

STOKE HAMMOND VILLAGE DESIGN GUIDE AND CODING



JUNE 2024

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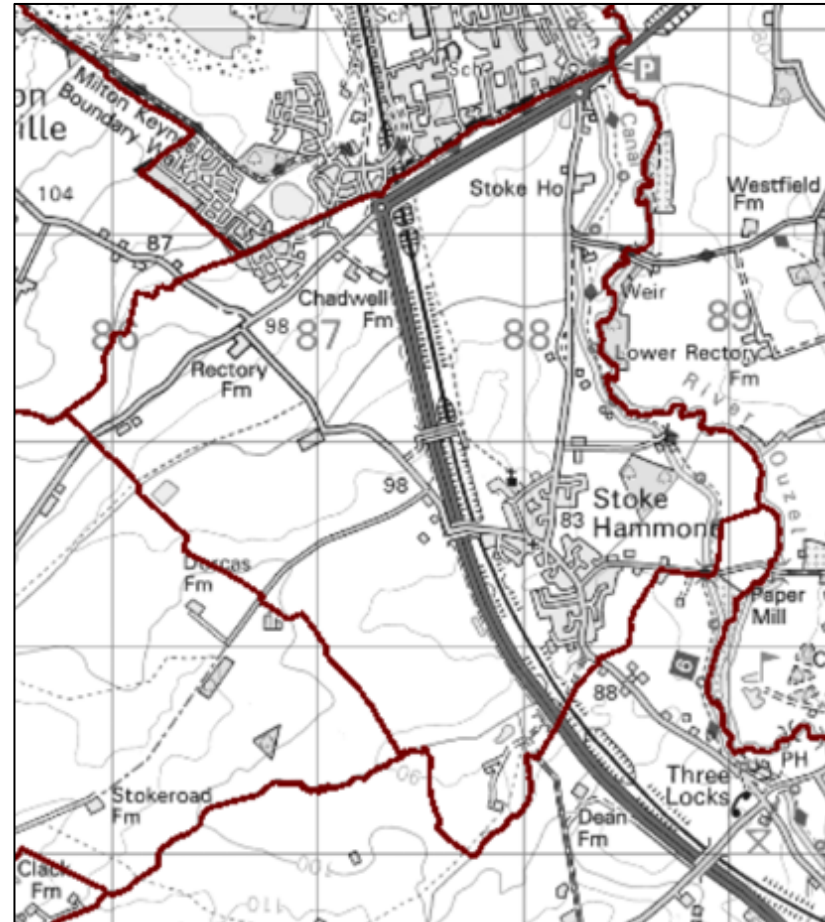
1. INTRODUCTION & PURPOSE

The purpose of this document is to provide design guidance and some essential design coding for the village of Stoke Hammond. It has been approved by Stoke Hammond Parish Council to apply Policy SH2 of the Stoke Hammond Parish Neighbourhood Plan. Although the Plan covers the whole of the Parish of Stoke Hammond., the guide and coding apply only to the historic village itself and not the recent urban extension to Bletchley at Newton Leys (see Map A).

This approach is encouraged by the National Planning Policy Framework (NPPF) to enable local communities to make clear their expectation of what 'good design' means in their area. This in turn helps applicants to understand and respond to those expectations in making proposals for development in planning applications.

Once the Neighbourhood Plan is adopted ('made') by the local planning authority, Buckinghamshire Council, it will then be used to help the consideration of design matters in determining planning applications. In practice, this means that applicants must demonstrate how their proposals accord with the guidance and coding unless they can justify a sound reason why some other factor is more important.

The document has been prepared to refine the Vale of Aylesbury Local Plan Design SPD adopted in 2023 and has drawn on the guidance of the National Model Design Code of 2021 and the Conservation Area Statement produced by the former Aylesbury Vale District Council in 1991.



Map A: Stoke Hammond Parish

2. THE CHARACTER ASSESSMENT AND DESIGN CODING PROCESS

PROCESS

The process of preparing the Design Guide & Coding document began with the drafting of an assessment of the character of the Stoke Hammond Conservation Area. Although designated in 1991, no formal character appraisal had been carried by the local planning authority since. The Parish Council invited its professional planning advisors, ONH, to assist the Neighbourhood Plan Steering Group to carry out an assessment, following the guidance published by Historic England for this purpose.

The advisors arranged a walkabout of all the village in summer 2022 where key design and character features – buildings, structures, spaces, natural features – were noted and photographed. They returned to the village to carry out further analysis and this document has now been finalised and approved by the Parish Council following consultations on a draft version alongside the Neighbourhood Plan. During its preparation, Buckinghamshire Council completed and adopted a Design SPD – this final version of the Design Guide and Coding document has been modified to align its coding with that of the SPD, as explained further below.

The Steering Group has chosen to incorporate the assessment and coding into a single, simple document. It focuses only on the village of Stoke Hammond and not Newton Leys, as the new settlement has been planned and delivered to a design code as part of the approved planning applications. Policy SH9 of the Neighbourhood Plan allocates four sites for development in Stoke Hammond village, and there may be future opportunities for infill development. This assessment and coding will enable every such proposal to understand how best to deliver a high quality designed scheme.

HOW TO USE THE CODE

The Code has been prepared to keep things as simple as possible for applicants, the community and the local planning authority. It has divided the village into five character areas and it identifies a small number of essential design coding principles. The definition of the character areas and the coding principles have been identified from the character assessment as those that matter the most in terms of conserving and enhancing the Conservation Area. Where it is considered that a design matter can be judged using the VALP Design SPD alone then this document remains silent.

Each character area is lettered A – E and each coding principle is numbered, so code D3 is the third coding principle relating to the Older Suburbs Character Area (D). To help align that coding with the relevant Design SPD coding, its reference number (DES1 – DES55) is also shown for cross referencing.

