AYLESBURY VALE DISTRICT COUNCIL

Stone
Conservation Area

Designated by the Cabinet on behalf of the Council on 21 May 2013 following public consultation

Stone
Conservation Area
May 2013

St. John the Baptist's church, Stone

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CHAPTER 1 – Introduction

In 2012, Aylesbury Vale District Council was asked to look into the possibility of designating a Conservation Area within the village by the Parish Council.

A desktop study and on site survey of Stone were undertaken during the autumn of 2012, a Conservation Area was identified and the following Conservation Area Appraisal was produced. This appraisal identifies those elements which make Stone special and worthy of Conservation Area designation.

A public consultation exercise was run on the draft appraisal and proposed Conservation Area boundary during February/March 2013. The boundary was approved by Cabinet on Tuesday 21st May 2013 and the appraisal document was signed off by the Head of Planning and the Cabinet Member for Planned Development, Design and Conservation on 14th June 2013.

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 process 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

Stone is located a few miles to the south-west of Aylesbury with close links to the Hartwell House estate which lies a mile to the north-east of the village. The historic core of the village is concentrated around St. John the Baptist's Church, which is located to the south of the A418, close to where it forms a junction with Eythrope Road, Bishopstone Road and Church Way. The wider village of Stone extends for approximately a mile along the busy A418 which links Aylesbury to the north-east to Thame to the south-west.

The village has many facilities including shops, a church, a school, public houses and restaurants.

The Conservation Area is restricted to a handful of historic buildings centred around the St. John the Baptist's Church and the junction of the A418, Eythrope Road, Bishopstone Road and Church Way. The following appraisal document explains the features and characteristics of this area of Stone that make it special, give it a sense of place and justify its status as a Conservation Area. However for quick reference the key characteristics are listed below accompanied by explanatory paragraphs.

Landscape Setting

The village of Stone is located approximately 2½ miles south-west of Aylesbury. It sits at an elevation of approximately 110m AOD at the eastern end of a low sand and limestone ridge which overlooks the Thame Valley to the north and the Chiltern Hills to the south.

Of particular importance is the manner in which the surrounding rural landscape still penetrates Bishopstone Road from the south-east. From the north-west the transition from the busy A418 to a quiet country lane is almost instantaneous. The retention of the rural character of the historic core of the village is fundamental to the overall interest of the area

Settlement Type

Stone is a former agricultural settlement that appears to have grown up around the junction of four roads.

Plan Form

Historically the settlement of Stone grew up around a crossroads with the church of St. John the Baptist forming the central focus to the community. The settlement was surrounded by dispersed settlement in the form of scattered farmsteads. With the development of the turnpike road in the 18th century and the improved transportation links to Aylesbury, development began to spread along what is now the A418. Today, Stone conforms in plan form more closely related to an irregular row layout. This is characterised by linear development strung out along one or both side of a road with irregular spacing and gaps

between properties. Property plots tend to be of irregular size and shape and there is no evidence of overall planning. Irregular row plans are a common plan type within the District.

With the development of the A418, the focus of the village has shifted from the historic core which has become a quiet backwater which sits adjacent to the main thoroughfare. It is a small and cohesive area which is defined by Church Way and Bishopstone Road and focused upon the church of St. John the Baptist. Of key importance are 1, Church Way and Vicarage Farmhouse, Great Barn and Manor Farmhouses which surround the church and act as visual reference points.

Historic Development

Stone remained a small agricultural settlement until the 19th century. Working farms still enclose the village and it is their fields that abut the main roads, are visible between gaps in the housing and lend form and definition to the pattern of development. The development of the turnpike road (now the A418) in the 18th century had a significant impact upon the form and development of Stone. The improvements in transportation and communication provided by the turnpike not only sparked growth within the village, but also changed the pattern of development. Formerly development had been focused around the church and road junction, but with the creation of the turnpike, development began to spread along the length of the road effectively following a linear pattern. Today the main focus of Stone, including the majority of its facilities lie along the busy A418. The former historic core has become a quiet backwater, bypassed by the A418.

During the 19th century an asylum (later known as St. John's Hospital) was built to the west of the historic core. This development brought with it both inmates and a workforce that swelled the number of residents within the village. The hospital remained open until 1991, when it was demolished and the large site on which it sat was developed as a housing estate.

Building Form

With the exception of St. John the Baptist's Church, the surviving historic buildings within the Conservation Area at Stone date from the 18th century. In form, the majority owe much to the former agricultural heritage of the area, consisting of a mixture of substantial farmhouses and former agricultural buildings.

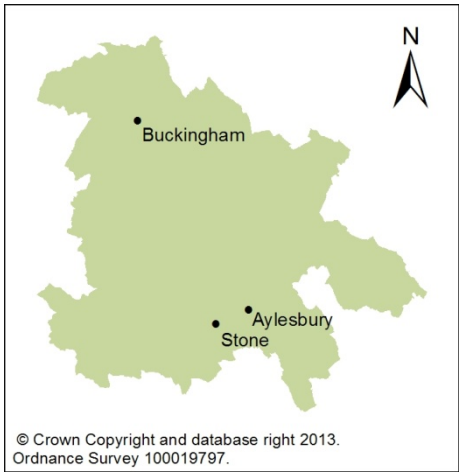
Vegetation and Trees

The role of vegetation is fundamental to the character of the historic core of Stone. Grass banks, hedges and in particular groups of trees are key elements that help to characterise this area. This vegetation reinforces the sense of intimacy and enclosure as well as the rural setting of this part of the village.

CHAPTER 4 – Location and Context

Location and Context

The village of Stone is located approximately 2½ miles south-west of Aylesbury. It follows the course of the busy A418 which links Aylesbury to the east with Scotsgrove, near Thame to the west. The journey from west to east along the A418 is very rural in character and Stone is the first settlement of any size before the road reaches Aylesbury. Breaks in development around the Hartwell estate ensure that Stone maintains its distinctive and separate character from Aylesbury while marking the transition from the rural landscape to the west to the more urban landscape to the east.



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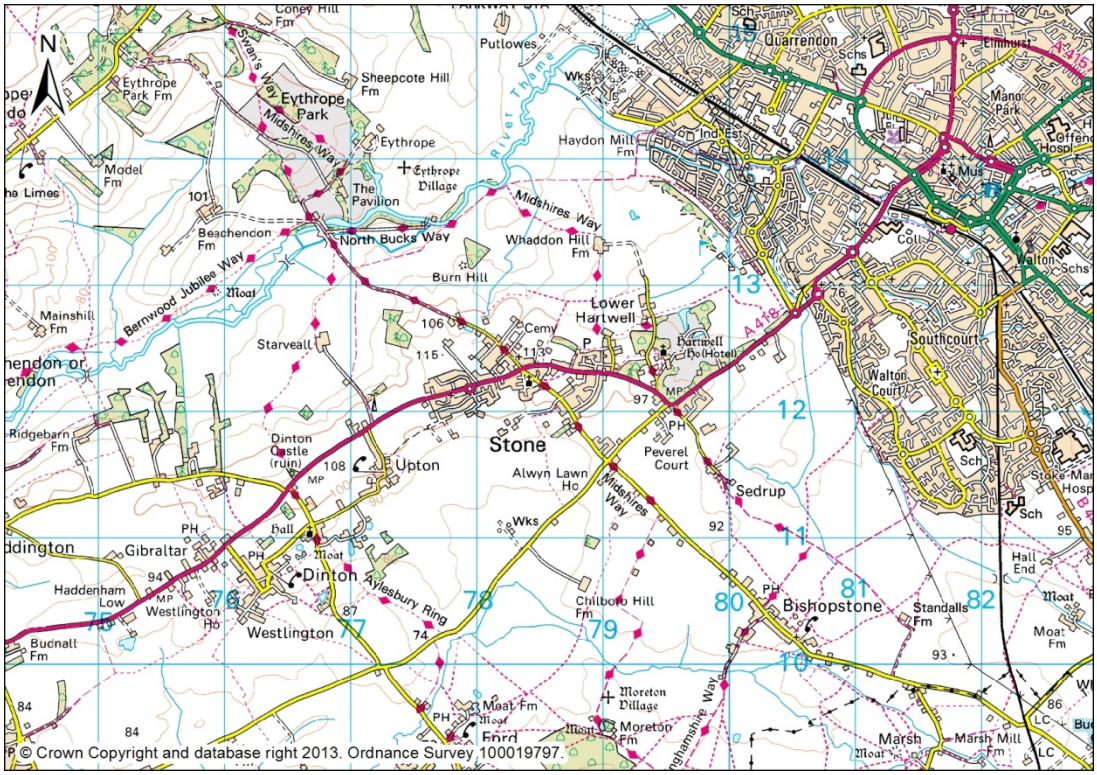
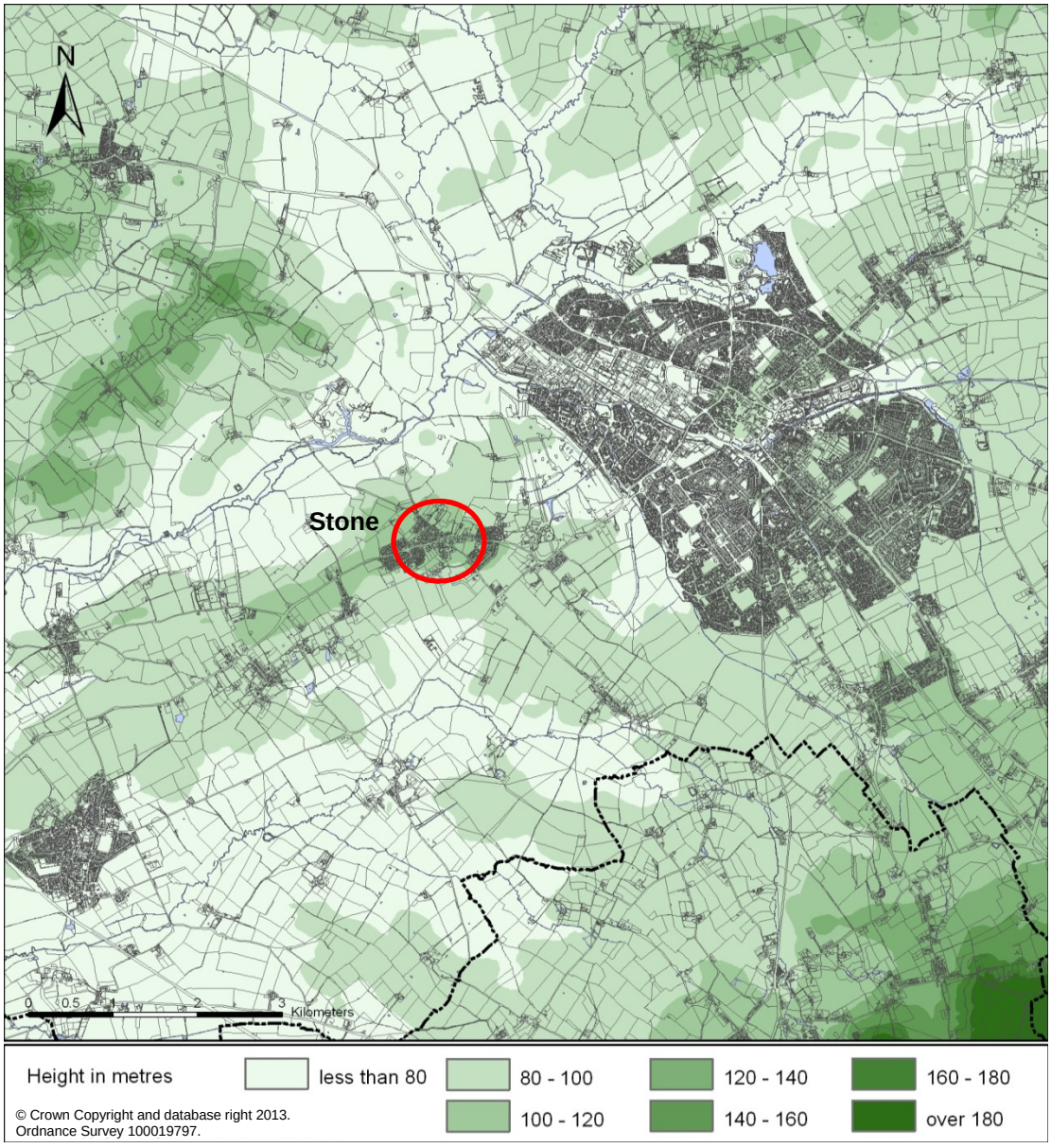
Historically the village had strong links with the Hartwell House estate and this forms an important context to understanding the development of Stone. Good transportation links between Stone and Aylesbury has also had a major impact upon the scale and form of the village's development.



