

Heritage Assets Evidence Paper [EHA]

Part 1: Introduction

1. This paper focuses on the range and historical value of the heritage assets currently extant in the Parish resulting from its development over time.
2. The northern Neighbourhoods within the Parish have resulted primarily from urban development since the 1950s and 1960s. As a result, and unsurprisingly, the majority of the heritage assets reviewed are located in the southern Neighbourhood of the Parish, parts of which date from the late 18th century and early 19th century.

The evidence indicates that the Neighbourhood Plan should include policies covering the following:-

- a. To conserve and enhance the designated and undesignated historic buildings and heritage assets of Stoke Mandeville, including their setting.
- b. To raise the profile of the archaeological finds in the various areas of the Parish, which have been unearthed during historical and contemporary archaeological works.
- c. To consider applying for a Conservation Area to be created around the historic road junction of Station Road, Risborough Road and Lower Road.

Part 2: Facts

Review of History and Development

To understand the historical background and development of the Parish, see 'History of Stoke Mandeville Evidence Paper'.

Heritage Assets

St Mary's Old Church Site.

1. The Parish Council has worked closely with the Consultants carrying out the archaeological work on the site of St Mary's old Church, on behalf of HS2 Ltd. They tell us that although not unique as a site, St Mary's old Church is unusual in the country in that there has been a population using the site continuously for more than a thousand years. As a result, the heritage assets of the area, including buildings, remains of buildings, archaeological sites of former farms and Neighbourhoods etc. are archaeologically interesting.

The finds from recent excavation at this site are not yet classified but detailed records of such assets are maintained by Buckinghamshire Council. For a detailed list of archaeological assets in Stoke Mandeville Parish go to the Buckinghamshire Council website dealing with the history and archaeology of the county, referred to in the footnote below and follow the links to locations from the landing page¹.

Alternatively use the 'advanced search' facility at <https://heritageportal.buckinghamshire.gov.uk> by selecting from the drop down 'Parish' list or typing 'Stoke Mandeville' into the Parish search box. When you click on the green search button (don't just press the enter key!) This should produce to you a list of all the locations of interest in the Parish (134) with a map plus details of finds in each. Each location has a reference number containing the card number of the original records. The list can then be reviewed to find desired locations and contents of reference cards.

For the purposes of understanding the context, a summary of that record of heritage assets is included here. With the exception of the section on hedgerows, the following information in this section of the paper summarises content from the website referred to above.

