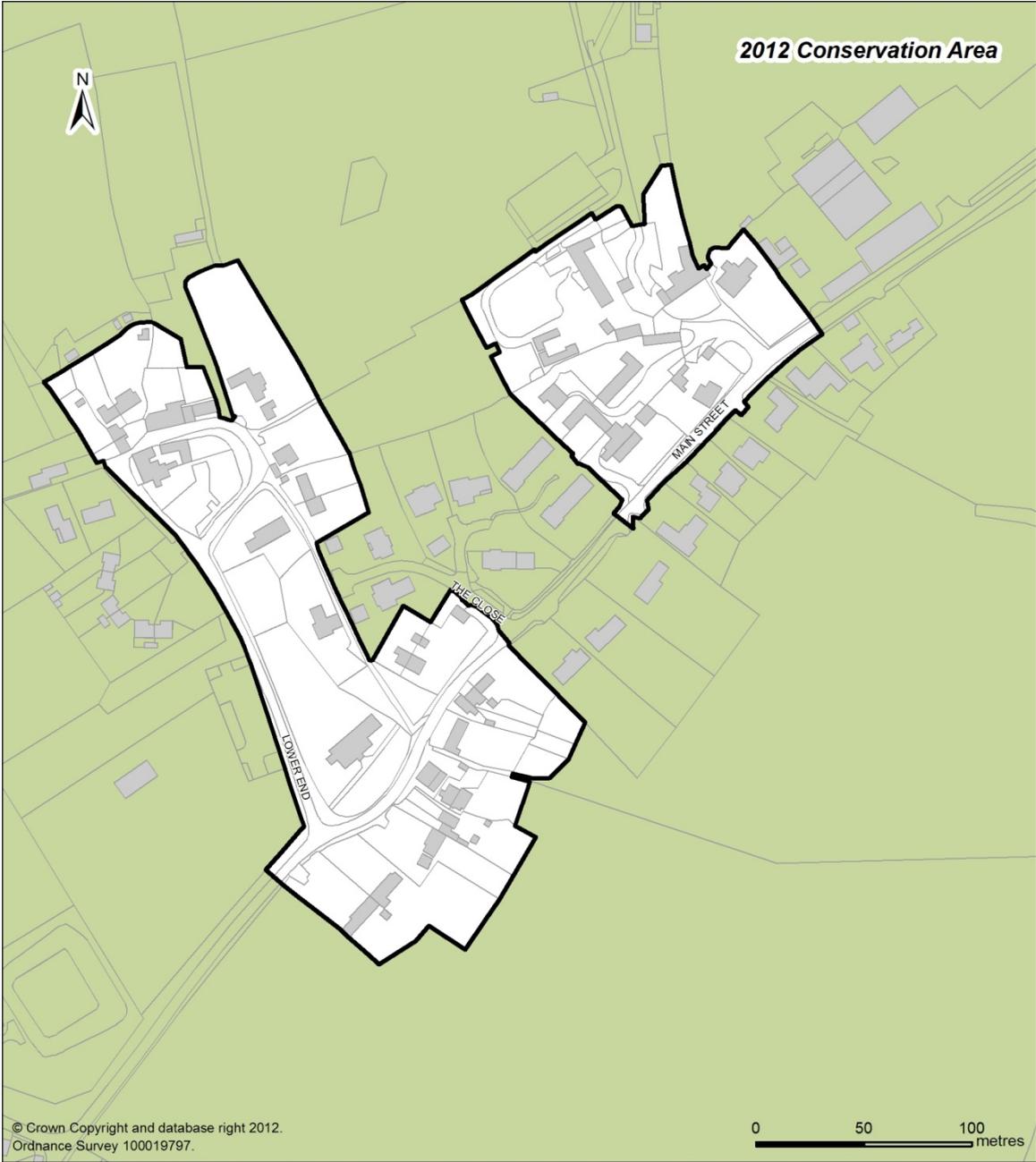
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### *Acknowledgements*

- Thanks to the Ashendon Parish Council
- Bucks County Council Archaeological Service
- Bucks Historic Environment Record

*APPENDIX I – Conservation Area Boundary*



## *APPENDIX II – Conservation Area constraints*

Below is a list of the types of development that are subject to additional control by Conservation Area designation, therefore require planning permission, advertisement consent or Conservation Area Consent. This list is not exhaustive.