Landscape Setting

Stone is located within the A418 Ridge Landscape Character Area. This area consists of a low ridge that stretches from the Hartwell estate to the west of Aylesbury to Scotsgrove estate to the north of Thame. Stone is located at the eastern end of this character area at an elevation of approximately 110m AOD. From this point, the level of the ridge falls gently in a westward direction to a level of approximately 90m AOD just north of Haddenham. The ridge is asymmetrical in form with a steep northern face to the valley of the River Thame and a much gentler and less perceptible fall in gradient into the Vale landscape to the south. Locally the top of the ridge is very narrow.



Land use within the area of Stone is mixed. Around the Hartwell House estate fields are irregular in size and pattern. There is a high proportion of tree cover within the area, in particular focusing around the nearby Hartwell House estate.

Settlements are dispersed along the length of the A418 ridge character area and are usually found on the southern, and therefore warmer side of the ridge. Stone, like Upton, Dinton and Bishopstone form larger clusters of development.

The geology of the area is primarily Portland and Purbeck sand and limestone and this has dictated the appearance and form of historic buildings and boundary walls within the area.

CHAPTER 5 – Historic Development

Early Origins

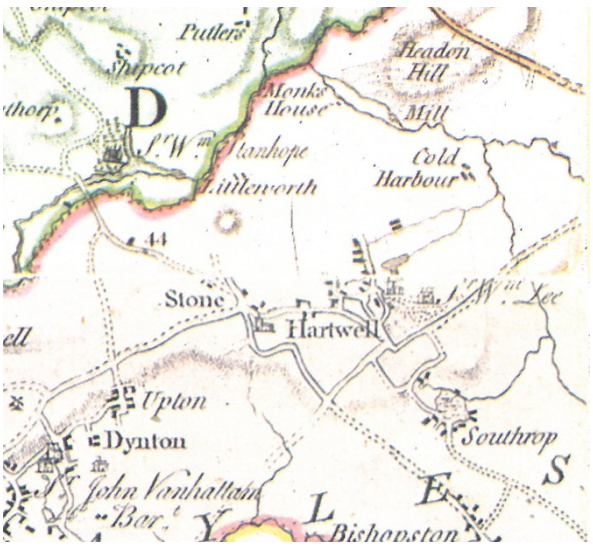
Archaeological finds within the vicinity of Stone dating back to the Mesolithic, Neolithic and Bronze Age periods indicate that the area has been continuously settled for a very long time. However the name Stone is thought to be Anglo Saxon in origin and is believed to have referred to boundary stones or road markers.

Stone sits at the junction of several roads which lead westwards to Thame, north-westwards to Eythrope, eastwards to Hartwell and Aylesbury and south-westwards to Bishopstone. It is likely therefore that Stone developed in part because of the importance of this road junction. In addition the development of a settlement on this site was supported by the presence of surface water in the form of the village pond, located immediately to the west of the road junction.

The road junction and water source may be the reason behind the development in this area, but the visual focus of the settlement is the church of St. John the Baptist which sits on a mound at the centre of the historic core of the village. Unusually there is no manor house within the vicinity of the church and this is likely to be the case because most of the land was possessed by absentee landowners. It is also likely that Stone's early history was closely linked to the fortunes of the Hartwell Estate which lies just over a mile to the east of the historic core of the village. Prior to the Norman Conquest the manor at Hartwell was held by Alwin, a thegn of King Edward. After the Norman invasion the manor was granted to William Peverel, the natural son of William the Conqueror. Both Hartwell and Stone are mentioned in the Domesday Survey. Stone is recorded as Stanes.

16th, 17th and 18th centuries

The historic core of Stone is very small and shown on Jeffery's map of 1760 to have consisted of no more than a handful of buildings concentrated around the church. Several small dots on Jeffery's map sporadically positioned along the road to the east of the church, between Stone and Hartwell probably indicate the position of former farms. Stone was clearly an agricultural settlement and maps show evidence of a significant number of orchards within the area. It is likely that during this period the



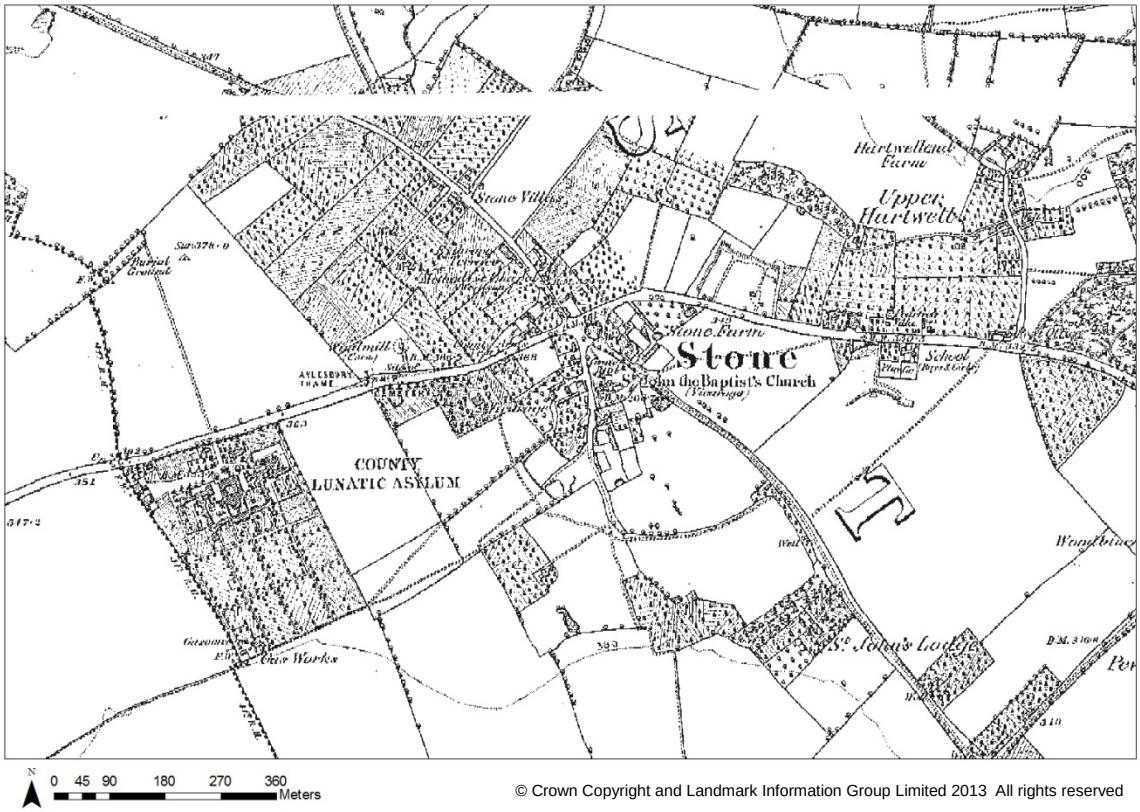
Jeffery's Map showing Stone 1760s

connections between Hartwell estate and Stone were strong, with the village producing food as well as providing labour for the estate.