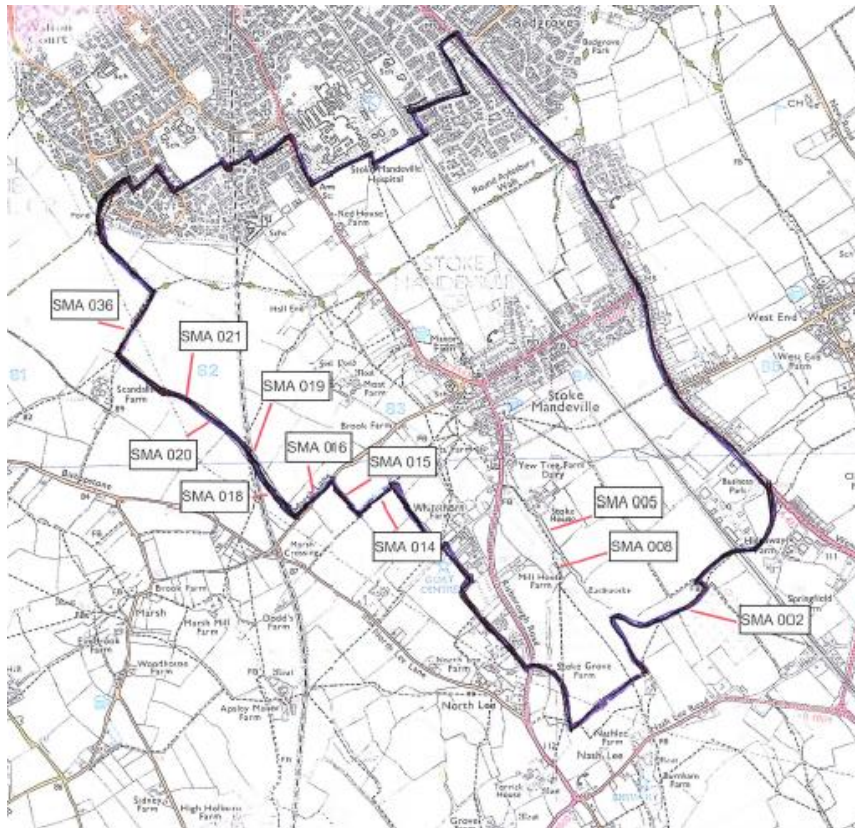
Hedgerows

2. Hedgerows are often referred to as 'heritage assets.' However, in this series of evidence papers they are included in detail, rather as part of the Parish green infrastructure reported on in evidence paper 3Cv 'Green Infrastructure and biodiversity.' For completeness, the information on hedgerows in that paper is summarised here as follows:-

The heritage importance of hedgerows is covered by Hedgerows Regulations 1997, details of which can be found at <http://www.legislation.gov.uk/ukxi/1997/1160/contents>. Although the age of a hedgerow is fundamental to its classification as important, additional criteria involve, principally, the hedgerow being either a long-standing Parish boundary or attached to a feature of interest such as an archaeological site.

¹ <https://heritageportal.buckinghamshire.gov.uk/Theme/TBC340>

It is interesting to note that most of the heritage hedgerows in the Parish do, in fact, gain their status largely by virtue of being Parish boundary markers² or by being associated with another heritage asset (e.g. marking the surrounds of the ruins of St Mary's Old Church³, a valuable archaeological site).



Location of 'important' hedgerows in the Parish

It should be noted that should the planned development of HS2 go ahead, it is likely that many of the hedgerows in the Parish listed as 'important' will be destroyed during the construction phase. We are told by HS2 that there are no plans for any compensatory planting in the area⁴.

² London-West Midlands Environmental Statement Volume 5 | Technical Appendices CFA11 | Stoke Mandeville and Aylesbury Gazetteer of heritage assets (CH-002-011) Cultural heritage, Gazetteer page 2 SMA 002

³ London-West Midlands Environmental Statement Volume 5 | Technical Appendices CFA11 | Stoke Mandeville and Aylesbury Gazetteer of heritage assets (CH-002-011) Cultural heritage, Gazetteer page 4 SMA 008

⁴ Meeting with HS2 10th June, 2020.

Artefacts

3. Stoke Mandeville formed part of the Aylesbury Past project in 1988. Several areas were covered by field walking and records of artefacts are based largely on finds from this process which covered a number of years some of which predated 1988. Although records pre-date computer cataloguing and are kept on cards which each have numbered references, this list gives examples of the finds and gives cards' references for details. The references lead to digitised descriptions of the cards' records.
 - a. Card 5495⁵ Location of finds - field 850 meters NNW of Old Church site.
Neolithic, Roman, Medieval finds including:-
Neolithic flint, Iron Age, Roman, Medieval and Post-Medieval, pottery sherds.
Other Post-Medieval finds include brick, tile, glass, animal bone and clay pipe.
 - b. Card 5643⁶ Location of finds - field to the west of Hampden Hall.
The finds include:-
Prehistoric flint flake and Medieval and Post-Medieval pottery, 1
Prehistoric flint flake, many Medieval and Post-Medieval pottery sherds.
Other Post-Medieval items include 36 pieces of clay pipe.
 - c. Location of finds – Allotments
Late Iron Age and Roman pottery and metalwork found while digging.⁷
 - d. Card 0277⁸ Location of finds: field adjacent to The Woolpack.
Sherds of Roman pottery.

It is clear from the age of some of the finds listed, that the area has seen human habitation for some several thousand years. The fields holding the finds in cards 5495 and 5643 will form part of the site of AGT1.

Ditches, Pits and Gullies

4. Trial trenching at Stoke Grange has revealed Roman ditches pits and gullies with associated pottery and animal bone⁹.

At Red House Farm on Lower Road (card 5640), trial trenching revealed Bronze Age pits, boundary ditches and gullies and inhumation of Roman pottery and animal bone¹⁰.

⁵ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC14013>

⁶ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC14571>

⁷ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC22245>

⁸ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC882>

⁹ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC22248>

¹⁰ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC22246>

Earthworks

5. Various forms of earthworks are also known including:
 - a. Hall End Farm - Medieval fishpond, moat, and other village earthworks (Card 1124)¹¹.
 - b. Brook Farm - a moat and house platforms (Card 0415)¹².
 - c. Old Moat Farmhouse - a moat (Card 0414)¹³.
 - d. North of the Old Church - a moat and village earthworks (Card 0416)¹⁴.
 - e. Stoke House - a moat (Card 2923)¹⁵.

Early Buildings

6. Historical records suggest that the following Medieval and Post- Medieval buildings were present at:
 - a. Stoke House - (Card 2923) Dovecot, Manor House, probably known as Newbury Manor, and a water mill.
 - b. Manor Farm - (Card 2924)¹⁶ Manor House, probably the manor known as Oldbury Manor.
 - c. Hall End - (Card 1124) probably the area once known as Stoke Halling and the location of Stonors Manor.

The artefacts included in the heritage assets listings can be found in the collections of the Bucks County Museum. Most artefacts are stored in the museum resource centre at Halton RAF camp near Wendover, Bucks. Members of the public may view items by appointment at a small charge per hour of viewing.

A map of Aging periods of occupation across the Neighbourhood can be found in Annex 1

Listed Buildings

7. The Parish contains some 22 Grade II Listed Buildings.

Given the relative ages of the Neighbourhoods built within the Parish, it can be no surprise that all the current Listed Buildings are located in the village Neighbourhood (See Map in Annex 4). It is of note that a significant proportion of the Listed Buildings lie within an area of the major road junction in the area where Risborough Road, Lower Road and Station Road meet, just in front of the 'new' St Mary's Church. This axis within the village Neighbourhood reflects the development of coaching and Turnpike roads, as cross country traffic increased during the 17th, 18th and 19th centuries.

This area may constitute the basis of a conservation area, none of which currently exist in the village Neighbourhood of the Parish. This is being explored through the Neighbourhood Plan process, with a view to discussing the designation of a conservation area further with Buckinghamshire Council. See Conservation Area Evidence Paper.

¹¹ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC3378>

¹² <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC1411>

¹³ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC1408>

¹⁴ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC1412>

¹⁵ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC7873>

¹⁶ <https://heritageportal.buckinghamshire.gov.uk/Monument/MBC7877>

The current Listed Buildings are shown in Annex 2.

Conservation Areas

- At present, there are no conservation areas in the Parish but see comment in the previous section on Listed Buildings.

Public Opinion About Conservation & Heritage

2017 Consultation

- In November 2017 the Stoke Mandeville Neighbourhood Plan Steering Group sought public views about Conservation & Heritage based objectives. These objectives and the responses to them are summarised below.

Objective	Responses
Objective 8: To conserve and enhance the historic buildings and assets and their settings of Stoke Mandeville	The 'Churches of Stoke Mandeville' were cited as historic buildings to be protected. Church of St Mary – Lower Road The Old Church Site – off Risborough Road/near Stoke House Old Church ruins – off Risborough Road Village Church and Grounds Old Stoke Church

See Annex 3 for full list of Consultation Responses

What Do Residents Think?

Public Consultation 2017 & 2018 – Survey Results

- A Public Consultation Exhibition was held in November 2017 and September 2018 by the Stoke Mandeville Neighbourhood Plan Steering Group which included the display board below.

CONSERVATION & HERITAGE

FEEDBACK	SURVEY RESULTS	OBJECTIVES
<div style="border: 1px solid gray; border-radius: 10px; padding: 5px; margin-bottom: 5px; background-color: #e9ecef;">Conservation of footpaths and green spaces</div> <div style="border: 1px solid gray; border-radius: 10px; padding: 5px; margin-bottom: 5px; background-color: #e9ecef;">Maintain distinctive character and heritage of Stoke Mandeville</div> <div style="border: 1px solid gray; border-radius: 10px; padding: 5px; margin-bottom: 5px; background-color: #e9ecef;">Maintain or increase wild habitats keep trees and hedge rows</div> <div style="border: 1px solid gray; border-radius: 10px; padding: 5px; background-color: #e9ecef;">Conservation of village identity to remain a village - not a housing estate</div>	<p>In addition to the Grade II listed buildings, other buildings/assets that respondents would like to see protected were:</p> <p>The Village School (6) The Bull Public House (4) The Old Church Site (4) The Bell Public House (2) BCC Sports & Social Club (2)</p> <p>plus 9 other buildings/assets with one request each</p>	<div style="border: 1px solid gray; border-radius: 15px; padding: 15px; background-color: #e9ecef; text-align: center;"> <p>To conserve and enhance the historic buildings and assets of Stoke Mandeville</p> <p>Do you agree?</p> </div>

Proposals for local designation of heritage assets

3. Comments received in consultations held during the process of developing the Neighbourhood Plan demonstrate that a number of local buildings are seen to have local significance for residents.

Many of those buildings are in fact nationally listed (see Annex 2). However, a number of buildings are worthy of inclusion on a local list of non-designated heritage assets. These include the following buildings:

- The Combined School building¹⁷ – original section, prior to extension.
- The Bull Public House¹⁸
- The Bell Public House¹⁹
- Pondmead, Risborough Road²⁰
- The Chapel House²¹, 14 Risborough Road (corner of Chapel Lane)

Each of these buildings has both historic and community significance. Their location contributes to the definition of the junction of the three (now) major roads in front of St Mary's Church as the 'heart of the village.' Accordingly, the Neighbourhood Plan will list these buildings as 'Non-Designated Heritage Assets' and will develop a policy as to how any future planning applications which may affect them will be handled.

Part 3: Analysis and Conclusions

1. The quality of the Listed Buildings and heritage assets of the Parish suggests that the policies in the Neighbourhood Plan should include policies:-
 - a. To conserve and enhance the historic buildings and heritage assets and their settings of Stoke Mandeville.
 - b. To raise the profile of the archaeological finds in the various areas of the Parish which have been unearthed during historical and contemporary archaeological works.
 - c. To invite the Parish Council to consider applying for a Conservation Area to be created around the historic road junction of Station Road, Risborough Road and Lower Road.
 - d. To designate certain historic buildings and heritage assets as having 'non-designated heritage asset' status.

¹⁷ 'Stoke Mandeville' by Dell and Pearce, 1992, pp32 et seq

¹⁸ Ibid, pp87-89

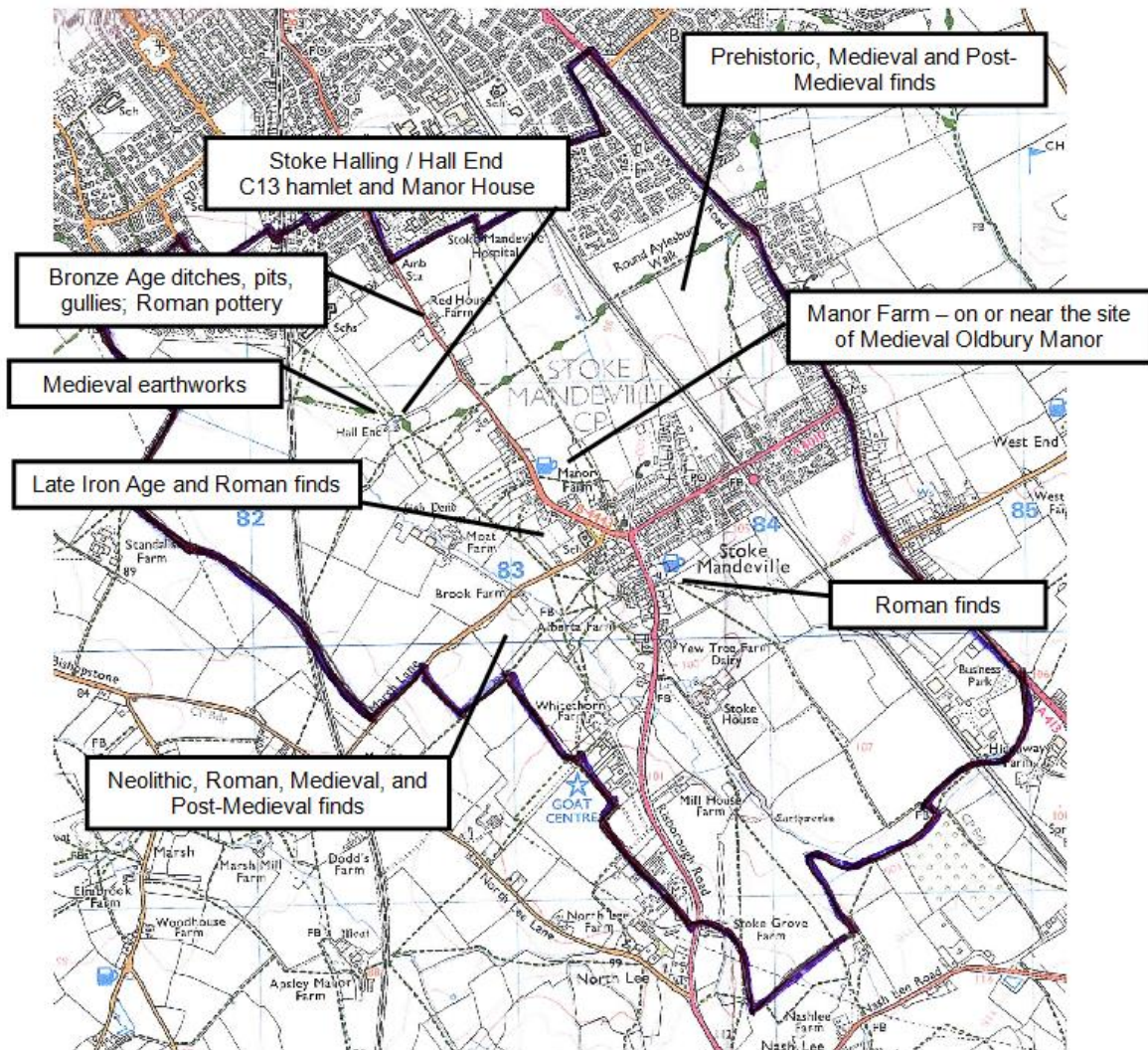
¹⁹ Ibid, p86

²⁰ Ibid, pp89-91

²¹ Ibid, pp 43-45

Annex 1 – Map of Aging periods of occupation across the Neighbourhood

This is based on a selection of items described in paragraphs 3 – 6 of this paper.



Annex 2 - Listed Buildings²²

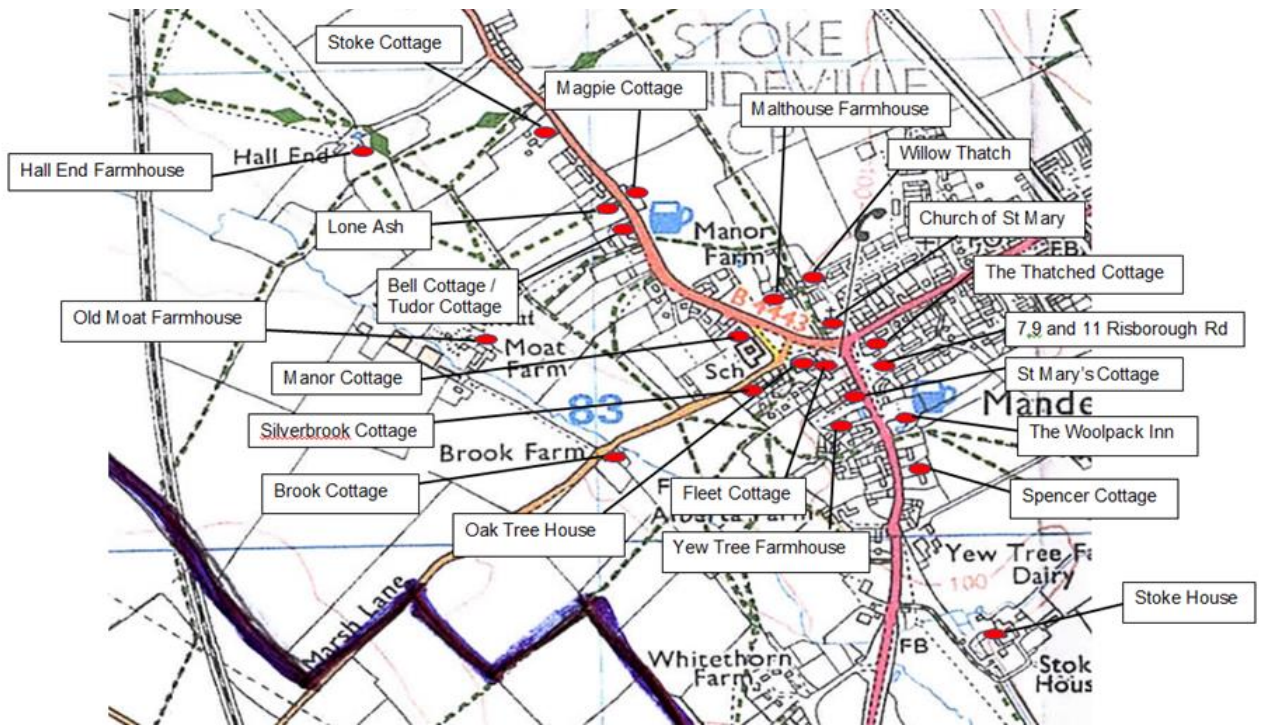
- 1 MALTHOUSE FARMHOUSE
Heritage Category Listing - Grade II
Location – Malthouse Farmhouse, Lower Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 2 MAGPIE COTTAGE
Heritage Category Listing - Grade II
Location – Magpie Cottage, 6 Lower Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 3 MANOR COTTAGE
Heritage Category Listing - Grade II
Location – Manor Cottage, 3 Lower Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 4 LONE ASH
Heritage Category Listing - Grade II
Location – Lone Ash, 41 Lower Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 5 OLD MOAT FARMHOUSE
Heritage Category Listing - Grade II
Location – Old Moat Farmhouse, Marsh Lane, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 6 BROOK COTTAGE
Heritage Category Listing - Grade II
Location – Brook Cottage, Marsh Lane, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 7 THE WOOLPACK INN
Heritage Category Listing - Grade II
Location – The Woolpack Inn, Risborough Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 8 ST MARY'S COTTAGE
Heritage Category Listing - Grade II
Location – St Mary's Cottage, 8 Risborough Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 9 WILLOW THATCH
Heritage Category Listing - Grade II
Location – Willow Thatch, 11 & 15 Swallow Lane, Stoke Mandeville, Aylesbury, Buckinghamshire.

²² This list compiled from <https://www.historicengland.org.uk/listing/the-list/results?q=stoke%20mandeville&searchtype=nhlesearch>

- 10 SILVERBROOK COTTAGE
Heritage Category Listing - Grade II
Location – Silverbrook Cottage, Marsh Lane, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 11 FLEET COTTAGE
Heritage Category Listing - Grade II
Location – Fleet Cottage, Risborough Road,, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 12 YEW TREE FARMHOUSE
Heritage Category Listing - Grade II
Location – Yew Tree Farmhouse, Risborough Road, Stoke Mandeville, Aylesbury,
Buckinghamshire.
- 13 HALL END FARMHOUSE
Heritage Category Listing - Grade II
Location – Hall End Farmhouse, Lower Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 14 STOKE HOUSE
Heritage Category Listing - Grade II
Location – Stoke House, Risborough Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 15 7, 9 AND 11, RISBOROUGH ROAD
Heritage Category Listing - Grade II
Location – 7, 9 & 11 Risborough Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 16 OAK TREE HOUSE
Heritage Category Listing - Grade II
Location – Oak Tree House, Lower Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 17 BELL COTTAGE AND TUDOR COTTAGE
Heritage Category Listing - Grade II
Location – Bell Cottage, 31 Lower Road, Tudor Cottage, 35 Lower Road, Stoke Mandeville,
Aylesbury, Buckinghamshire.
- 18 STOKE COTTAGE
Heritage Category Listing - Grade II
Location – Stoke Cottage, 71 Lower Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
- 19 SPENCER COTTAGE
Heritage Category Listing - Grade II
Location – Spencer Cottage, 29 & 31 Risborough Road, Stoke Mandeville, Aylesbury,
Buckinghamshire.
- 20 THE THATCHED COTTAGE
Heritage Category Listing - Grade II
Location – The Thatched Cottage, 3 Risborough Road, Stoke Mandeville, Aylesbury,
Buckinghamshire.

21 CHURCH OF ST MARY
Heritage Category Listing - Grade II
Location – Church of St Mary, Lower Road, Stoke Mandeville, Aylesbury, Buckinghamshire.

22 TUDOR HOUSE
Heritage Category Listing - Grade II
Location – Tudor House, 225 Wendover Road, Stoke Mandeville, Aylesbury, Buckinghamshire.
(This property is located outside the coverage of the map below)



Annex 3 – Complete List of Public Consultation Responses 2017

Question 8. To help us understand which historic buildings and assets matter to you, please specify any other historic buildings and/or assets you would like to see protected.

- Church of St Mary.
Woolpack Inn.
- Stoke Mandeville School - Lower Road.
- The Bull Pub - Risborough Road.
The Old Church site - off Risborough Road near Stoke House.
- Stoke Mandeville Primary School - Lower Road.
- Old Church ruins off Risborough Road.
- Village Church and grounds.
- The Bell PH.
- Various cottages along Lower Road.
- Terrick House, Risborough Road.
Church, Lower Road.
Woolpack Inn, Risborough Road.
- The Bull - Brudenell Drive/Risborough Road.
- All Grade II buildings are listed for a reason and should be preserved.
- All the above, also protect them from unsuitable adjacent development.
- Stoke Mandeville Parish Church.
The Bull Pub - Risborough Road.
The Bell Pub - Lower Road.
Old School building - Lower Road.
- Church of St Mary's - Lower Road.
Tudor House - 225 Wendover Road.
- All of them.
- Bucks CC Sports Club - Lower Road.
- Church of St Mary - Lower Road.
- Village Church.
Community Centre.
Allotments.
Burial Grounds.
The Ark.
- Church of St Mary Lower Road.
Stoke House Risborough Road.
- All have their own character and historical background all to be judged on their own merit.
- Old Stoke Church.
- All. No houses. No building.
- Bucks CC Sports & Social Club Lower Road.
- N/A.
- The Primary School in Stoke Mandeville village.
- Any historic buildings should be protected.

- N/A.
- Agree with original list.
- The Village School and green.
- All adds character and interest.
- Stoke Mandeville station buildings. Protect older properties and gardens on Wendover Road (no inappropriate replacement or upgrading by speculative builders).
- Surely, if they're listed, they should all be protected? Otherwise, what's the point in having the register?
The Churches would be high on the list.
- Chapel House on the corner of Chapel Road.
- All of them.
- 47 Risborough Road (Pondmead) was the village sweet shop in the early 1900's. If the traffic conditions continue to shake the house that is over 300 years old for much long it will probably fall down!
- I would like the Churches and Lower Road to be protected. Farmhouses with historical relevance and we know who they belong to.
- N/A.
- The Bull PH - Risborough Road.
- No others.
- N/A.
- Oak Tree House, junction of Risborough Road/Lower Road; Combined School, Lower Road.
- They are all listed for a reason and therefore should be kept as such.
- The Barn (currently used for cars) at Old Moat Farmhouse is listed in the Domesday Book and should have specific protection.
- I'm less interested in Listed Buildings, they are valuable but I value open space more.
- I'd rather you knock down stupid buildings to rebuild on the site instead of ruining fields and green areas. How in the hell can you compare the value of a building to fields? Space? Wildlife? Your priorities are all wrong.
- Preserve History. When we have visitors, they are attracted to these places.
- Any listed property.
- Stoke Mandeville Combined School (Old Building).
Red House Farm - Lower Road.
- G) Woolpack Inn - Risborough Road.
W) Church of St Mary - Lower Road.
- The site of Old St Mary's Church.

General comments on Conservation and Heritage

1. Maintain or increase wild habitats, keep trees and hedgerows.
2. Conservation of footpaths and green spaces, not a housing estate.
3. Need green places as area is of outstanding beauty, congestion Station Road would not cope.
4. Car parking for allotments needs to be provided.
5. Preserve open spaces including old orchard. V concerned about traffic volumes, especially with all the construction planned (HS2 new estates, etc.).
6. Safeguarding or protection of farming land.
7. Conservation of footpaths and green spaces.
8. Preserve all current green spaces and footpaths.
9. Stop developing green land, keep spaces.
10. Playground, shops, more trees/flowers, more pet shops.
11. Traffic and train noise to be kept at a reasonable level.
12. Conservation of village identity to remain a village not a housing estate.
13. Retain wide green verges.
14. Maintain the distinctive character and heritage of SM and perhaps do more to ensure this is appreciated by all residents.
15. Retain green in front of the School.

Annex 4 – Map of Parish Neighbourhoods