- Demolition of all and in some cases part, of any building or structure.
- Any extension of two or more storeys that extends to the rear and any extension that extends to the side.
- Cladding, any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Any enlargement consisting of an addition or alteration to its roof, such as a dormer window.
- The erection, extension or alterations of garden structures and outbuildings (such as a shed), situated on land between the side elevation of a dwellinghouse and the boundary of the curtilage of that dwellinghouse.
- A satellite dish or a chimney, flue or soil and vent pipe, installed on a front or side wall or roof slope that fronts a highway.
- Solar panels installed on a wall that fronts a highway; or a stand-alone solar array that would be closer than the existing dwelling to any highway which bounds the property.
- Tighter advertisement controls.
- Trees within Conservation Areas with stem diameters of 75mm or greater when measured at a height of 1.5m above ground level are protected. Anyone wishing to work on such trees must normally give six weeks notice to the Local Authority. Replacement planting duties may apply.

This information is correct as at December 2012. Please be aware that it is subject to change, so for further information please contact the Planning Department.

### *APPENDIX III – Planning Policy*

Below is a list of Aylesbury Vale District Council's Planning Policies relating to the management of Conservation Areas and the wider built historic environment. These Policies should be read in conjunction with National legislation and guidance on the historic environment.

- GP.35 Design of new development proposals
- GP.38 Landscaping of new development proposals
- GP.39 Existing trees and hedgerows
- GP.40 Retention of existing trees and hedgerows
- GP.45 "Secured by Design" considerations
- GP.53 New development in and adjacent to Conservation Areas
- GP.59 Preservation of archaeological remains
- GP.60 Development of Parks and Gardens of Special Historic Interest

Aylesbury Vale District Council Conservation Areas Supplementary Planning Document  
(published March 2011)

Aylesbury Vale District Council District Wide Strategy Conservation Area Management Plan  
(published May 2009)

## *APPENDIX IV – Asset Sheets*

The following pages give list descriptions and photographs of the listed buildings in the Ashendon Conservation Area together with details of local note buildings.

Structure		Status	Assessment of Significance
<p>Church of St Mary The Virgin, Lower End</p>		<p>Grade I</p>	<p>Parish church. Early C12 nave and south aisle c1200 nave and aisle extended west c1290 chancel and nave arcade rebuilt. C15 west tower clerestory added. Rubble stone with ashlar dressings. Lead roofs except chancel which has old tiles. 2 bay chancel 3 bay nave with south aisle. West tower and south porch. Chancel has C18 windows of 4-centered lights under a square head with moulded labels 3-light to east wall 2-light to south wall weathered diagonal buttresses. South nave clerestory has 3 windows of 2 trefoiled lights and tracery in 2-centered heads. South aisle has 2 windows right hand one of C1300 of 3-lights with tracery the left of C1300 smaller. C14 doorway with chamfered and moulded jamb and arch west wall has lancet light of C13 with C18 lancet beside it. North nave wall has central round arch doorway now herringbone masonry up to clerestory cill level. East bay has evidence of north chapel its roof line and arch jambs also blocked opening into former rood loft. C1200 lancet at west end and stepped buttress. 2 clerestory windows. West tower of 2 stages with diagonal buttresses at west west doorway has depressed head and moulded jambs. 2-light window above has trefoiled lights and tracery. Single light belfry openings. Plain parapet. Interior chancel has on north wall tomb recess with almost flat arch with ogeed centre and crockets. Late C13 recumbent stone effigy of a knight. Plain C13 trefoil head piscina in south wall. chancel arch c1290 of 2 chamfered orders with semi-octagonal responds bases and caps. Nave has rood loft entries high up at east. 2 east bays of nave arcade as chancel arch with octagonal pier. at west c1200 bay pointed arch with chamfered jambs and hollow chamfer abacus. North side of nave has at east end blocked c1290 arch into former north chapel. Within is stone screen wall with blocked squint at left and 4-centred arched door at right. also blocked. To west is blocked C12 doorway. Tower arch has plain jambs.</p>
<p>No 1 (Lammas Cottage) and No 2 (Thatched Cottage) and Barkham, Main Street</p>		<p>Grade II</p>	<p>Row of cottages formerly 4 now 3 in number. C18. Rubblestone with thatched roof hipped to left half-hipped to right. 2 storeys. Each cottage originally of 2 bays. 3 doors 2 in outer bays. Each has single casement at it's side. 5 2-light casements. 8 first floor 2-light casements. Thatched porch at right to barkham. Party stacks between bays 2 &amp; 3 and 6 &amp; 7. Single storey lean-to addition at left with old tile roof.</p>