It was the development of the main road from Aylesbury to Oxford into a turnpike in the 18th century which was primarily responsible for the form and appearance of the village today. Although the historic core of the village still survives around the church, this area now lies to the south of the A418, on slightly lower ground and is not easily visible from the main road. The focus of the settlement has therefore changed and developed from a cluster of historic buildings centred around a nodal point with some outlining farmhouses, to a strongly linear form of development.

19th and 20th centuries

During the course of the 19th and 20th centuries, Stone increased in size. This was due in part to improvements to transportation which allowed quick and easy access to Aylesbury, but also to the development during the mid-19th century of the County asylum (later known as St. John's Hospital) to the west of the historic core. At its peak the asylum housed some 800 patients and many staff came to live in Stone. As a consequence groups of dwellings



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were constructed to house staff along the Eythrope and Oxford Roads. The hospital remained a major employer within the village until 1991, when it was demolished and the large site on which it sat was developed as a housing estate. All that remains of the asylum complex today is the former hospital chapel.

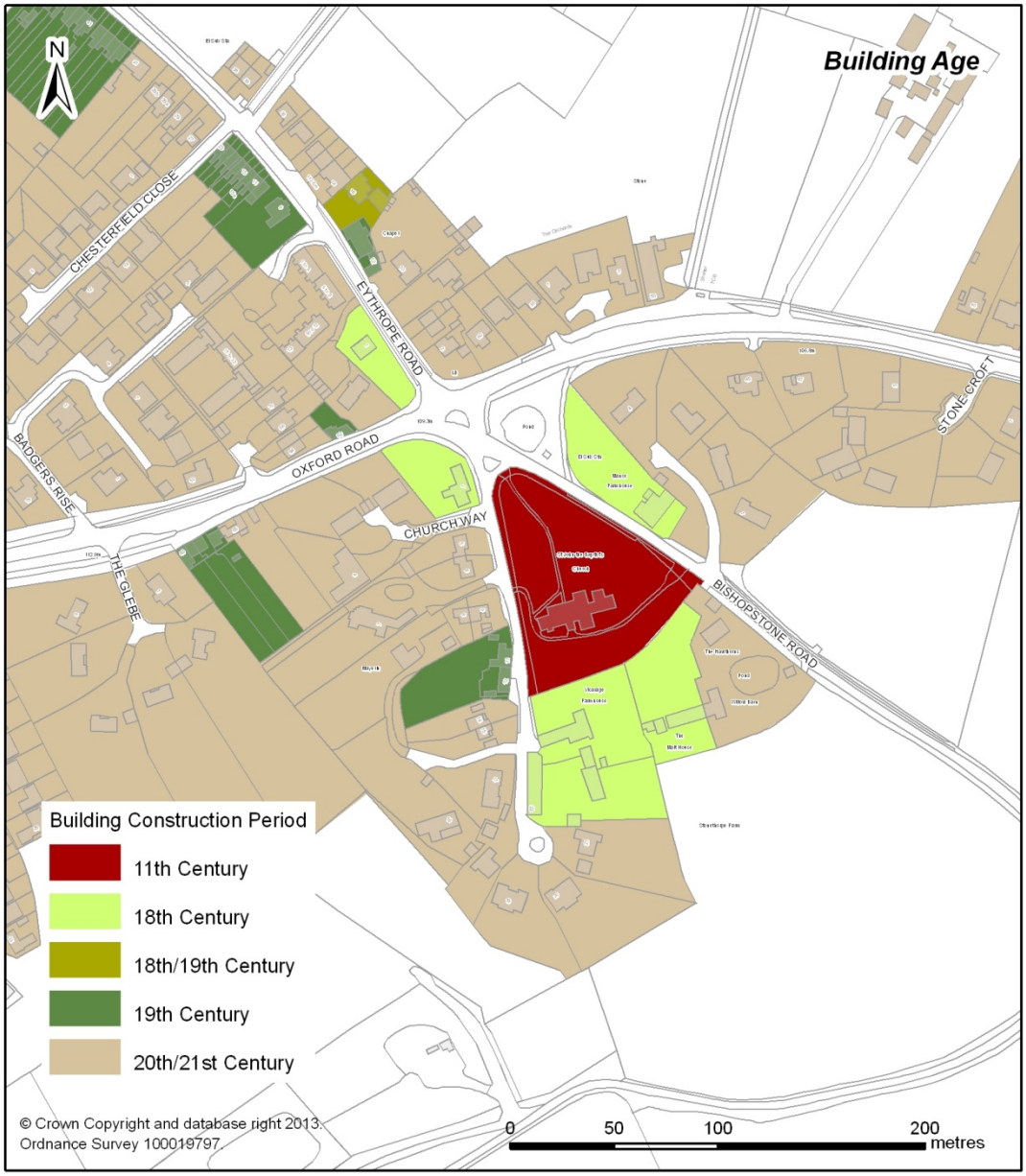
The 19th and early 20th centuries also saw the development of a number of public buildings, which although largely located outside the Conservation Area and therefore the historic core of the village, nevertheless are important landmarks within the village as a whole. Of particular note is the Village Hall, a grade II listed building designed by Clough William Ellis and built by public subscription in 1910

Stone Village Hall

During the 20th century, with the decline in agriculture, Stone has lost much of its former rural roots and has transformed into a largely commuter settlement. Good transportation routes allow easy access to Aylesbury and Thame and further afield to Milton Keynes and via Haddenham station to London and the Midlands.. Infill development along both sides of the A418 now link Stone and Hartwell and little physical differentiation exists between the eastern extremities of Stone and the village of Upper Hartwell. Good provisions of services such as shops, restaurants, schools and churches have helped to support the development of the community.

Surviving historic buildings

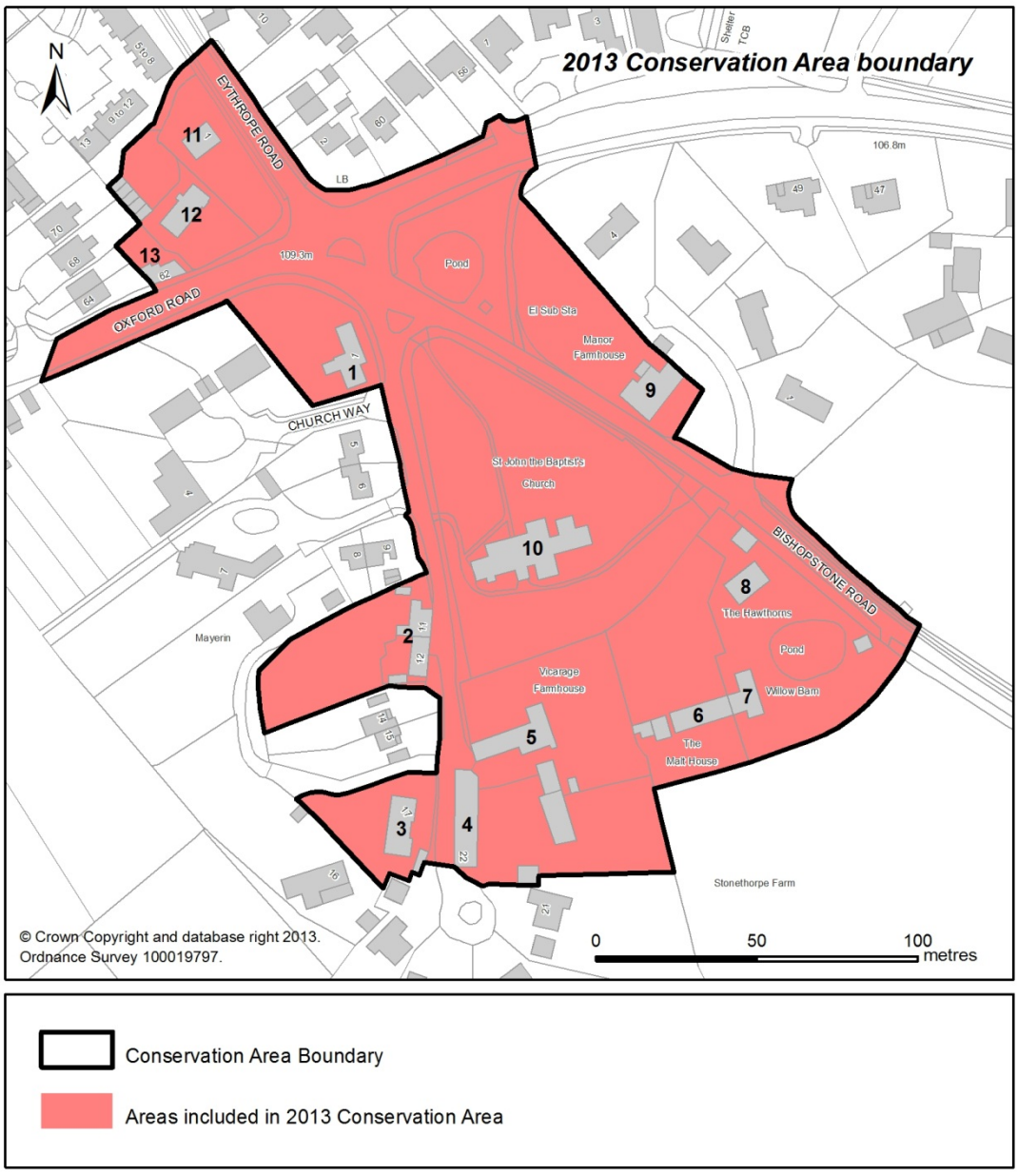
The plan below shows the earliest surviving period of construction of each building within the core of Stone, for listed buildings the building period shown is that noted in the listing description for the building. It is acknowledged that many of these dates are conservative, as most buildings were not surveyed internally at the time of listing.



CHAPTER 6 – New Conservation Area Boundary

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 2013 Conservation Area boundary was approved by Cabinet on 21st May.