3. NEIGHBOURHOOD AREA CONTEXT

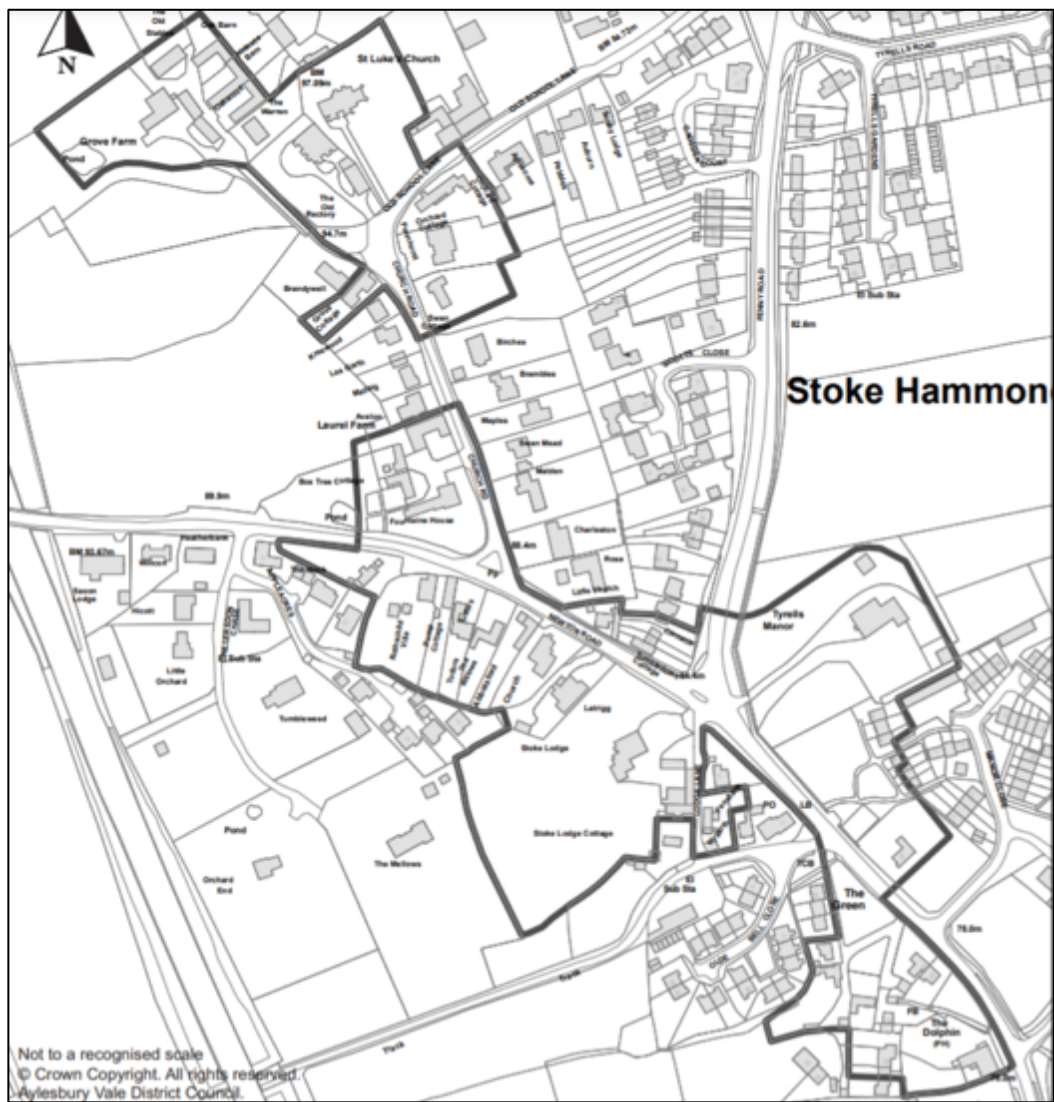
The village of Stoke Hammond sits atop a gentle hill above the River Ouzel valley to its east, comprising both the river and the Grand Union Canal running north – south. The hill also descends gently north from the village edge and then rises again towards Newton Leys and the southern edge of Milton Keynes City some two miles to the north. The church and Grove Farm are at the highest point of the village with the land falling gently into the village centre to the lowest point as the stream crosses at Bragenham Side before rising out from the village to the south towards Leighton Buzzard some four miles to the south. To the west the village abuts both the main railway line and A4146 road, which both run north – south connecting Milton Keynes and Leighton Buzzard and with Birmingham and London further north and south respectively. Beyond them the landform plateaus west towards Drayton Parslow village.

For the most part, it sits hidden in within the wider undulating farmlands, only being gradually revealed as the road descends into the village from the south but in longer views along Fenny Road from the north. There is no main route to the village from the river and canal to the east; the route from Newton Road to the west has been significantly shaped by the close proximity of that village edge to the road and railway cutting and the bridge across them, revealing it only as the bridge is crossed.

The wider landscape is open farmland in character. The fields to the north of the village are large with hedgerow boundaries – many on its edge contain surviving ‘ridge and furrow’ features (see Map E). There are a small number of farm complexes the Parish – Rectory Farm, Chadwell Farm and Stoke House Farm all near Newton Leys; Common Farm on Newton Road; and The Old Dairy Farm, Southlands Farm, Igguldon Farm and Fairview Farm on Fenny Road just north of the village.

The village contains 10 Listed Buildings, all of which are listed Grade II, apart from the Church of St. Luke and the Rectory, which are all Grade II* (see Plan C). Outside the village there are four more Grade II listed buildings and structures – The Lock House, The Old Pumphouse, Lock 23 and the canal bridge – which are clustered in a cohesive group on the Grand Union Canal just a little way northeast of the village.

The Conservation Area was designated in 1991 and comprises two parts covering a large area of the village between them. Their boundaries are drawn tightly around the two main historic cores of the village, resulting in many properties lying in their setting, especially those in Church Road that lie within the setting of both parts.



Map B: Stoke Hammond Conservation Area (Source: Buckinghamshire Council)

4. SETTLEMENT PATTERN & BUILT FORM

The essence of the special interest of the village is its rural character defined by its simple, enclosed, linear form and the combination of five surviving, historic farmsteads from which the settlement has evolved and most of which occupy prominent locations within the village – Grove, Laurel, Brook, Bridge and Moat. Although most have been converted into dwellings, with some additional buildings, their appearance as large farmhouses with ancillary barns and structures are a very clear reminder of the agricultural past of the village.

Similarly, the strong social role of the church is evident at the heart of the main historic core, together with its rectory, and the former schoolhouse, Methodist chapel, village store and pub. Although some again are no longer in their original or main historic use, and some are not listed, their association with the life of a rural village is still evidence in their distinct built forms. The Church occupies a position on the higher ground on the north-western edge of the village with its low tower partially visible in long views from Fenny Road to the north.

There is a wide palette of vernacular and modern building, roofing and boundary materials that are common to most of the northern part of the county. There is some thatch and red brick, and whitewashing are common in the oldest buildings but far from common in modern buildings that have taken a conventional, non-vernacular form and style.

The dominant building form is detached and either rectangular or cross gabled with roof form (hipped or gabled) to match. However, there are some Victorian cottage pairs that also reflect the rural vernacular.

All buildings are two storeys in height, some lower in height with half floors, and grander, taller others of higher status with rooms in roof spaces. In the older areas, almost all buildings sit within irregular shaped plots, some very large (Stoke Lodge, Tyrells Manor) with buildings fronting on to a main road. The modern housing schemes follow very regular patterns of plot size and shape and of building location and form. Boundaries are generally well defined by hedgerows and timber fences though there is the occasional red brick wall.

The Leighton Road/Fenny Road north-south route forms the main spine of the village linking its older and modern areas. It gently bends and rises and falls as it passes through the village to create a sequence of interesting views. Only Newton Road provides a route out of the village, though Bragenham Side becomes a public footpath that extends over the canal and river towards Bragenham to the east. The remaining roads in the village are closed but with some footpath links between neighbouring residential estates.

5. HISTORIC INTEREST

The village was first recorded in the Domesday Book of 1086 as Stocche: a common place name in England denoting an Anglo-Saxon church or place of worship. The suffix Hammond was added later in manorial records though it refers to the family who owned the estate at the time of the Domesday survey. Hamon Brito, son of Mainfelin Brito, was the owner of the manor of Stoke in the 12th century.

The manor later passed into the ownership of the Duke of Norfolk; the family still owned it at the end of the Victorian era. The Disney family, apparently related to the illustrator Walt Disney, was also at one time an influential family in the parish. The parish church is dedicated to St Luke. There is also a Methodist Chapel, built in 1927 but now closed. The A4146 used to pass through the village until the bypass opened on in September 2007. The village is close to the West Coast Railway line, although it has never had a station. The Grand Union Canal passes close by the village to its east. It is one of the 51 'Thankful Villages' which lost no men in the First World War, as first identified by the writer Arthur Mee in the 1930s.

Several enclosures of unknown date are known in this parish, for instance from Moat Farm, but with an Iron Age farmstead turning up in excavation and geophysical survey at Stoke House Farm and some Late Iron Age pottery found in fieldwalking near Southlands Farm, it is likely the enclosures are prehistoric. Iron Age, Roman and Saxon pottery has also been found in the churchyard and Roman and medieval pottery at Mount Pleasant Farm. There are historical records of a medieval watermill and a fourteenth to sixteenth century dovecote attached to Stoke Hammond Manor. The oldest surviving building, however, is St Luke's church. This is mostly a fourteenth century build, with a fifteenth century porch. Most of the other listed buildings are seventeenth to eighteenth century and timber framed. Grove Farm may contain a cruck truss, however, that may date back to the fifteenth century.