Structure		Status	Assessment of Significance
The Bakehouse, Lower End		Grade II	<p>House. C17 altered C18 &amp; C19. Rubblestone with brick dressings. Old tile roofs. 3 bays and 1? Storeys. South elevation has 2 blocked doors in right-hand bays window of 2-lights in left bay former doorway; that between right-hand bays being the c17 door in front of stack forming lobby entry plan type the others dating from c18 subdivision into 3 cottages. 3-light casements with segmental arches. Central 3-light gabled eaves dormer. Dentil eaves stack between right-hand bays and to left gable. Right gable half-hipped left gable rendered on timber frame brick below gable. 2 rear dormers of 3-lights. Flat roofed rear addition. Interior : chamfered spine beam to left room centre room has chamfered and stopped spine beam and right room has moulded spine beam with elaborate stops.</p>
East Farm, Main Street		Grade II	<p>Farmhouse. Dated 1692 but refronted early c19. Rubblestone house on a letter I-plan refronted in brick with c19 brick infill to north-west angle. At right lower ing of rubblestone and brick with half-hipped roof. Old tile roofs 2 wide bays and 2 storeys with dormers. Central door in modern porch. 3-light casements. 2-light casements to gabled dormers. Flanking brick stacks. Left gable rubblestone with datestone at apex '1692'. Interior : has chamfered and stopped spine beams. Left-hand ground floor has cambered fireplace lintel chamfered and stopped. Rchm i.15 mon.4.</p>
Ashendon Farm, Main Street		Grade II	<p>Farmhouse. C17 refronted c1862. Timber framed with red brick infill to rear refronted in brick c1862. Old tile roofs. Right-hand range of 1 1/2 storeys and 2 bays early C17 with timber framed rear wing left-hand block mid C17 of 2 bays and 2 storeys with attic built as chamber wing. At left a rubblestone stable. South front has door in modern porch at right of 2 storey block. These 2 bays have 4 pane wide sashes. The left-hand lower one as a flat roofed canted bay window with 2 pane side lights. 2 2-light dormers. Right-hand 1 1/2 storey block has left-hand french door and right-hand 3-light casement. 2 3-light gabled eaves dormers. Stack between these 2 blocks and to rear wing. At rear is 1862 addition at left with panelled canted bay window. Interior : right-hand 1 1/2 storey bays chamfered joists to ground floor and chamfered and stopped spine beams. Straight wall plate and tie beam braces. Left-hand 2 storey bays have chamfered and stopped spine beams the stops being elaborately moulded. Rchm i.15. Mon.3.</p>