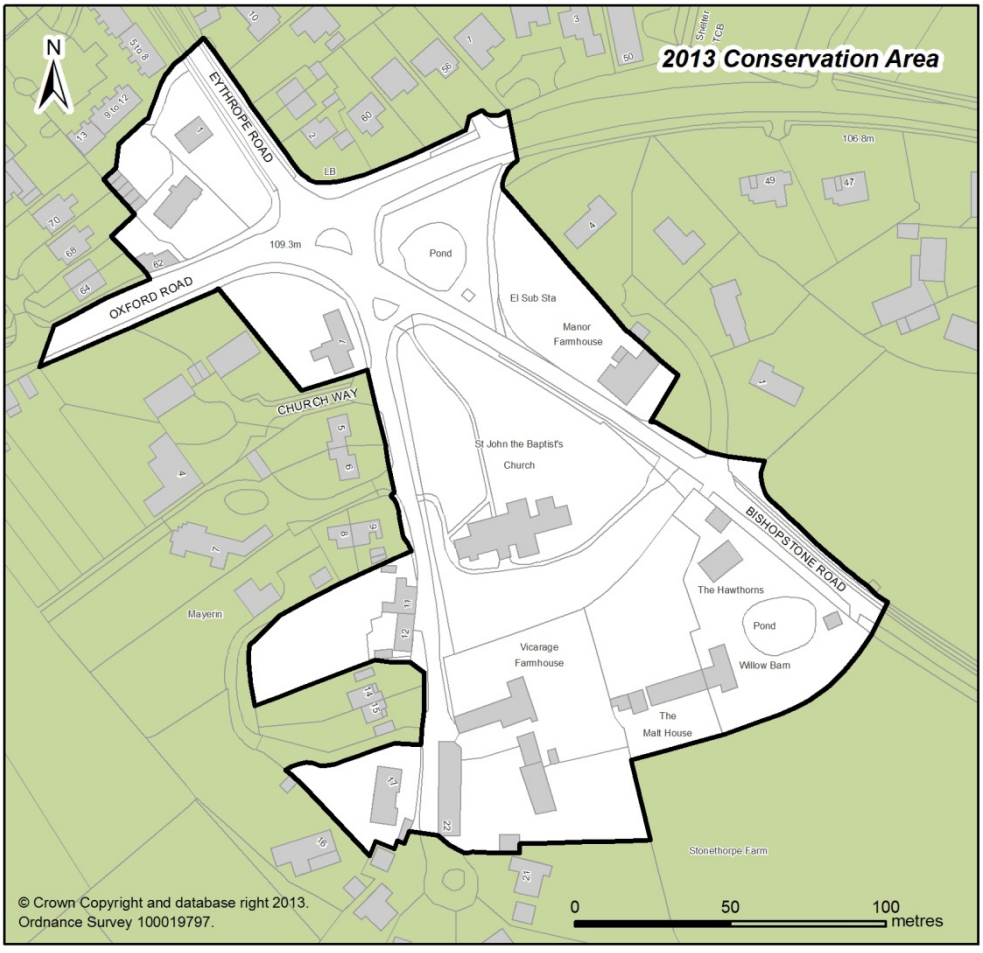
Areas included in the 2013 Conservation Area boundary

The Conservation Area at Stone is small and concentrates on the original area of historic development at the junction of the A418, Eythrope Road and Bishopstone Road. Early maps of the

village identify this area as being the original core and historic buildings survive here in a greater concentration than elsewhere within the village. Although several historic buildings survive along the length of the A418, these have not been included. In order to include them within the boundary, it would have been necessary to also include quite significant areas of modern housing that do not meet the criteria for Conservation Area designation. In addition, the historic development centred around St. John the Baptist Church, the A418 road junction and the village pond forms a strongly cohesive group of buildings that in morphological and topographical terms lends themselves well to the formation of a Conservation Area.

The following buildings and their grounds are included within the Conservation Area designation.

1. 1 Church Way
2. 11 & 12, Church Way
3. 17, Church Way
4. Great Barn, 22, Church Way
5. Vicarage Farmhouse
6. The Malt House
7. Willow Barn
8. The Hawthorns
9. Manor Farmhouse
10. St. John the Baptist's Church
11. 1, Eythrope Road
12. 3, Eythrope Road
13. 62, Oxford Road



CHAPTER 7 – Key Views and Vistas

The topography of the landscape and the concentration of tree cover around St. John the Baptist's Church, means that it is possible to drive along the busy A418 through Stone without really noticing the historic core of the village. Fleeting glimpses of the tower of the church can be gained from the A148, but most views are restricted by modern development or tree cover. The best views of the tower of St. John the Baptist's Church are gained from the elevated vantage point of Eythrope Road and from the Bishopstone Road to the south-west of the Conservation Area boundary.

Glimpse view of St. John the Baptist Church from A418

From the A418, looking southwards towards the historic core of the village, views focus upon the 18th century 1, Church Way and the raised banks and trees that form the northern end of the churchyard. The lanes to either side of the churchyard are narrow, lined either one side, or as in the case of Bishopstone Road, both sides, with trees and vegetation and therefore views from this vantage point are restricted.

View south along Church Way towards The Great Barn

Dropping down along Church Lane views are channelled by buildings, boundary walls to the west and the raised banks of the churchyard to the east to focus upon the gable elevation of The Great Barn. This 18th century rubblestone and brick band building steps forward of its neighbour, Vicarage Farmhouse, to dominate the streetscene. Beyond The Great Barn, modern houses positioned around a cul de sac act as a physical and visual full stop to the road and block long distance views to the Chiltern hills.

View south along Bishopstone Road towards the Chilterns

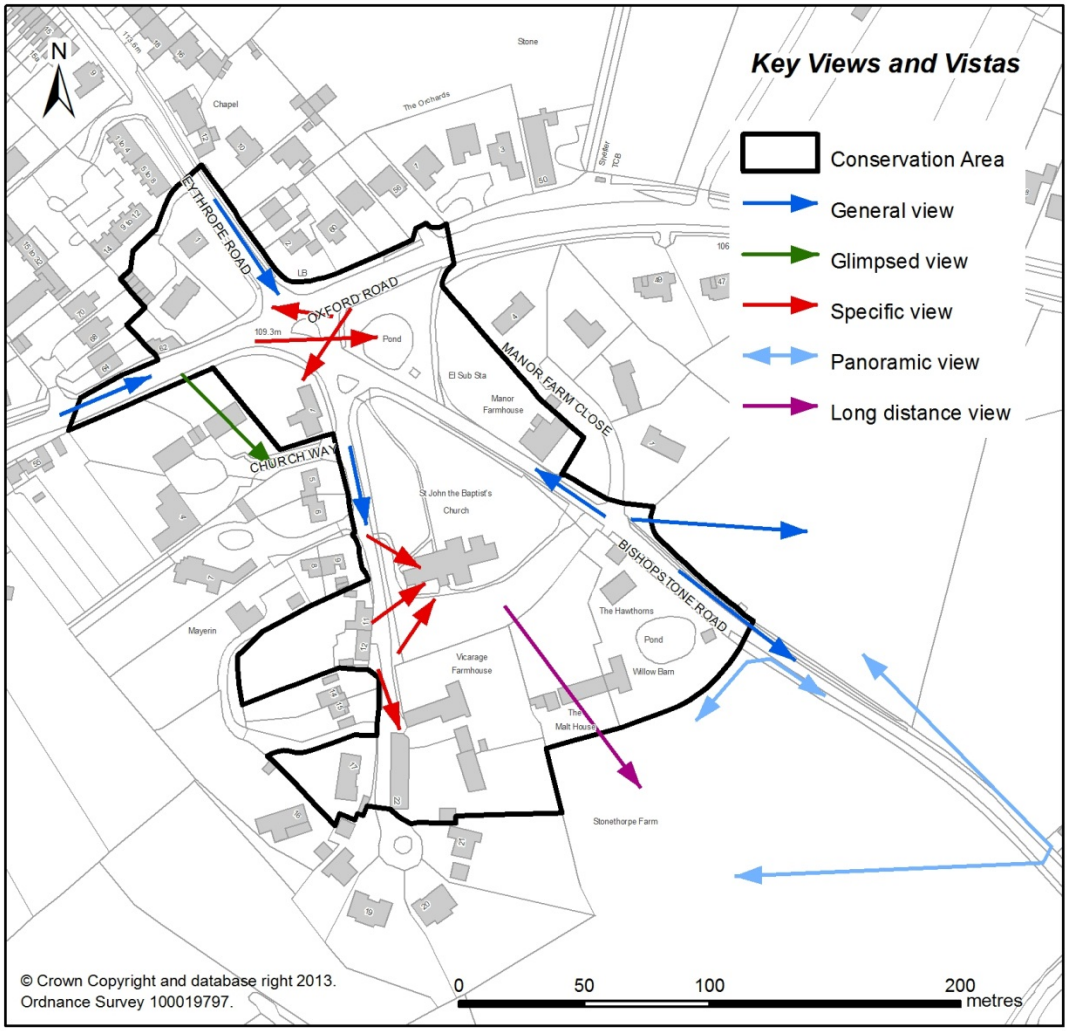
Along Bishopstone Road, the banks of the churchyard restrict views to the west and the boundary wall and overhanging vegetation of Manor Farmhouse restrict views to the east. Therefore views in a south-eastern direction are focused along the length of the carriageway towards a

group of predominantly modern houses in the middle distance which are separated from the historic core of the village by fields. Visually prominent within this view is the thatched roof and rendered walls of the 18th century 30, Bishopstone Road. Long distance views are terminated by the outline of the Chiltern Hills.

Views between Church Way and Bishopstone Road are restricted by the churchyard which sits considerably higher than the level of both roads. The churchyard is populated with lots of trees and vegetation which also serves to truncate views. It is a key feature of the Conservation Area that views of the church are restricted within its immediate vicinity.

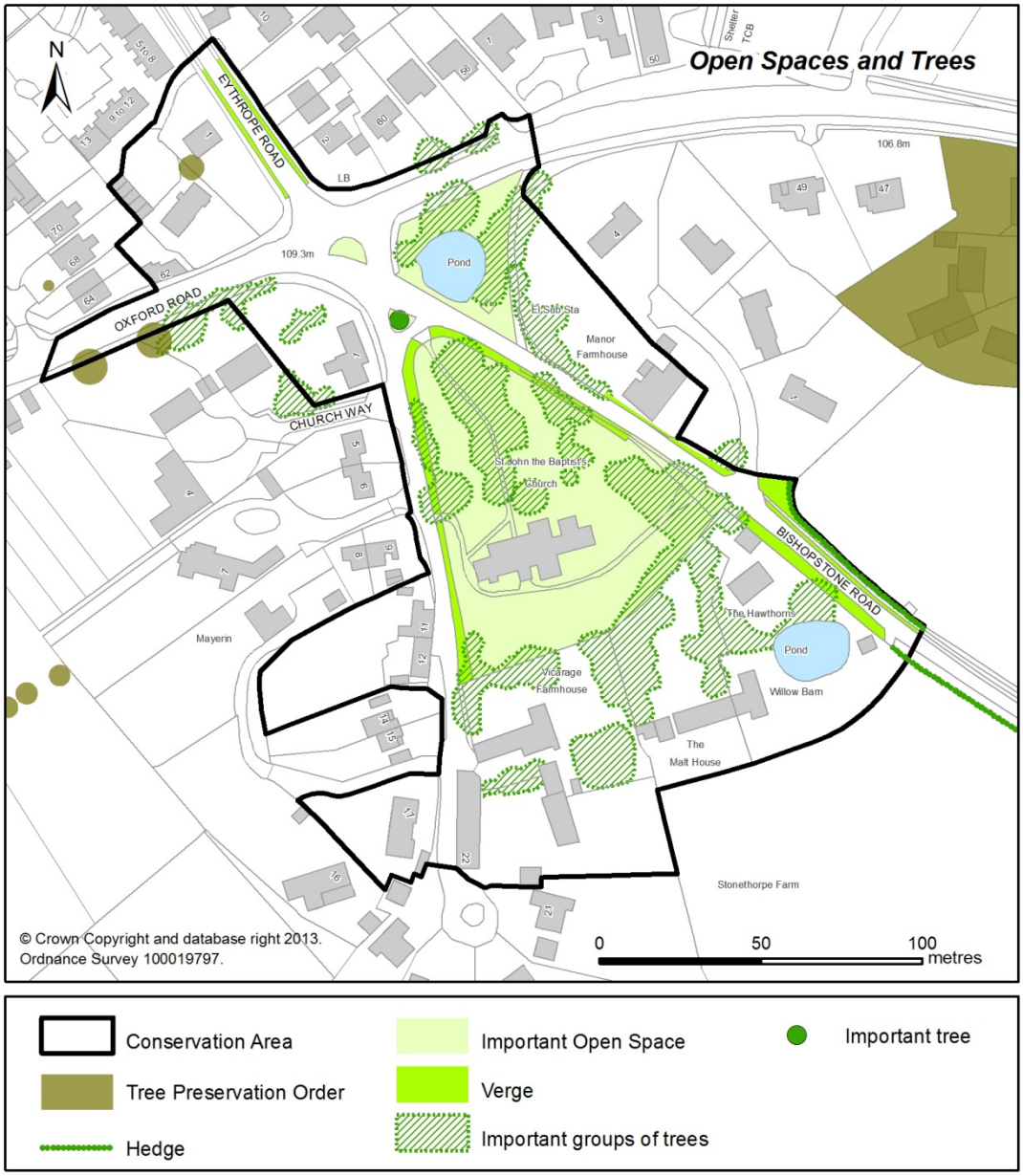
View southwards towards the Chilterns for the churchyard

More extensive views of the wider landscape are gained from Bishopstone Road close to The Hawthornes and Willow Barn. Here, open fields to the east and south-west allow wider vistas across the surrounding countryside towards the Chiltern Hills. Glimpsed views of the Chilterns are also gained from the elevated southern end of the churchyard.



CHAPTER 8 – Open Spaces and Trees

The historic core of Stone is very verdant. Tree, hedges, grass banks and verges are all important features which shape the character of this part of the village. Trees and hedges help to create an intimate and enclosed character along Church Way and Bishopstone Road. Trees also help to reinforce the distinct character of this area of the village and shield it from the full visual impact of surrounding areas of modern development.



There are three Tree Preservation Orders within the Conservation Area, and there are also a significant number of other trees that make a positive contribution to the visual amenity and character of the area. Of particular note are the Corsican pines and other trees within the churchyard. Growing on elevated land at the very centre of the historic group of buildings, these trees truncate views, reinforce enclosure and screen individual buildings. Their organic forms contrast with the hard edges of walls and cast sections of Bishopstone Road and Church Way into shade. The land on which the Corsican pines are planted was formerly glebe pasture and was only added to the burial ground in the late 19th century. The Corsican pines were planted at this time.

Corsican pines with churchyard

The grass banks surrounding the churchyards vary in level and steepness. They form a soft edge to the adjacent roads, visually narrowing the carriageways and reinforcing the rural character of the area.

Another area of important open space is the wide junction formed by the meeting of Bishopstone Road, Church Way and the A418. The central visual focus to this area is a single horse chestnut tree which sits on a small grass island between where Church Way and Bishopstone Road diverge. The openness of this area of carriageway contrasts with the enclosed character of the roads themselves. Situated to the east of this wide junction mouth is the village pond, which is itself partially enclosed by a stone wall and a mixture of sycamore, chestnut and beech trees.

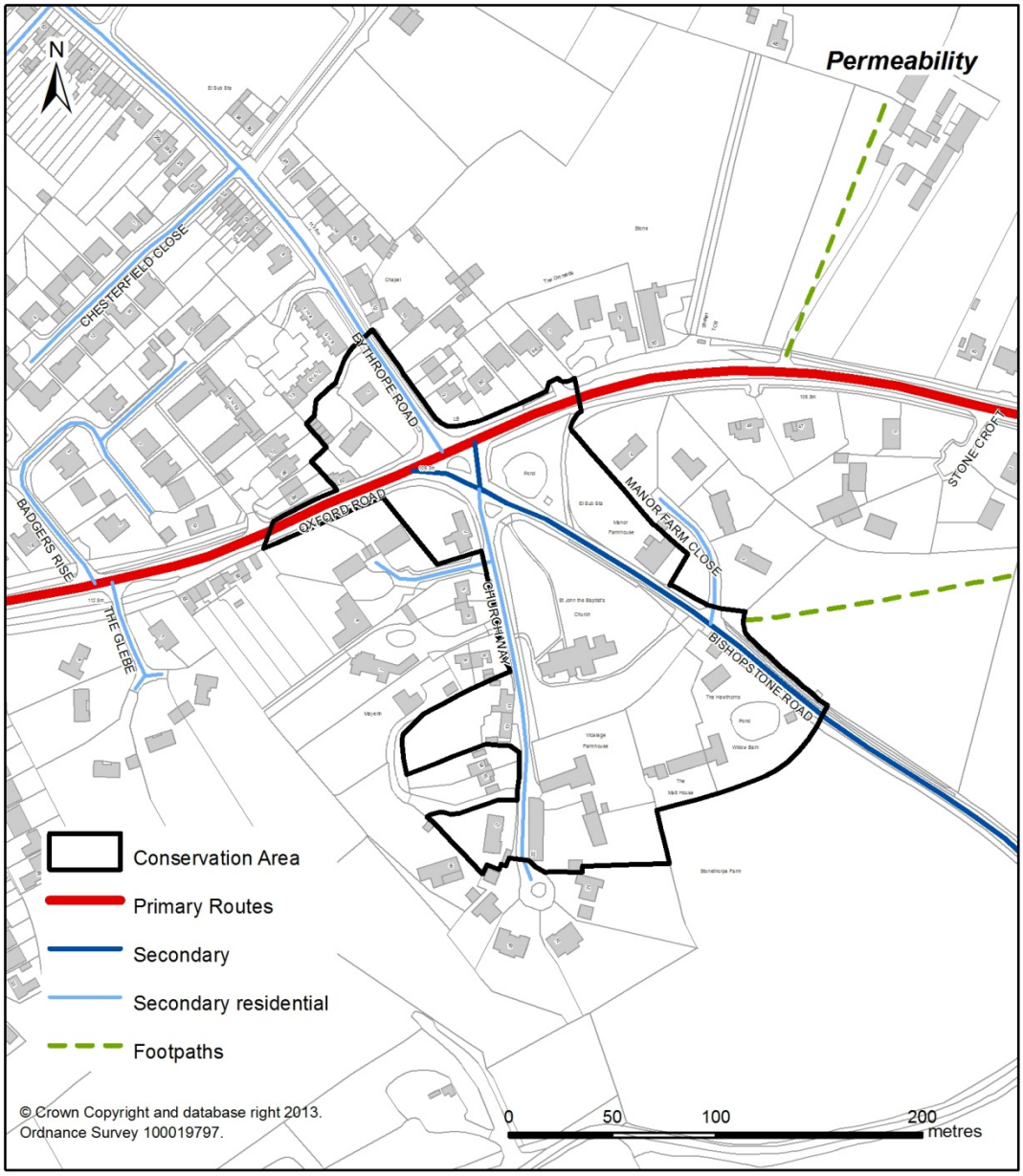
Tree at junction of Church Way and Bishopstone Road

Village pond

CHAPTER 9 – Permeability and Road Layout

Permeability and road layout is a key feature within the Conservation Area, not least because it is likely that the settlement grew up around a significant road junction and also because the name Stone is believed to refer to stone boundaries or road markers.

The historic core of Stone is centred upon the meeting of four roads. The road to the west (now the A418) leads to Thame, the road to the east (also the A418) leads to Hartwell and Aylesbury, the road to the north-west (Eythrope Road) leads to the Eythrope estate, (site of a former deserted medieval village) and the Chearsley Ridge, and the road to the south-east leads to the village of Bishopstone.



Early maps of the village show a very modest settlement consisting of a handful of buildings centred around the junction, but with the church of St. John the Baptist clearly visible. Historic maps show that until c.1840 the main route to Aylesbury ran down Church Way through what has become the modern housing estate at the southern end of Church Way to join with the access road to Stonethorpe Farm. From here the road turned east to Bishopstone Road to join the Ford/Portway Road.

Early map of the village (Jeffery's Map 1760s)

The development of the turnpike road (now the A418) in the 18th century had a significant impact upon the form and development of Stone. The improvements in transportation and communication provided by the turnpike not only sparked growth within the village, but also changed the pattern of development. Formerly development had been focused around the church and road junction, but with the creation of the turnpike, development began to spread along the length of the road effectively following a linear pattern. Today the main focus of Stone, including the majority of its facilities lie, along the busy A418. The former historic core has become a quiet backwater, bypassed by the A418.

Two roads lie within the Conservation Area, Church Way and Bishopstone Road. Both leave the junction as two lane carriageways, but Church Way quickly narrows to a single lane eventually terminating at a turning head within a modern cul-de-sac development a short distance to the south of the church. Church Way drops slightly in level along its length. There are no road markings on the carriageway, no pavements and no kerb stones for much of its length. The western sides of the carriageway are formed for the majority of its length by grass verges and banks. The eastern edges are demarked by a mixture of boundary walls, building frontages, areas of rubble limestone paving and grass verges. The areas of surviving rubble limestone paving are particularly important, adding significantly to the character and appearance of the lane.

View northwards up Church Way

Bishopstone Road is a through road and experiences greater usage than Church Way because it provides a convenient cut through from the A418 to Portway and beyond to Bishopstone. Despite this, the road still has a rural character which, like Church Way, contrasts significantly with the A418. Like Church Way, Bishopstone Road is a relatively straight road and drops gently in gradient from the junction with the A418. It is a two lane carriageway for its entire length and is bordered by a mixture of grass verges, boundary walls and narrow pavements.

View northwards up Bishopstone Road

Street signage and street furniture is kept to a minimum in this area. Road marks are restricted to the northern ends of Church Way and Bishopstone Road around the junction with the A418. The lack of modern engineered features helps to reinforce the rural character of both lanes.

The area around the church is not a particularly permeable environment. Although paths through the churchyard connect Church Way and Bishopstone Road, there are no public footpaths through the Conservation Area. The lack of pavements along Church Way, while contributing positively to the rural character of the lane, restricts pedestrian movement to the carriageway. The fact that Church Way is now a dead end also restricts vehicular movement through the area. Bishopstone Road experiences more traffic flow, being a through road. Narrow footpaths extend on alternate sides of the carriageway.

CHAPTER 10 – Key Buildings

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.

Of the 12 buildings enclosed by the Conservation Area, 6 building are listed. All these buildings make a positive contribution to the character of the Conservation Area.

The most important building within the Conservation Area is St. John the Baptist's Church. Set on elevated land, surrounded by historic buildings, the church forms the physical, visual and spiritual focus to the Conservation Area. Listed grade II*, the church has Norman origins and boasts a surviving Norman nave, 13th century transepts and 14th century west tower. Enclosed by trees and partially screened in some long distant views by modern buildings, the physical presence of the church is most noticeable at close quarters, from the elevated vantage point of Eythrope Road and from Bishopstone Road to the south-east of the Conservation Area boundary. Viewed from the containment of Church Way, the elevated position of the church renders it particularly imposing.

St. John the Baptist's Church

Another notable building within Church Way is The Great Barn. Situated to the south of the church, this former agricultural building is given particular prominence within the street due to its position forward of the boundary line of the churchyard and Vicarage Farmhouse. Constructed of brick, rubble and timber frame this 18th century building used to form part of the Vicarage Farmhouse complex, but has been converted to domestic use. Its utilitarian appearance is a strong reminder of the former agricultural character of Stone prior to the 19th century.

Great Barn, Church Way

1, Church Way

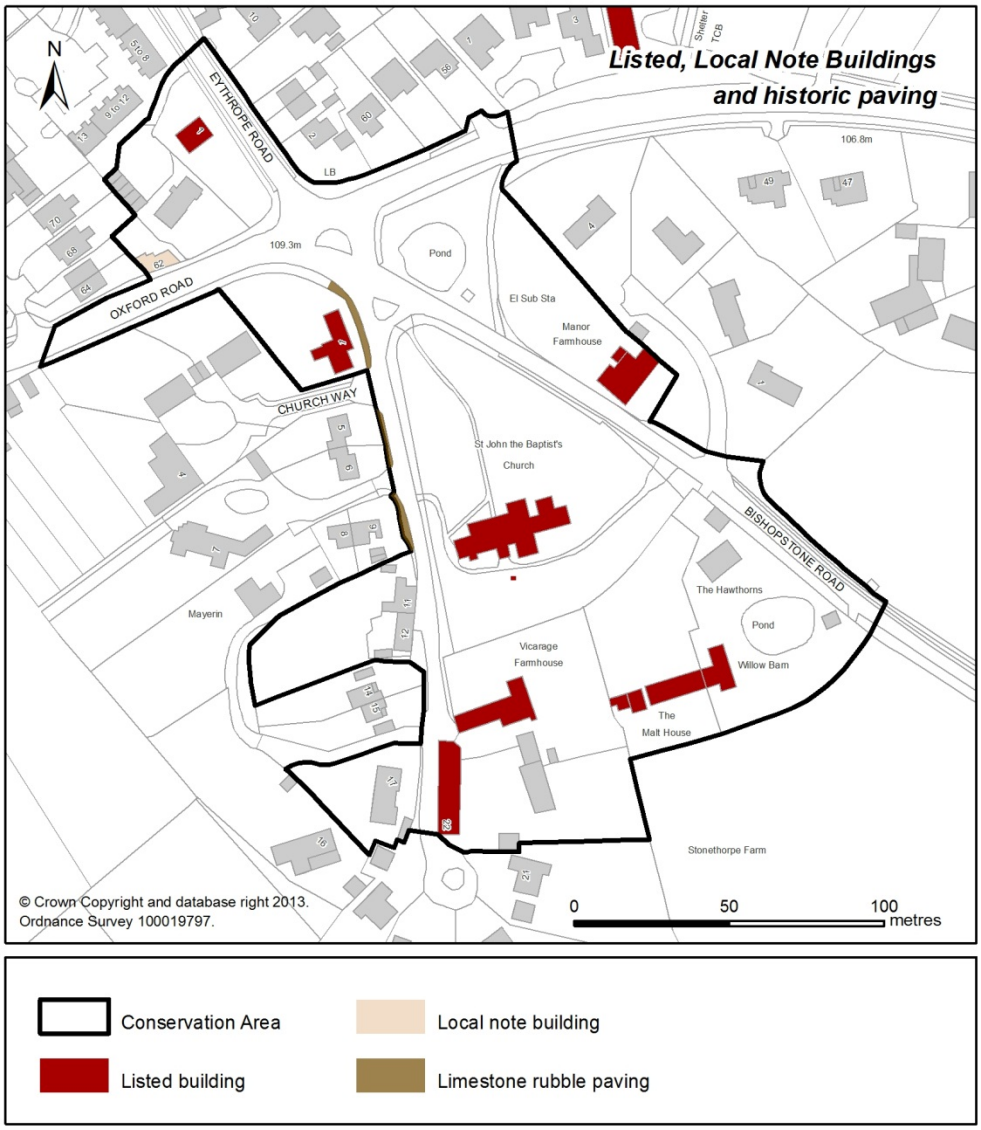
1, Church Way is another 18th century building within the historic core of Stone, which is given particular visual prominence by virtue of its position close to the junction with the A418. This two storey brick building features prominently in views when looking southwards from the A418 junction. Positioned towards the front of its

plot, with its ridgeline running parallel with the carriageway, this attractive building is the first visual introduction to the historic core of the village gained from the A418.

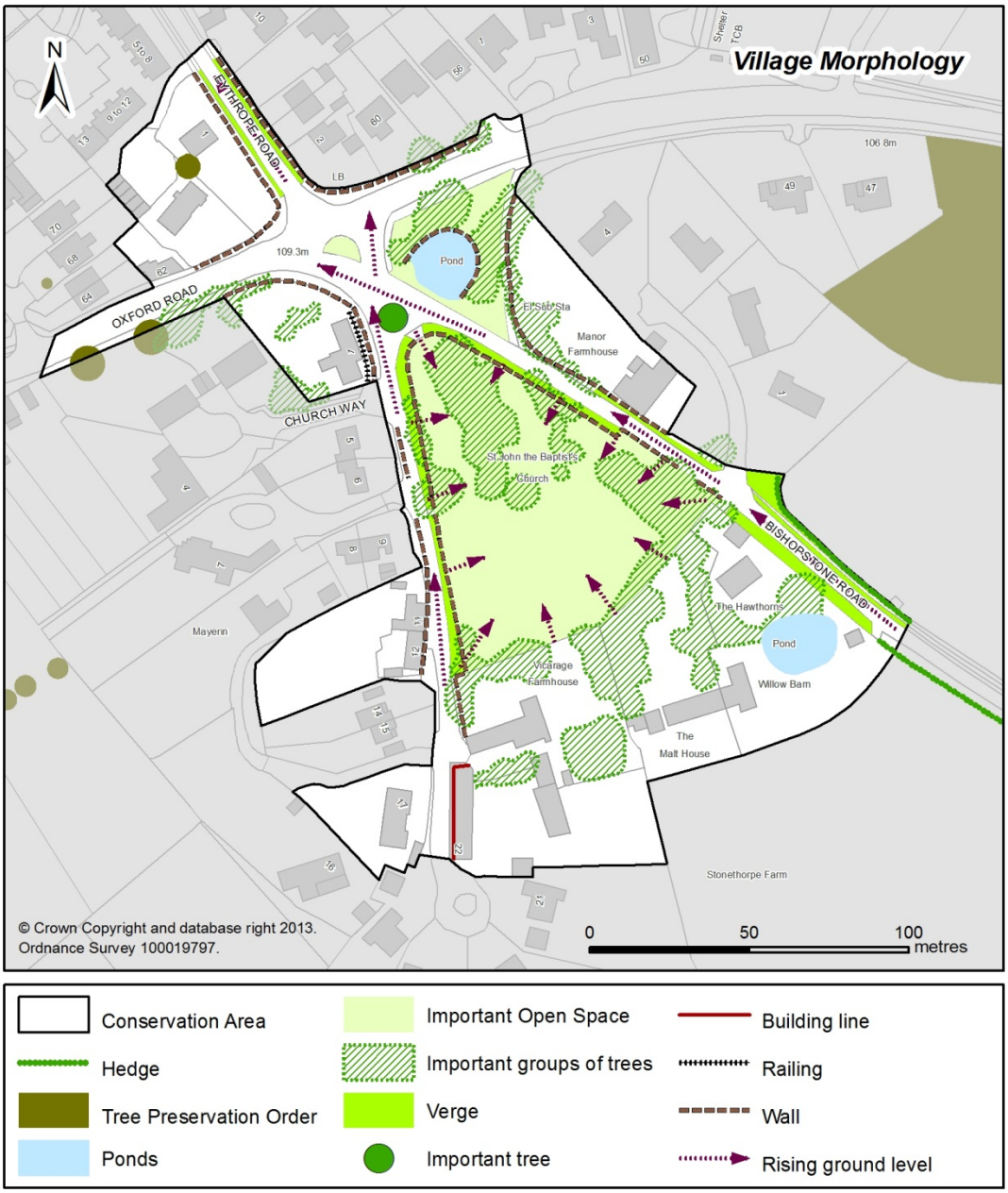
Manor Farmhouse is a large sprawling building of several ranges with a complex roof form. Set close to the road edge, the building is comparable in age, scale and status with Vicarage Farmhouse located along Church Way. Both buildings are listed grade II and are reminders that agriculture formed the economic mainstay of Stone's economy prior to the 19th century. Manor Farmhouse is also a key visual building within the village because it is the only building located along the eastern side of Bishopstone Road and features prominently in views when approaching the A418 junction from south-east.

Manor Farmhouse, Bishopstone Road

Listed buildings are identified below and described briefly in Appendix IV of this document.



CHAPTER 11 – Stone Village Morphology



Building Form

With the exception of St. John the Baptist's Church, the surviving historic buildings within the Conservation Area at Stone date from the 18th century. In form, the majority owe much to the former agricultural heritage of the area, consisting of a mixture of substantial farmhouses and former agricultural buildings.

Most historic buildings of non-utilitarian origin within the Conservation Area range between 2 and 2½ storeys in height. The domestic buildings, in particular Vicarage Farmhouse and Manor Farmhouse, have large principal ranges adjoined by lower, possibly later, additions

located both to the side and rear of the main range. Roof pitches are generally steep and examples of gabled and hipped forms are found within the Conservation Area.

Buildings within the historic core tend to occupy relatively modest plots in comparison to their size. This may reflect a pattern of subdivision of land during more recent years in order to accommodate infill development. Historic buildings within this area tend to be positioned towards the front of their plots, behind boundary walls, but close to the road edge. Historic buildings are orientated both gable onto, and with their ridgelines running parallel with the carriageway.

Details and Materials

Surviving historic buildings within Stone are primarily constructed of brick. There are however examples of the use of rubblestone, whether in combination with brick (Great Barn and Vicarage Farmhouse), or as the sole construction material (St. John the Baptist's Church). The use of stone for the construction of St. John the Baptist's Church is likely to have been designed to emphasise the important status of the building. However, the softness of the local stone does not generally lend itself to the construction of buildings and where it is found in buildings its use is generally restricted to less visible elevations. Stone however was used extensively for boundary walls within the village.

Red vitrified brickwork forming walls at 1, Church Way

The brick used in the construction of 18th century buildings within the historic core of Stone is a reddy/orange colour. At 1, Church Way, the bricks are laid in a Flemish bond and employ a scattering of vitrified bricks to add visual interest to the wall surface. At Great Barn, bricks of different ages have been used to infill timber panels and there are areas of both Flemmish and English bond. The principal ranges of both of the substantial farmhouses within the historic core of the village, Manor Farmhouse and Vicarage Farmhouse, are constructed of brick, but are rendered.

Roofs of the historic buildings within the village are laid in plain clay tiles. The steepness of some of the roof pitches may suggest that these buildings were formerly thatched. Chimneys are an important element of the roofline within Stone, acting as visual full stops to the gables of the main range at Vicarage Farmhouse and Manor Farmhouse.

Chimneys act as full stops to gables at Vicarage Farmhouse

Regularity in fenestration patterns on prinicpal elevations is a characteristic feature of the majority of the domestic historic buildings within the Conservation Area.This regularity of fenestration is typical of the 18th century trend in arcitecture towards more symmetrical and formal public elevations.

Leaded light casements, 1, Church Way

There are several surviving historic windows within the 18th century domestic buildings, including a number of fine 8 over 8 vertically hung timber sashes at Manor Farmhouse and Vicarage Farmhouse and leaded light casement windows to the ground and first floor of 1, Church Way. These windows, which are all too often vulnerable to change contribute greatly to the visual quality of the historic environment.

Sash window at Manor Farmhouse

Boundary Treatments

Boundary walls are a key feature of the Conservation Area at Stone. Wall heights vary throughout the Conservation Area, ranging from approximately a metre to just over 2 metres. Walling around the churchyard is given greater visual prominence by virtue of the fact that it sits on top of grassed banks. Boundary walls within the historic core of the village also vary considerably in character and function, from the more formal low wall topped by railings forming the frontage to 1, Church Way, to the retaining wall that forms the boundary of the churchyard. The majority of walls within the historic core of the village are constructed of rubble limestone, but at Vicarage Farmhouse, the top two thirds of the wall and piers are constructed of brick. The softness of the limestone used in the construction of these walls makes them vulnerable to water damage. Therefore many of the walls have

Stone boundary wall, 1, Church Way

Juxtaposition of rubble stone Church wall and brick with rubblestone base boundary wall to Vicarage Farmhouse

rubble stone coping or in some cases tiled coping which sheds the water away from the sides and base of the wall and prevent it penetrating into the core of the structure.

Another interesting feature of some of the limestone walls within Stone is the insertion of ammonites into the public face of the wall. This is a decorative detail which is found in the limestone boundary walls of the Hartwell House estate

Ammonite within limestone rubble wall in Stone

The historic walls within the Conservation Area at Stone form a visually strong and well defined edge to the roads. They also unify frontages, reinforce enclosure and help to channels views. In addition the walls are notable for the manner in which they curve around corners and contain the space at the A418 junction and around the village pond. The solidity of the walls forms strong visual contrasts with the organic forms of the trees and vegetation that spill over them, especially around the churchyard, around the pond and along the boundary of Manor Farmhouse. The lightness of the stone provides visual contrast with the darker colour of the vegetation.

Surface Treatment and Street Furniture (Public Realm)

The carriageway along Church Way is laid in tarmacadam. There are no pavements at Church Way which increase the narrow character of the lane. Signage and road markings are kept to a minimum and concentrated around the junction with the A418. There are no streetlights, but telegraph poles and wires do detract from the visual quality of the lane. Of particular note are the small areas of rubble limestone paving that extend along the frontages of several buildings at the northern end of Church Way. Historic street surfaces are often vulnerable and where they do survive they should be maintained and preserved.

Rubble limestone paving along frontage of 1, Church Way.

Bishopstone Road, like Church Way is laid in tarmacadum. Sections of narrow pavement stretching along alternate sides of Bishopstone Road form a disjointed footpath along the road edge. Grass verges run into the pavement, which help to soften the inside edges, and the edges adjoining the carriageway are defined by granite kerb stones. Road markings and signage are kept to a minimum and concentrated around the junction with the A418, and this largely un-engineered appearance helps to reinforce the rural character of this part of the village.

Design Guidance

The village of Stone has experienced a great deal of development since the 20th century which has fundamentally altered its character. The focus of the village has shifted from the historic core to the A418 which is the principal artery of vehicular and pedestrian movement through the village. The historic core now forms a quiet backwater which sits adjacent to the main thoroughfare. It is a small and cohesive area which is, defined by Church Way and Bishopstone Road and focused upon the church of St. John the Baptist. Of key importance are 1, Church Way and Vicarage Farmhouse, Great Barn and Manor Farmhouses which surround the church and act as visual reference points. Although some modern development is located along Church Way the historic buildings still maintain their prominence as visual focal points within both Church Way and Bishopstone Road. Any additional development would upset the balance between modern and old and serve to destroy the overall cohesive character of this part of the village.

Of particular importance is the manner in which the surrounding rural landscape still penetrates Bishopstone Road from the south-east. From the north-west the transition from the busy A418 to a quiet country lane is almost instantaneous. The retention of the rural character of the historic core of the village is fundamental to the overall interest of the area and this could easily be lost through further development in this area. For this reason, change should be confined to small scale additions and alterations to existing buildings.

Should new development be deemed to be acceptable it is essential that attention is paid to key characteristics such as plot sizes, scale, massing and form of building and the relationship of buildings to the surrounding landscape.