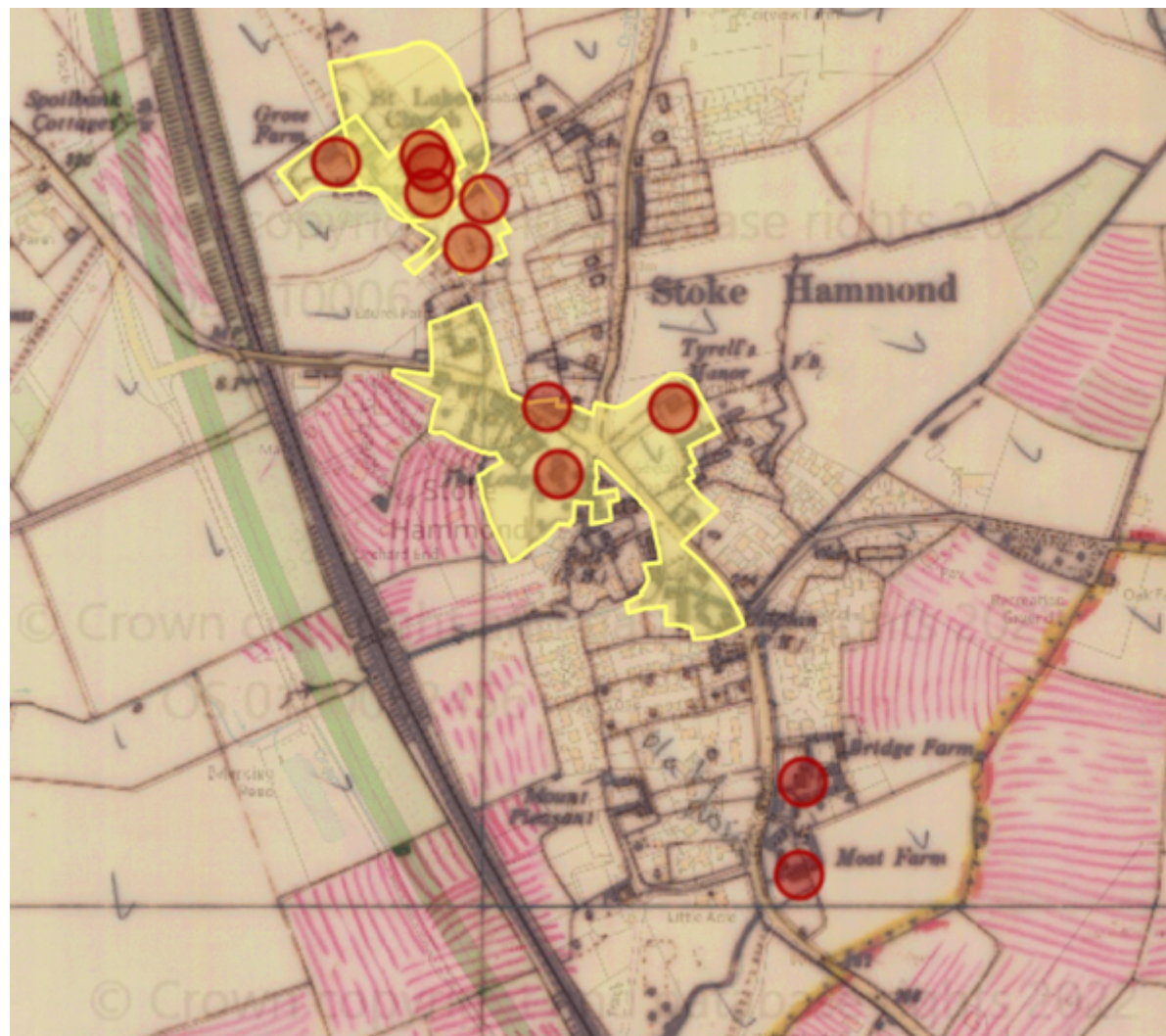
Several now vanished buildings are known from nineteenth century maps, such as a farmstead and field barn close to Common Farm. Quarries can also be seen on these maps, one close to the Recreation Ground and one near Southlands Farm. There are also historical records of nineteenth century brickworks at the former Bell Inn (redeveloped as Olde Bell Close in the 1960s). Many of the nineteenth century buildings of interest relate to the Grand Union Canal, such as lock-keepers' cottages, bridges and pumping stations. Another interesting nineteenth century monument is the tomb of the Fontaine family in St Luke's churchyard, with the associated house lower down Church Road adjoining the former Laurel Farm land. For the twentieth century, a World War II radio station is recorded on aerial photographs near Dorcas Farm on the western boundary of the Parish.



Map C: Map of Stoke Hammond 1880 (Source: National Library of Scotland)



Map D: Map of Stoke Hammond 1923 (Source: National Library of Scotland)



Map E: Extent of Surviving Ridge & Furrow (in Pink) around Stoke Hammond Village
(Source: Buckinghamshire Historic Environment Record)

6. CHARACTER AREA ANALYSIS & DESIGN CODING

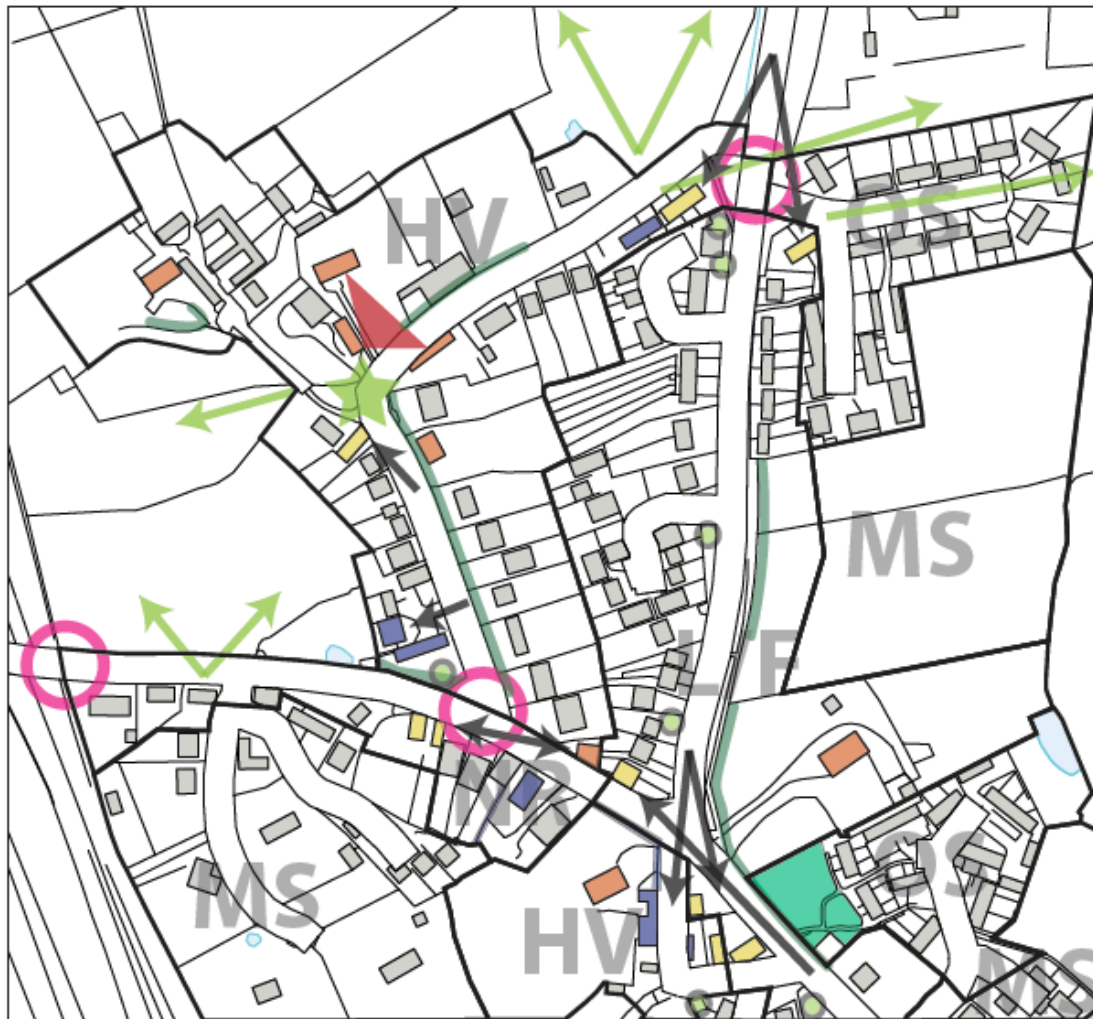
To define the distinct design characteristics of the village five 'character areas' have been identified (as shown on the Inset maps):









- A. Historic Village (including the Conservation Area)
- B. Fenny Road & Leighton Road (including the Conservation Area)
- C. Newton Road (including the Conservation Area)
- D. Older Suburbs
- E. Modern Suburbs

The Plan identifies a set of design information comprising:

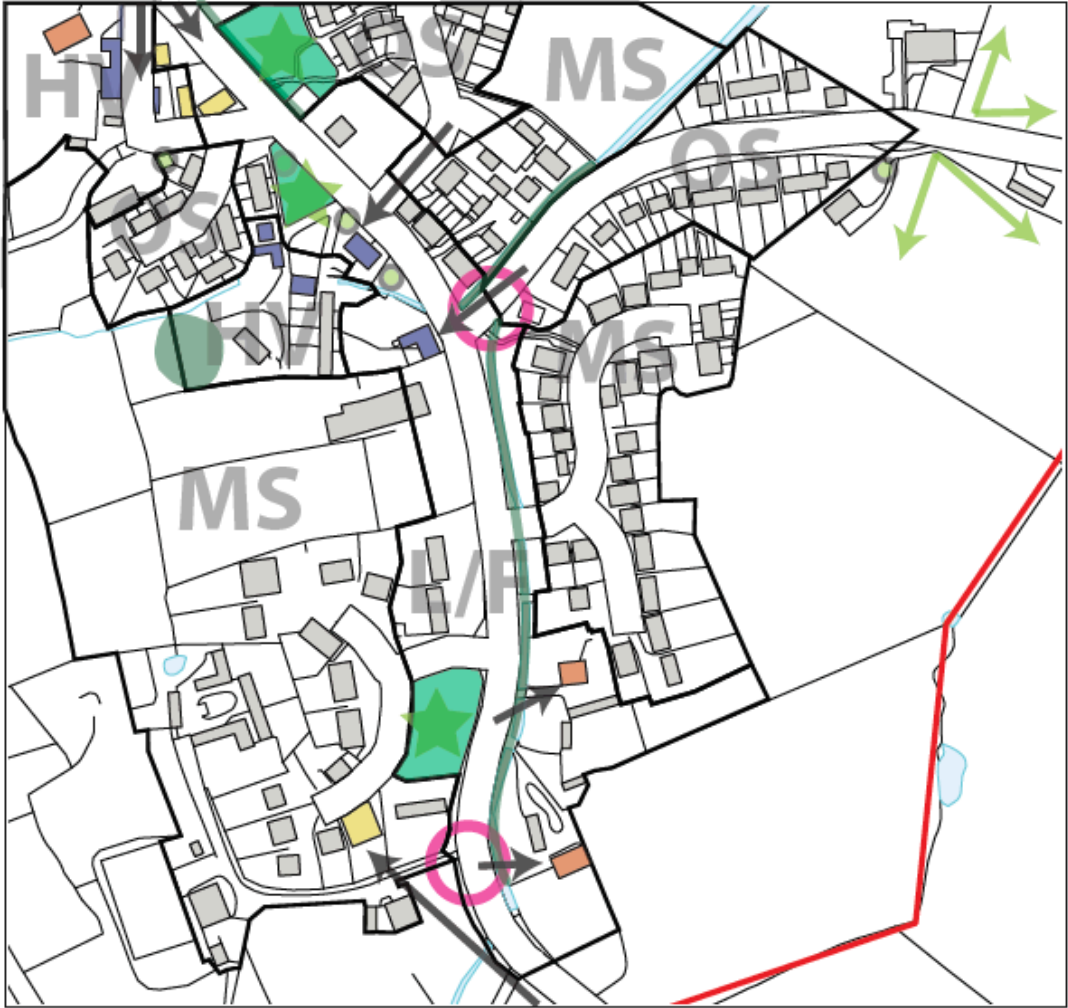
- Listed buildings (on the statutory list maintained by Historic England)
- Buildings of Local Importance (as proposed by this Design Code following the Historic England guidance)
- Historic walls (forming the curtilage of listed buildings rather than listed in their own right)
- Important Spaces (enclosed or otherwise by buildings or landscape features)
- Prominent woodland (not necessarily publicly accessible but visible in the background of the streetscene)
- Trees (individual mature specimens of variety of types and prominent in the streetscene)
- Hedgerows & Boundary Hedges (prominent in the streetscene and in the setting of many historic buildings)
- Important Views (from public vantage points through the area, framed by buildings and the landscape)
- Vistas (from public vantage points out of the area across the wider landscape beyond)
- Entering/Leaving (locations providing clear points at which one enters/leaves one 'place' for another)

Stoke Hammond Character Area Type Map - Inset 1



-  Character Area Type
- HV** Historic Villages
- MS** Modern Suburban
- OS** Older Suburban
- L/F** Leighton/Fenny Road
- NR** Newton Road
-  Entry/Exit Points
-  Listed Buildings
-  Local Heritage Assets
-  Local Green Spaces
-  Trees
-  Prominent Buildings
-  Key Views
-  Key Views
-  Church Space
-  Green Spaces With A Sense of Enclosure
-  Areas of Significantly Mature Trees

Stoke Hammond Character Area Type Map - Inset 2



-  Parish Boundary
-  Character Area Type
- HV** Historic Villages
- MS** Modern Suburban
- OS** Older Suburban
- L/F** Leighton/Fenny Road
- NR** Newton Road
-  Entry/Exit Points
-  Listed Buildings
-  Local Heritage Assets
-  Local Green Spaces
-  Trees
-  Prominent buildings
-  Key views
-  Key Views
-  Green Spaces With A Sense of Enclosure
-  Areas of Significantly Mature Trees

CHARACTER AREA A: HISTORIC VILLAGE

CHARACTER ANALYSIS

This Character Area is in three areas: around the church including Church Road and Old School Lane; Stoke Lodge and Lodge Lane; and below the village green. Together with parts of the Leighton Road/Fenny Road Character Area (see below) they form the historic core of the village. The areas are now exclusively residential in use and character, with the sole exception of the Church, although some surviving buildings – listed and others of local interest – were formerly in other uses, e.g. village store.

Church Road/Old School Lane

This area has a distinct entrance and exit point as it meets Fenny Road and Newton Road at either end, the character of which changes in terms of plot arrangement and landscape. Both Church Road and Old School Lane gently rise towards the church and both with significant groups of trees lining the adjoining plot boundaries with buildings behind. This is most marked on Old School Lane where a tunnel of mature vegetation is created along some of its length, which heightens the sense of enclosure and anticipation as views to the space to the front of Grove Farm at one end and the expansive views east to the countryside are gradually revealed.

The visual inter-relationship between the Church, the Rectory and Orchard Cottage is especially important in framing the historic value of this part of the village. This is further enhanced by a combination of properties around the enclosed space where the two roads meet and form the entrance to Grove Farm – Brandywell and Grove Cottage occupy prominent locations in this respect, as does the mature green boundary to Pennhurst and Swan Cottage opposite.

The remaining buildings in the area are generally large, detached set in regular, wide plots of only modest depth, especially on the west side of Church Lane. Most buildings are close to the plot frontage to combine with the mature vegetation to create another sense of enclosure. There are no universal building materials although red brick is more common than others; the patterned, fired headers on the exposed gable wall of Grove Cottage are prominent in views towards the space from along Church Lane, and relate well to the listed buildings and brick boundary walls beyond.

Stoke Lodge/Lodge Lane

This area is formed around the early Victorian stuccoed villa of Stoke Lodge as it appears above the tall (buttressed in part) brick wall to Newton Road and Lodge Lane. The wall itself is an important historic feature in the setting of the lodge but is also prominent in the streetscene. The smaller buildings that line Lodge Lane are an important group sitting along the lane to create a distinct, narrow space with views of other parts of the village to the south and north. The group is visible as an entity in the gradually revealed view from Fenny Road as it reaches the top of the hill at the

junction with Newton Road. The plot of No.2 Lodge Lane (or Leighton Road?) is large and very prominent in this respect; the present building is non-descript itself but relates well to Fernbank and Dove Cottage.

The Green

The Green itself has been considered part of the Leighton Road/Fenny Road Character Area as an important historic space along its length. However, it also provides the setting to a small cluster of mid-late Victorian buildings around its southern edge. They include the stuccoed Rosebrook Cottage, the double-fronted No. 26, the terrace Nos 28 – 34 (including another former Methodist chapel at No.30) and a former village store (No 18).

DESIGN CODING

SHDC	VALP	CODING
A1	DES10	No subdivision of existing plots
A2	DES10	No obstruction of views from the public domain of the Church or the Rectory
A3	DES19	Replacement buildings or extended buildings to be no more than two storeys in height
A4	DES20	No plot redevelopment leading to new buildings forward of present building lines
A5	DES23	No plot intensification through tandem (rear garden) development, only through side infill or extending or redeveloping existing buildings
A6	DES38	Roofs to use a variety of forms consistent with local style/age
A7	DES39	No loss of existing boundary trees or hedges to form new or wider plot access
A8	DES40	Any new dormers should sit full within the roof form and have pitched roofs
A9	DES33	No new structures to be erected or trees planted in the spaces in front of the Church other than as replacements for existing
A10	DES45	Minimisation of light pollution through the use of directional, low-level lighting, shielding or reducing the intensity of lighting, and use of timers to turn lights off when not needed

GALLERY



Old School Lane



Old School Lane From Church



Old School House



Rosebank



Grove Farm



Avenue to Grove Farm



Swan Cottage



Church Road



Stoke Lodge



Stoke Lodge buttressed wall



Fernbank



Lodge Lane



The Green



18 The Green 'Old Village Shop'



Ivy Cottage, 26 The Green

CHARACTER AREA B: FENNY ROAD & LEIGHTON ROAD

CHARACTER ANALYSIS

This character area comprises the mix of buildings and spaces that front onto this main north-south route through the village, changing from Leighton Road into Fenny Road at the Newton Road junction. It shows along its length almost the full history of the village, from the 17th Century Tyrells Manor at that junction to the 17th and 18th Century Bridge and Moat farmhouses on the village's southern edge, with late 19th and 20th Century development in between.

The village green is the only public space along the route (and in the village more generally of its type, other than the recreation ground at Bragenham Side). It is a special space, enclosed on three sides by remnants of the historic village core (see above) and a group of bungalows and the village store. Although small in size, it is a tranquil space, offering views from the main road to those older buildings beyond and it lies at the heart of the village. The village signpost is very visible on the green and makes a special contribution to its character as well as to defining the identity of the village.

To its south are occasional reminders of the village's history – the pair of London brick, Welsh slate roofed, mid Victorian cottages at Nos 36-38 Leighton Road and the similarly aged, whitewashed and Welsh slate roofed Dolphin Inn for example. The Inn is especially prominent in views along the road and from along Bragenham Side opposite. The small green space between them contains a mature tree (and the culverted brook) which combines with the much more extensive length of mature trees and ditch that runs the length of Leighton Road to the south on the opposite side of the road. This long space is another defining feature of the village and maintains a strong rural feel although there has been modern development behind.

A third space further south is that created as part of the Mount Pleasant scheme. Again, it combines with the green appearance along the road opposite, and with the wide and long front gardens of properties in that scheme, to reinforce the local rural character. The two listed farmhouses opposite are only visible in glimpse views from the main road but occupy larger plots that are well screened from the modern developments.

Fenny Road comprises a mix of plot sizes and shapes and building forms. Tyrells Manor is well screened behind mature trees along its front boundary. Opposite, No.58 is prominent in long views along the main road from the south, its decorated gable end peaking above the trees in the front of its plot. There are a number of other mature trees along the western side of the road for most of its length to the edge of the village, matched with some extensive hedges opposite. Entering the village from the north, the buildings on either side of the road – Nos 1 and 3 Old School Lane and Nos 2 and 7 Fenny Road – are prominent in those long views, representing the northern entrance to the village. Scotts Close and Gadsden Court are more recent 'cul-de-sac' additions of larger detached two storey and smaller pairs of 1.5 storey homes respectively.

DESIGN CODE

SHDC	VALP	CODING
B1	DES10	No subdivision of existing plots
B2	DES19	Replacement buildings or extended buildings to be no more than two storeys in height
B3	DES20	No plot redevelopment leading to new buildings forward of present building lines
B4	DES23	No plot intensification through tandem (rear garden) development, only through side infill or extending or redeveloping existing buildings
B5	DES27	On plot parking only with side garage and/or driveway with permeable surfacing
B6	DES33	No new structures to be erected or trees planted on the Green other than as replacements for existing
B7	DES33	No loss of open spaces along its length
B8	DES38	Roofs to use a variety of forms consistent with local style/age
B9	DES39	No loss of existing boundary trees or hedges to form new or wider plot access
B10	DES45	Minimisation of light pollution through the use of directional, low-level lighting, shielding or reducing the intensity of lighting, and use of timers to turn lights off when not needed

GALLERY





Leighton Road 3: Verges alongside Phoebes



Leighton Road 4: New houses opposite Dolphin



Leighton Road 5: Dolphin public house



36-38 Leighton Road



Leighton Road Village Green



Leighton Road, Fenny Road, Newton Road Junction



North Entrance to the Village



Fenny Road Housing opposite Honeybrooke

CHARACTER AREA C: NEWTON ROAD

CHARACTER ANALYSIS

This is a small length of road that forms the approach to the village centre from the west. It enters the village abruptly after the bypass and then the railway line are crossed. Properties are generally large bungalows set in wide plots along its length west of The Nook and are then smaller and of two storeys along the rest of its length to Lodge Lane.

A number of buildings are prominent along the road, which has a gentle curve as it descends downhill towards Lodge Lane. Most notable is the listed Little Thatch, which is distinct from its surrounds in its form and materials, notably its thatch roof and exposed timber framing. Opposite is the former Methodist church from 1927, once part of the social fabric of the village and still a distinct building with its unusual (for the village at least) architectural style. With its gable end on to the road and location at the front of the plot, Pump Cottage (and to a lesser extent, Rothschild Villa) is prominent in views along the road, helping to punctuate those views on the bend and at the point where Church Road joins the road. The odd orientation of the pair may be an indication of an historic route through the village between the two but long since disappeared. This route went up Hunters Lodge (formerly Rose Lane) past Mount Pleasant Farm and onto Newton Road to avoid the flooding from the Brook that runs alongside the existing main road.

DESIGN CODING

SHDC	VALP	CODING
C1	DES10	No subdivision of existing plots
C2	DES19	Replacement buildings or extended buildings to be no more than two storeys in height
C3	DES20	No plot redevelopment leading to new buildings forward of present building lines
C4	DES23	No plot intensification through tandem (rear garden) development, only through side infill or extending or redeveloping existing buildings
C5	DES27	On plot parking only with side garage and/or driveway with permeable surfacing
C6	DES38	All roofs to be pitched to the gables with no use of hipped or half hipped roof forms
C7	DES39	No loss of existing boundary trees or hedges to form new or wider plot access
C8	DES40	No use of dormers
C9	DES45	Minimisation of light pollution through the use of directional, low-level lighting, shielding or reducing the intensity of lighting, and use of timers to turn lights off when not needed

GALLERY



Newton Road



Newton Road and Church Road



Wesleyan Chapel



Little Thatch



Rothschild Villa

CHARACTER AREA D: OLDER SUBURB

CHARACTER ANALYSIS

There are four areas of older suburbs, i.e. housing estates of the mid 20th Century, at Tyrell's Road, Manor Close, Olde Bell Close and Bragenham Side. Each has a very consistent built form and layout typical of its age. The Tyrell's Road estate comprises low density, two storey semi-detached houses and pairs and terraces of bungalows in regular plots. It affords wonderful long views across the countryside to its east and north.

Manor Close is a well laid out, higher density, two storey semi-detached and terraced housing schemes with a network of pleasant green amenity spaces connected by public footpaths. Olde Bell Close was the redevelopment of the Bell Inn in the 1960s, comprising pairs and terraces of bungalows and semi-detached two storey homes. Bragenham Side is a low density, primarily two storey semi-detached area connecting the village along the culverted brook to the community centre and recreation ground. It has wide grass verges with hedges and mature trees giving it a stronger rural feel than the other older suburb estates.

DESIGN CODING

SHDC	VALP	CODING
D1	DES10	No subdivision of existing plots
D2	DES19	Replacement buildings or extended buildings to be no more than two storeys in height
D3	DES20	No plot redevelopment leading to new buildings forward of present building lines
D4	DES23	No plot intensification through tandem (rear garden) development, only through side infill or extending or redeveloping existing buildings
D5	DES27	On plot parking only with side garage and/or driveway with permeable surfacing
D6	DES33	No obstruction of views to the open countryside from Tyrells Road/Gardens
D7	DES38	All roofs to be pitched to the gables with no use of hipped or half hipped roof forms
D8	DES39	No loss of existing boundary trees or hedges to form new or wider plot access
D9	DES40	No use of dormers
D10	DES45	Minimisation of light pollution through the use of directional, low-level lighting, shielding or reducing the intensity of lighting, and use of timers to turn lights off when not needed

GALLERY



North Entrance to the Village Fenny Road



Manor Close



Tyrells Road





Olde Bell Close



Bragenham Side

CHARACTER AREA E: MODERN SUBURB

CHARACTER ANALYSIS

There are a number of modern suburbs areas of residential estates built in the last twenty years or so. They comprise Phoebe's Orchard, Brook Close, Brook Farm, Mount Pleasant, Appleacres, Hillersdon Chase, Harrup Close and Meadow Brook. In each case, the schemes have been built to a consistent pattern of plots and building types and styles of a kind common to village locations by regional and national housebuilders. None are distinct to this village, and each has introduced a 'cul-de-sac' layout form that had no precedent in the historic village although some older suburbs have established the form in the previous couple of decades (as noted above).

There is variety in their built forms and materials and in boundary treatments. The Brook Farm, Brook Close and Meadow Brook schemes are urban in appearance with highly regular plots, building lines and forms, with little in the way of internal landscaping. The Brook Farm and Close schemes are more prominent in the streetscene as they both have buildings fronting the road (see Leighton Road/Fenny Road Character Area). Phoebe's Orchard, Mount Pleasant, Appleacres and Hillersdon are more generous in the scale and quality of their internal landscape to define plot edges, which gives them a more rural appearance. Hillersdon is not an estate as such, but a lane of larger 20th Century buildings built incrementally and set within generous plots and maintaining a rural appearance.

DESIGN CODING

SHDC	VALP	CODING
E1	DES19	Replacement buildings or extended buildings to be no more than two storeys in height
E2	DES23	No plot intensification through tandem (rear garden) development, only through side infill or extending or redeveloping existing buildings
E3	DES27	On plot parking only with side garage and/or driveway with permeable surfacing
E4	DES38	All roofs to be pitched to the gables with no use of hipped or half hipped roof forms
E5	DES39	No loss of existing boundary trees or hedges to form new or wider plot access
E6	DES40	Any dormers to sit above the eaves as full dormers
E7	DES45	Minimisation of light pollution through the use of directional, low-level lighting, shielding or reducing the intensity of lighting, and use of timers to turn lights off when not needed

GALLERY





Meadowbrook



Mount Pleasant





Phoebes Orchard

GAZETTEER OF HERITAGE ASSETS

Apart from the listed buildings there are innumerable historic buildings helping to tell the story of life in the village many years ago. Included here are all the statutory listed buildings in the Parish and other buildings of local importance identified as part of this character assessment project. There is a responsibility by the local authority to ensure the protection of these buildings and sites and all the properties listed plus many more which make an important contribution to the special interest of the village.

LISTED BUILDINGS

[Church of St. Luke \(Grade II*\)](#)

Historic England listing: "Parish church. C14 chancel and central tower, nave and transepts with late C15 details, C15 S. porch. W. wall of nave rebuilt and church restored 1852. Greensand rubble with limestone dressings, ashlar parapets, diagonal buttresses to chancel repaired with brick. Lead roofs. Nave has much restored Perpendicular windows, 5-light to W., 3-light to N. and S. all with 4-centred heads. Moulded doorways, that to N. blocked, that to S. in gabled porch. Transepts have similar 3-light windows to N. and S. N. transept has lean-to to W. with arched doorway to lower stairs, and C19 lean-to vestry to E. Central tower is of one stage above the nave and has battlemented parapet and 2-light Decorated openings with ogee tracery. Chancel has one bay of 2-light Decorated windows, a single cusped low-side window and small moulded doorway to S., and a 3-light Perpendicular E. window all restored. Interior: main beams of nave and transept roofs are C15 but have C19 carved bosses and in the transepts, C19 carved angel corbels Tower rests on 4 double-chamfered arches, those to nave and chancel on semi- octagonal piers with moulded caps Chancel has piscina and double sedilia in ogee arches. Fittings C14 font with circular bowl on stem with 4 attached shafts; altar table dated 1619; poor box dated 1618 on turned baluster; other fittings C19. Monuments: late C17 monument to members of Disney and Wilks families on N. wall of chancel has dark grey stone inscription tablet in clunch surround of tapering Doric columns, and broken pediment with relief of kneeling figures; tablet to Mary Disney 1658; Tablet to members of Fountaine family 1650-90 in N. transept; tablet to Trimnell and Hillersdon Frank 1766 in nave." Local information indicates that the church may date to the C10, with C15 porch and rebuilt in the C17, originally a church on the site before the Domesday Book.



Tomb of Fountaine Family in Churchyard (Grade II)

Historic England listing: "Tomb to members of the Fountaine family. Early C19. Stone. A rectangular block with inscription panel on each side and corner recesses with Doric columns. Moulded base and flat cornice top with urn. Earliest inscriptions are to Ann Fountaine, d. 1802, and Bernard Fountaine, d. 1811? Other inscriptions are of 1811, 1870 and 1905. Surround of elegant wrought iron railings with interlace ornament, scrolled spearhead finials and fluted corner shafts with urn finials."

Local information indicates that this large family were extremely prominent in Stoke Hammond and owned and lived in several grand properties in the village. They also owned plots of land. There are several Fountaine family names on the tomb dating from 1821 - 1869.



Grove Farm, Church Road (Grade II)

Extract from Historic England listing: "Grove Farm, a late C16 or early C17 farmhouse with later additions and alterations, is listed at Grade II for the following principal reasons: Architectural interest: a vernacular late-C16 or early-C17 cruck frame, lobby-entrance house with a late C17 box frame and dated C18 brick cladding with evidence of alteration to a two-storey house; Intactness: the cruck frame survives in part along with much of the box frame of the cross wing, illustrating the conjunction of the two main timber-framing techniques on a single site; of interest since Buckinghamshire represents the most south-easterly county with a strong tradition of cruck frame construction. The lobby-entry plan of the original wing is still readable. Context: the converted attached ironstone barn and separate farm buildings to the east (all not included in the listing), enhance the agricultural nature of the house.



Grove Farm has a complex history of alteration and addition. A moat-like feature to the south of the farmhouse, marked on the 1881 First Edition Ordnance Survey map, may indicate medieval origins for the site. Based on the cruck construction of the principal range and smoke blackening of some of the timbers, it has been suggested that Grove Farm possibly has late-medieval origins. From its lobby entry plan, it is perhaps more likely to date from the late C16 or early C17. This range was later raised and faced in brick in the early C18 (believed to date from 1737). A box-frame extension to the east, set back from the south elevation of the cruck-framed block, was added, probably later in the C17. Only one bay of this appears to survive. In the early C19 this range was apparently converted to a dairy, when it was rebuilt or extended to the north and heightened. In the 1860s, the cross range was fronted in brick and extended slightly to the south to provide a uniform frontage, and a brew house was added under a cat-slide roof to the west of the dairy. In the 1970s the house was extensively modified with a new roof structure and windows, demolition or truncation of chimneys, replacement of the front porch and addition of a link building to the south-east. C21 changes include the replacement of the brewhouse cat-slide tile roof with slate and reinstatement of its chimney, and replacement of the 1970s porch."

The Old Rectory, Church Road (Grade II)

House. S.E. range originally C17, much altered and extended mid- late C18 and later. Brick, part whitewashed, old tile roofs, some brick coped gables, brick chimneys. 3 parallel ranges, that to S.E. with some timber-framing. N.W. range has ground floor of vitreous brick with red dressings, first floor of red brick with blue diapers, and moulded plinth, first floor band course and eaves. 2 storeys and attic, 5 bays. 3 bays to left have sash windows, 4- pane to first floor, altered 3-pane sashes with gauged heads to ground floor. Central ground floor opening altered to C20 glazed door with fanlight. 2 bays to right altered with blocked windows flanking chimney. Attic has 3 hipped dormers with paired barred wooden casements. S.W. front has 3 gabled bays, that to right slightly lower with C19 external chimney. Left bays have C19 Tudor hoodmoulds over blocked attic openings and first floor tripartite sashes. Ground floor has canted bay window to left and double C20 glazed doors with glazed porch in centre bay. Irregular S.E. front. Interior has stop chamfered spine beam to centre of C17 range, and re-used early C18 staircase with twisted balusters, fluted corinthian newel columns and finely carved scrolls to string.



Orchard Cottage, Old School Lane (Grade II)

House. C16-C17 bay, extended one bay to right C19, with C17 outbuilding, possibly older and now incorporated into house, to left. Original bay is timber framed with whitewashed render infill, brick and stone plinth. Right bay is of whitewashed brick. Thatched roof with C19 ornamental board eaves, brick coping to right gable, and rebuilt central brick chimney 1½ storeys. Ground floor has paired wooden casement to left and C20 paired leaded casement to right. First floor has 3-light windows in thatch, the left C20 and leaded, the right wooden with an arched top and central leaded pane. Central C19 gabled porch of whitewashed brick with tiled roof, weatherboarded gable and flush-panelled door. Interior to left bay has some curved braces and a stop-chamfered spine beam. Former outbuilding to left is much rebuilt and has timber frame with whitewashed brick and render infill, weatherboard below the eaves, corrugated asbestos roof and irregular wooden casements to main floor and basement.



Swan Cottage, Church Road (Grade II)

House. Probably C17, part rebuilt C19. Timber frame to rear and upper part of gables, front rebuilt in brick, whitewashed and part rendered leaving wall plate exposed. Thatched roof, brick chimney between right bays. 1½ storeys, 3 bays. C19-C20 wooden casements with horizontal glazing bars, 3-light in thatch and to ground floor right, 2-light in ground floor left bays. C20 door between right bays, board door in left bay. C20 lean-to conservatory in front of left bay, small C20 extensions to rear.



[Little Thatch, Newton Road \(Grade II\)](#)

Historic England listing: "Cottage. Late C17-C18 altered. Timber frame exposed in left gable wall and in upper right gable. Front rebuilt in whitewashed brick C19. Half-hipped thatch roof, central rebuilt brick chimney. 1½ storeys, 2 bays. Leaded windows, 3-light with segmental heads to ground floor, 2-light in thatch to first floor right. Board door to right of centre in gabled trellis porch. Lean-to extensions to rear."

Local information indicates that the earliest record of the cottage dates to the C14, and that in its time it has been a shop, a pub and a post office and was at one time owned by the Fountaine family and rented out. It had an identical twin opposite which was knocked down to build the Methodist Chapel, even though in the conservation area. There are various legends surrounding it including the possibility of a Roundhead soldier buried in the garden and an ancient grave under the front room floor. Amongst sources of information are the 1522 Muster Certificate Book for Stoke Hammond and the Manorial Extent on Valuation 1554 - 1555 plus extensive research carried out by present owner.



[Stoke Lodge, Lodge Lane \(Grade II\)](#)

Historic England listing: "House Circa 1830-40. Whitewashed render, slate roof of steeper pitch than usual, boarded eaves with shaped brackets between windows, flanking brick chimneys. 2 storeys, 5 bays. 3-pane sash windows with raised architrave surrounds and sills on shaped brackets. Central door with 2 arched glazed panels, shaped fanlight and panelled reveals. Porch has flat entablature on Ionic columns. Another wing attached to rear left-hand corner."

Local information additionally notes the buttressed wall on one Newton Road.



[Tyrell's Manor Farmhouse, Leighton Road \(Grade II\)](#)

Historic England listing: "House. Early C18, altered late C19-C20. Red brick front, chequer brick sides, moulded brick plinth, plain first floor band course, stone quoins. Moulded and painted wooden eaves cornice with carved scroll modillions between windows. Hipped C20 tile roof, 2 symmetrical brick chimneys. Double pile. 2 storeys and cellar, 5 bays to each front. S.W. front has C20 4-pane sash windows, those to ground floor with gauged brick heads. Central C19 double doors with rectangular mullioned fanlight. Door opening has roll-moulded brick edge. Early C20 gabled timber porch with twisted balusters and shaped brackets. Cellar window to right. S.E. front has similar sashes and central door with similar hood. N.W. front is irregular C20 extensions to rear. Interior has re-sited early C18 staircase. Original windows were leaded casements."

The house is located on The Green, opposite Newton Road. Local information indicates that the original house was built in 1465, and that the present house dates from 1703 and is built on the site of the previous house in the Queen Anne style. The surrounding farm dates from medieval times but much of the land has been taken over for housing decampment. In its time it has been a nunnery and a carved Agnus Dei from that period can be found in St. Luke's Church. A member of the Fountaine family has lived there and at one time in the 19th C It was owned by the Rothschild family.



[Bridge Farmhouse Leighton Road \(Grade II\)](#)

Historic England listing: "House. Late C17-C18. Timber frame with whitewashed brick infill and blackened rubble stone plinth. Thatched roof, tiled surrounds to dormers, rebuilt central brick chimney. 1½ storeys, 2 bays. Paired wooden casements, barred to ground floor, upper windows in gabled eaves-line dormers with tiled roofs. Later flanking extensions, each of one storey and attic, and one bay, of whitewashed brick with tiled roofs and paired barred wooden casements Entry in right gable. Formerly known as Bridge Cottage."

Local information indicates that the house may date back to the late C16, and that it was owned by Queen Victoria from 1852-1854.



[Moat Farmhouse, Leighton Road \(Grade II\)](#)

Historic England listing: "House Late C18-early C19 remodelling of older building some evidence of timber framing with one post showing to front. Rebuilt in brick: Left bay is of vitreous headers with red brick dressings, moulded plinth, and gable rebuilt C19; centre part is of chequer brick with moulded plinth; right bay is later C19, of red brick with dentil eaves. Old tile roof, hipped over main range. 3 brick chimneys, that between left bays of thin brick. 2 storeys, 3½ bays. Left bay is gabled and projecting and has C20 3-light casements with segmental heads. Part obscured by C20 lean-to with wide flush-panelled door re-set in left side. Lean-to continues over half-bay to right which has small 2-light wooden casement above. Remainder has 3- light wooden casements, those to centre with segmental heads. Ground floor window to right is C20 with cambered head. Right bay also has door with similar head, and C20 metal light to left."



[The Rectory, Church Street \(Grade II*\)](#)

Historic England listing: "An early C18 red brick house with a parapet and a brick modillion cornice. Built by Sir John Jacob (whose tomb is in St Mary's Church) for his son-in-law the Reverend A Oakes, about 1720. 2 storeys, attics and basement. 5 window range, double-hung sashes with glazing bars, in flush cased frames, with gauged brick flat arches. The centre window on the 1st storey has a shaped soffit. A raised brick band runs between the storeys. A central 6-panel door with raised and fielded panels has a semi-circular fanlight with fan glazing and a wood doorcase with panelled reveals, half columns and a pediment. It is approached by stone steps with iron railings. Roof tiled, double-pitched, with 2 flat headed dormers. A lower wing extends on the west end with 2 window range and 1 flat headed dormer."



Grand Union Canal

Grand Union Canal Lock 23 originally known as Talbots Lock. Built circa 1866.

Grand Union Canal Bridge (north of the lock). Built circa 1866.

Grand Union Canal Cottage at lock 23 - originally lock keeper's cottage built circa 1866.

Grand Union Pumping Station to the east of lock 23 - now sympathetically converted to a residence. Built circa 1866.

All of which are Grade II listed and form a "nice canalscape" (Pevsner, 1994).

BUILDINGS OF LOCAL IMPORTANCE

[Rosebank, Old School Lane](#)

Circa 1800, it was originally a small two up two down cottage and has been extended but the original cottage rooms remain and are used.



Former Village School, Old School Lane

The first school in village was in 1707 but this school dates 1869 - 1987. Many original features remain including a handsome studded oak door. Alongside this was the Old School House at one time joined with a door leading from one in to the other. The current owner states that both properties were custom built to be a school and Headmaster's house and the building took place circa 1869. There exists a copy of the 'register' listing the very first children to attend the school. The present owner believes that both buildings were converted into residential dwellings in the 70s.



Fontaine House (including rear boundary wall), Church Road

As the name suggests this house was one of the many in the village occupied by members of the Fontaine family. It is said to have been built in 1850. Bernard Fontaine lived in Stoke House, now the Lindens Care Home at the top of Stoke Road. Various family members lived in the key farmhouses during the last 300 years.



[Former Methodist Church, Newton Road](#)

Built in 1927, was actively used by Parishioners until the latter half of the 20th Century. Is now a Plymouth Brethren Chapel.



Stoke Lodge Stable Block and boundary wall, Lodge Lane

Built circa 1830 -1840 as stated as the Stables for the owner of Stoke Lodge. Both wings of the stables are now converted to cottages.



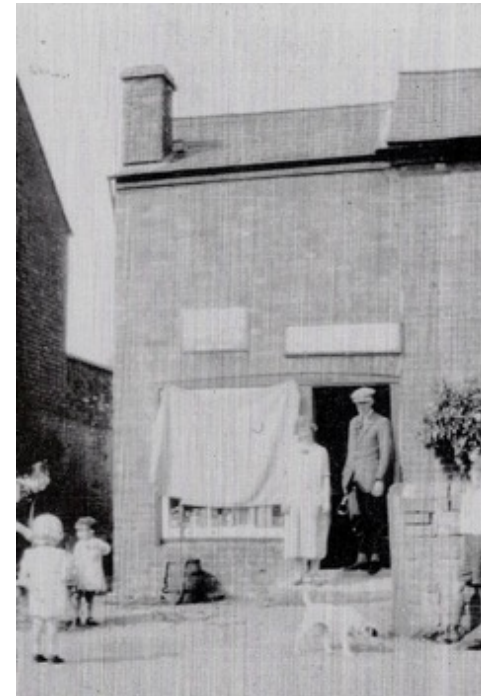
[Fernbank, Lodge Lane](#)

Built in the 19th Century and along with the stables an important part of historic Lodge Lane



18 The Green

Formerly the Baptist church and then the village shop until the new one was opened in 1927 on the other side of the green and on the same day as the Methodist Chapel. The New Village shop remains on the new site up until today. The Old House also known as the White House.



20 The Green

Rose Brook Cottage built in 1890 with a dated fascia stone.



[Ivy Cottage, 26 The Green](#)

Circa 1870 most of the original house remains intact and remains an important aspect of the Green along with 18 and 20.



[36-38 Leighton Road](#)

Still looking very similar to when they were built - both said by the current resident to have been built in 1870. Typical of the cottages that existed along Leighton Road when the Mount Pleasant Farm was subject to enclosure in 1874.



[The Dolphin Public House, Leighton Road](#)

Originally two cottages dating 1695. In 1823 the cottages became a pub and a Blacksmiths and eventually joined to create the pub as it now looks. References exist in 19th Century Newspapers to Auctions and Inquests held in the Pub. Internally recently renovated to a high standard.



Mount Pleasant Farmhouse

House. Late C17-C18. Somehow overlooked for listing this house has the same history as Tyrells, Moat, Bridge and Grove. Its name changed in the 1990's when the Mount Pleasant development was built on land that had previously been ancient enclosures in 1774-75 shared by the key landowners in the village.



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