Structure		Status	Assessment of Significance
Home Ground (listed as Barn to West of Ashendon Farm), Main Street		Grade II	Barn. Dated 1676. Timber framed plain tile roof weatherboarded barn of 4 bays. Off-centre cart entry. Double purlin roof with curved principals curved tie beam braces and straight purlin braces. Dated 1676 on a tie beam. The barn has modern farm buildings attached which are of no interest. Rchm i.15. Mon.3.
Lincoln House, Crest Cottage and 1 Main Street		Local Note	Group of 19 <sup>th</sup> century, 2 storey cottages. Red brick with tan brick detailing. Projecting dormers and gables at roof height. Red brick chimneys. Some of the group have retained traditional timber casement windows and doors. Others have had replacements. The group of buildings is visually prominent from the Main Street.
The Old School House and Tampin, Main Street		Local Note	Group of 19 <sup>th</sup> century, 2 storey cottages. Red brick with tan brick detailing. Projecting dormers and gables at roof height. Red brick chimneys. Some of the group have retained traditional timber casement windows and doors. Others have had replacements. The group of buildings is visually prominent from the Main Street.
The Village Hall, Main Street		Local Note	Village Hall, early 20 <sup>th</sup> century, single storey with tall ridge. Red brick with clay tile roof. Clock to end gable. Modern replacement casement windows and catslide extension to rear. The building is visually prominent in views along the Main Street, and sits closer to the road than other buildings in the area, curtailing views along the street in both directions.

Structure		Status	Assessment of Significance
Long Cottage, Main Street		Local Note	Cottage 19 <sup>th</sup> century 1 ½ storey. Predominantly brick with clay tile roof. Dormer windows and brick chimneys with terracotta pots. Casement windows. The building is prominent in views along the Main Street.
The Cottage, Amberwood Cottage and Doone Cottage, Main Street		Local Note	Cottage 19 <sup>th</sup> century 1 ½ storey. Predominantly brick with clay tile roof. Dormer windows and projecting upper storey half-hipped gable. Brick chimneys with terracotta pots. Casement windows. Decorative brickwork with vitrified headers. Timber doors. The building is prominent in views along Main Street.
Watbridge Cottage and Windyridge Cottage, Main Street		Local Note	Pair of cottages, 19 <sup>th</sup> century, 1 ½ storey. Brick, with render to right-hand cottage. Projecting open porches, dormer windows at eaves level, central brick ridge line chimney. Half-hipped old tile roof. Casement windows. The cottages are prominent in views from the churchyard. They are elevated from the road level and separated from the highway by a steep bank and green space. However, they are still clearly visible from the street.
Hundred Acres Wood, Main Street		Local Note	Barn style house. 20 <sup>th</sup> century. L-shaped plan. Brick and tile roof. Casement windows. Short chimney and single dormer insertions. Gravelled courtyard to front. The building forms part of a group with Milne House, Kanga's House, Sanders Cottage and Owl's House.

Structure		Status	Assessment of Significance
Milne House, Main Street		Local Note	Barn style house. 20 <sup>th</sup> century. Rubble stone with brick detailing. Tile roof. 2 bays. Half-hipped roof. Single dormer. Casement windows. The building forms part of a group with Hundred Acres Wood, Kanga's House, Sanders Cottage and Owl's House. The building is not easily visible from the Main Street, but the group is easily visible from Ashendon Farm and from the fields to the north of the houses on Main Street.
Sanders Cottage, Main Street		Local Note	Forms part of a group of barns, late 17 <sup>th</sup> , 18 <sup>th</sup> and 19 <sup>th</sup> century, now converted into dwellings. Rubble stone with brick detailing. Old tile roof. Half-hipped roof. The building is easily visible from Ashendon Farm.
Kanga's House, Main Street	No photo available	Local Note	Forms part of a group of barns, late 17 <sup>th</sup> , 18 <sup>th</sup> and 19 <sup>th</sup> century, now converted into dwellings. The building is not easily visible from the Main Street, but the group is easily visible from Ashendon Farm and from the fields to the north of the houses on Main Street.
Owl's House, Main Street	No photo available	Local Note	Barn style house. 20 <sup>th</sup> century. The building forms part of a group with Hundred Acres Wood, Kanga's House, Sanders Cottage and Milne House. The building is not easily visible from the Main Street, but the group is easily visible from Ashendon Farm and from the fields to the north of the houses on Main Street.
Holly-by-Gollins, Main Street		Local Note	House, late 18 <sup>th</sup> with later additions. Brick with brick strong course detailing. Old tile roof. 3 bay half-hipped at left hand bay. Gabled to right hand bay. Central entrance door in timber, cantilevered porch with pilasters. Casement windows. Tall, square chimney between left hand and central bay. Brick boundary wall. The building is visually prominent when travelling along Main Street.