The role of vegetation is fundamental to the character of the historic core of Stone. Grass banks, hedges and in particular groups of trees are key elements that help to characterise this area. This vegetation reinforces the sense of intimacy and enclosure as well as the rural setting of this part of the village. Any future development which may be deemed acceptable, must pay significant regard to the important contribution played by trees and vegetation in establishing the character of the historic core of Stone.

Special attention must be paid to the palette of materials used for additions and alterations. It is equally important that any additions are relative to the scale, form and massing of the original building.

The un-engineered appearance of Church Way and Bishopstone contribute greatly to the character of the area and help to retain elements of the former rural character of this part of the village. It is important that this lack of signage, street furniture and lighting is maintained.

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.

The historic core of Stone is small 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. There are however a few management issues particular to Stone that have been identified below;

- Where original windows and doors do survive, it is clear that they make a strong visual contribution to the overall character and appearance of the buildings and it is desirable that they are preserved. Although original windows and doors on unlisted buildings are not protected by legislation, it is desirable to encourage owners to retain these important architectural features wherever possible.
- Areas of surviving rubble limestone paving are important features within the Conservation Area. These vulnerable historic survivals should be retained and maintained appropriately in line with guidance contained within the Aylesbury Vale Highway Protocol for Conservation Areas.
- Limestone boundary walls are a key feature of the Conservation Area, defining boundaries, containing space and channelling views. It is important that these key visual features are retained and not punctuated by additional opening. The softness of the limestone makes the walls vulnerable to water penetration and splash back from hard paving surfaces and/or splash from vehicular movement. It is essential therefore that these walls are maintained appropriately.
- Grass verges and banks are also an important feature of the historic core of Stone. These verges soften road edges and enhance the rural character of this part of the village. These verges and banks should retained and maintained.

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 work picturesque derives from "pittoresco" which means "in the manner of the painters", referring to the 16th/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.

Sequested 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 place 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 places.

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.

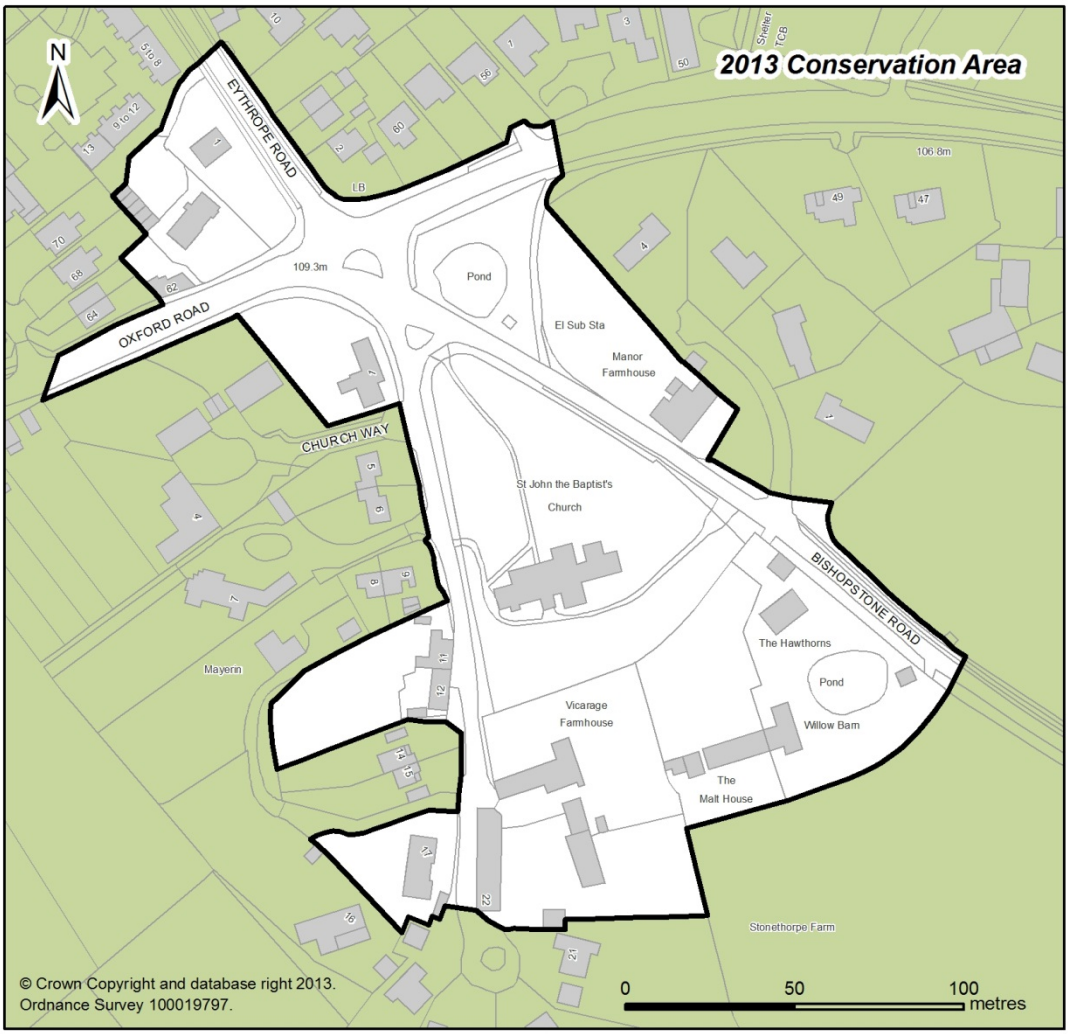
CHAPTER 14 – Guidance and useful information

- English Heritage & Planning Advisory Service, DCMS, Guidance on trhe 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.
- Department for Communities and Local Government, National Planning Policy Framework 2012
- Aylesbury Vale District Council, Advisory Guide, Conservation Areas June 2003.
- Aylesbury Vale District Council, Advisory Guide, Listed Buildings, July 2003.
- Aylesbury Vale District Council, Advisory Guide, Building Materials, January 16th 1995.
- Aylesbury Vale District Council, Advisory Guide, The Conversion of Traditional Farm Buildings, July 18th 1990.
- Aylesbury Vale District Council, Advisory Guide, Thatching 30th August 2000.

Acknowledgements

- Stone, Bishopstone, Hartwell and Sedrup Parish Council

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 Stone Conservation Area together with details of Local Note buildings.

Structure		Status	Assessment of Significance
1, Church Way C18 house		Grade II	House. C18 red brick with chequer pattern of blue headers. Old tiled roof brick chimneys to LH of centre and RH gable with dentil brick heads. Moulded brick eaves cornice. 2-storey 4 bay front of leaded casements segmental arched to ground floor 2-light in end bays 3-light to RH of 4 panel door in 2nd. Bay from LH. 2-storey rear wing with chimney on gable end 1-storey rebuilt garage wing to LH of front.
St. John the Baptist's Church C11 church		Grade II*	Parish church. Stone. Tiled roof with ridge chesting. Norman nave and n. Doorway. C13 transepts. C14 W. Tower with C19 saddleback roof stair turret to S.E. Projecting parapet with carved corbel heads and gargoyles. Restored C19 chancel 1845. Decorated style traceried S. Aisle windows C19 C. Porch over Norman door with zig-zag arch capitals with palmette and leaf motifs lancet windows to transepts and chancel. Interior: N. Arcade is Norman with carved pier capitals W. Bay C13. C14 tower arch. Font Norman originally at Hampstead Norrey Berks brought here in 1845. Cylindrical carved with interlace patterns and scene of man fighting beast. Brasses in nave to William Gurney 1472 and Thomas Gurney 1520. Benches with poppyheads in nave. RCHM I P. 290 mon. 2 (part).
	No photograph available	Grade II	Base of cross perhaps C15 large rectangular section of brown sandstone with large cavity on top

Structure		Status	Assessment of Significance
Vicarage Farmhouse C18 house		Grade II	House. C18 with earlier fabric in rear wing. Brick with some rubble stone at rear partly rendered. Tiled roof.
The Great Barn C18 barn		Grade II	Barn formerly part of Vicarage Farm. C18 rubble stone with brick bands and dressings. Old tile roof with hipped gables. North and south bays and additions in brick N. Gable elevation timber framed with brick infill. Off-centre wagon entry. Interior of 6 bays double purlin roof 2 trusses at N. End have raking queenposts with collars to upper purlins 2 southern trusses are mid C19 kingposts.
Manor Farmhouse C18 house		Grade II	House. C18 altered C19 . Brick rendered. Hipped old tile roof with rebuilt brick chimney at W. End. 2 flat hipped dormers 2 storeys and attic S. Elevation has 3 bays of sash windows central door in trellis porch with slate roof; lower wing to RH with 1 bay of sash windows door to LH. W. Elevation 3 bays of 4 pane wide sash windows in reveals.
The Malthouse Annexe and Willow Barn C18 house and former barn	No photograph available	Grade II	Pair of houses one formerly a barn. C18 altered. Red brick old tiled roof 2 ridge chimneys and 4 gabled.

Structure		Status	Assessment of Significance
1, Eythrope Road Late C18 house		Grade II	House. Late C18 brick rendered and painted front elevation. Slate roof with brick chimneys at each end. 2-storeys 3 bays of sash windows in reveals with cills. Central 6 flush (2 upper glazed) door in wood frame flanked by fluted pilasters supporting frieze with small carved cartouche and flat hood above. Rear projection under extension of slate roof central door flanked by 3-light casements.
62, Oxford Road C18 cottage		Heritage Asset Local Note Building	19th century three storey detached brick building with shallow pitched slate roof and brick end stacks. Ridgeline runs parallel with the carriageway. Three bays with low entrance door positioned slightly off centre flanked to either side by timber casement windows. Identified as being of local note because it is an attractive and relatively unspoilt 19th century building prominently position at the front of its plot helping to maintain the hard building line created by the adjacent stone boundary walls. Also rendered and prominent because of its three storey height.

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