Structure		Status	Assessment of Significance
Village Pump, adjacent to Temple House, Lower End		Local Note	19 <sup>th</sup> century cast iron water pump, now partially hidden by hedge. An interesting piece of street furniture.
Hill Cottage and The Hill, Lower End		Local Note	Stepped cottages, late 18 <sup>th</sup> or 19 <sup>th</sup> century. Brick with some roughcast render. Gabled end, old tile roof. Projecting enclosed porch. Dormer windows at eaves level. Casement windows. Gable end square brick chimney at ridge level. The buildings are set above street level, and as such are visually impressive when viewed from the street.
Gatehangers Public House, Lower End		Local Note	Public House, late 17 <sup>th</sup> or early 18 <sup>th</sup> century with later alterations and extensions. Hall house plan form, refronted in the 19 <sup>th</sup> century. Red brick. Red clay tile roof with brick chimneys. Terracotta pots. Traditional timber casement windows with glazing bars and brick relieving arches at ground floor level above windows. Enclosed porch with timber glazed door.  The building occupies a prominent corner and forms part of a cluster of historic buildings that have a positive impact on the character and appearance of the Conservation Area.
Cherry Cottage and Crown Hill Cottage, Lower End		Local Note	Pair of small cottages. Late 18 <sup>th</sup> or 19 <sup>th</sup> century with later alterations and insertions. Part rubble stone with brick quoins, part brick. End gable and first floor of southern half rendered. Machine made, ½ hipped tile roof with dormers. Brick chimney stacks with terracotta pots. uPVC windows, timber door with projecting porch over.  The building occupies a prominent corner and forms part of a cluster of historic buildings that have a positive impact on the character and appearance of the Conservation Area.

Structure		Status	Assessment of Significance
<p>Corindi and Rose Cottage, Lower End</p>		<p>Local Note</p>	<p>Pair of cottages. 19<sup>th</sup> century. Part stone at ground floor level, brick above. Some decorative brickwork – vitrified header diaperwork. Tiled, half hipped roof with projecting gabled dormers at eaves height. Decorative brick detailing around windows and doors. Timber casement windows and doors.</p> <p>The building forms part of a cluster of historic buildings that have a positive impact on the character and appearance of the Conservation Area.</p>
<p>War Memorial, St Mary's churchyard, Lower End</p>		<p>Local Note</p>	<p>Churchyard war memorial in the shape of a cross erected in memory of soldiers killed in the First World War. The inscription on the front of the base reads:</p> <p>1914-1918 IN AFFECTIONATE AND GRATEFUL MEMORY OF PARISHIONERS WHO FELL IN THE GREAT WAR. ALBERT LAY, O.B.L.I. DEC.12.1915, AGED 20 WALTER EWERS, O.B.L.I. AUG. 28. 1918, AGED 21 ALSO IN HONOUR OF THOSE WHO DID THEIR DUTY FROM THIS PARISH.</p> <p>Additional inscription to side of base added after the Second World War:</p> <p>1939-1945 AND IN MEMORY OF GERALD EWERS, R.BERKS. GEORGE H. JOHNSON, R.A. ALBERT J. LONG O.B.L.I. WHO GAVE THEIR LIVES IN THE SECOND WORLD WAR</p>



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please telephone 01296 585454



Planning  
AYLESBURY VALE DISTRICT COUNCIL  
The Gateway Gatehouse Road Aylesbury Bucks HP19 8FF  
Tel: 01296 585244 / 585748 Textphone: 01296 585055  
[www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk)