

# Conservation Area Evidence Paper [ECA]

## Part 1: Introduction

1. For a more complete general history of the development of the parish of Stoke Mandeville, please see the evidence paper on “The History of Stoke Mandeville.” This paper is concerned more with the historical development of the village neighbourhood around the historic road junction which dominates the village where Risborough Road, Station Road and Lower Road meet.
2. It is this area and the historic building development along each road which should form the basis of the Parish Council’s consideration of the validity of a bid for a Conservation Area.
3. The criteria for establishing a conservation area are principally that the area should have historic significance for its location and that the components of the setting have their own inherent value.
4. This paper will show evidence that both of these key criteria are met.

## Part 2: Facts

5. The area of the parish which the NPSG wishes in particular to conserve is that area including and surrounding the junction of the three main roads serving the village neighbourhood of the parish. This junction and the buildings surrounding it effectively represent the “centre of the village” since there is no commercial centre which could serve that function. Consequently, this paper will discuss the significance of this area in the development of the parish and, in particular, the development of the road system and the heritage buildings in the area.

### The development of the local road system

6. The well-known Jeffery’s map of Buckinghamshire in the 1760s and the subsequent Bryant’s map of 1825 show Stoke Mandeville to be a village of little real consequence consisting of a scattering of, primarily, cottages and farmsteads.



**Extracted from Jeffery's map of Buckinghamshire in the 1760s**

7. The only buildings in the vicinity of Stoke Mandeville which merited specific mention in Jeffrey's map were Stoke House (at that time owned by "Webb Gent") and the related Water Mill. Close by was an illustration of the old St Mary's Church which was set in a field adjacent to Stoke House. The area labelled Hall End was at that time a small community of cottages and farms which was later subsumed into Stoke Mandeville parish itself before falling into disrepair during the late 19<sup>th</sup>/early 20<sup>th</sup> centuries.
8. The access to the village was via a network of very minor roads and tracks leading principally from the road from Princes Risborough and South Buckinghamshire to Aylesbury. This in turn diverted away from Stoke Mandeville at Terwick Grove (now Terrick) on the map to lead via Nash Lee to World's End where it joined the only significant highway in the area which was the road from Wendover to Aylesbury. This road was itself a section of the road from London to Buckingham and beyond, outside the county boundary.
9. The route to Stoke Mandeville was what remained of a road from Terwick Grove past North Lee, and on past Stoke House into the village where a very minor road continued towards Aylesbury via Hall End. There were also links from this road to meet the Wendover Road in the direction of Weston Turville and near Bedgrove.

10. The Bryant map published 1825, on the other hand, demonstrates the spread of recently developed (in this area at least) turnpike roads. By the time this map is published, the road from the south of the county through Princes Risborough has been made into a turnpike with a toll bar at Little Kimble. At Terwick Grove, the continuation of the turnpike to Stoke Mandeville village had become the major road, following the Turnpike Act of 1822, covering this section, and the continuation to the Wendover - Aylesbury road which was completed in 1827<sup>1</sup>. The earlier link to World's End was, on this map, now classed by Bryant simply as a "cross" or "good-driving" road, although this road also had earlier been made into a turnpike.



**Extracted from Bryant's Map of Buckinghamshire 1825**

11. The increase in significance of this section of the road to Stoke Mandeville can be attributed in large part to the requirement of the Enclosure Commissioners in the late 1790s that the very minor road or lane, shown on Jeffrey's map of the 1760s linking the village to the Wendover to Aylesbury section of the highway to Buckingham and beyond, be straightened and improved as a "New Road," as it came to be called, which also, in the 1820s, became part of the local turnpike system, as mentioned above.
12. It is also clear from Bryant's map of 1825 that by this time, the lesser, non-turnpike road from Stoke Mandeville to Aylesbury had become a more significant road. By now, the layout of today's road junction is clear to see.

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<sup>1</sup> "Turnpike Roads of Buckinghamshire" by K Edmonds, J Elding and J Mellor, in "Records of Buckinghamshire" vol 35, 1993, p43

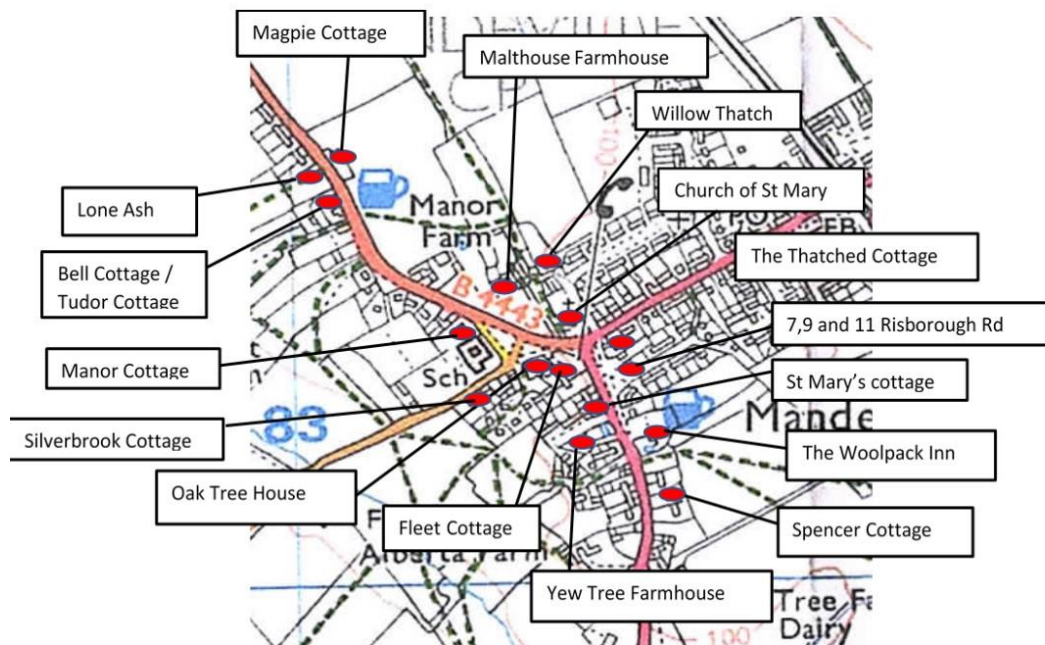
13. The next really significant event in the history of our road junction is the arrival of the railways. The first trains to run in this part of Buckinghamshire were those of the broad-gauge Wycombe Railway. Having been completed from Maidenhead to High Wycombe in 1854, the line was extended first to Thame in 1862 and then via branch line from Princes Risborough to Aylesbury in 1863. In 1867, the line was acquired by the Great Western Railway who had previously leased the line from the independent Wycombe Railway Company. At this point, the line was also converted from broad gauge to the standard gauge, work being completed in 1870<sup>2</sup>.
14. The Princes Risborough branch line ran to the west of Stoke Mandeville into Aylesbury station, built in 1863. It was in this same station that the Metropolitan Line extension, built in 1892, terminated. This line ran from London – Baker Street initially, and later Marylebone – through to Amersham, and then later through stations at Great Missenden, Wendover, and Stoke Mandeville into Aylesbury. The building of this line was extremely significant for the New Road since the line now divided the Western part of the village from the Wendover Road. Station Road, as it became, was now one of only two points where traffic could cross the railway line between Aylesbury Station and Wendover, the other crossing being in Aylesbury itself.
15. This meant not only that the traffic along Station Road and over the railway bridge grew but also that Lower Road became an alternative route into Aylesbury on the Western side of the railway line. As a result, north bound traffic arriving in the village from the south was faced with a junction offering a choice (as it still does) – North East to Aylesbury or West to Aylesbury. As traffic increased over the years, the road has been widened and the surface improved significantly. The approach to the junction and the junction itself has seen significant increases in traffic, including designation of Lower and Risborough Roads as part of the “Blue Light” route between Wycombe and Stoke Mandeville hospitals.

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<sup>2</sup> *“The Wycombe Railway”* by The Broad Gauge Society, 2002

How the village's development has been focused on this road junction.

16. As can be seen from the map below, there is a predominance of the village's listed buildings clustered along Lower Road, Risborough Road, and that part of Station Road around the junction. It is truly the historic centre of the village and represents an ongoing link with the development of the village itself over the last 250 years.



Listed buildings around the historic road junction.

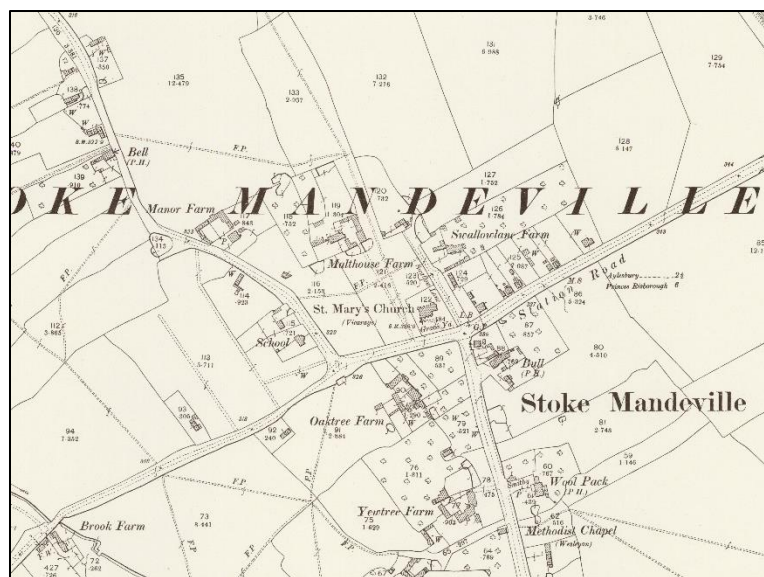
17. That this road junction has been the centre of 'development' in the village, with its village scape defined by the age of the historic buildings located in this vicinity, can easily be seen in the evolution of mapping of this area.

18. We have seen the confirmation of the road layout in the period between Jeffrey's 1760 map and that of Bryant in the 1820s. If we look at Bryant more closely (see below,) we find that already in the 1820s the predominance of building in the village lies around this junction. Even supposing that Bryant's illustration of the location of buildings contemporary to his map is somewhat figurative, the majority of village buildings are located adjacent to the junction.



**Bryant 1825 (detail)**

19. Even supposing the figurative locations are not specifically accurate; the overall impression of the locations of the buildings bears a remarkable resemblance to the pattern of development of today's listed buildings illustrated in the labelled map of listed buildings in an earlier paragraph of this paper. And of those 16 labelled properties, one is from the sixteenth century, 9 are from the seventeenth century, 4 are from the 18<sup>th</sup> century and 2 from the 19<sup>th</sup> century<sup>3</sup>. So, 14 of those buildings will have been present when Bryant was drawing up his map.
20. By 1899, the Ordnance Survey had produced their much more detailed map of Stoke Mandeville (See below) and the specific listed buildings are much easier to identify.



<sup>3</sup> See Annex 1, details of listed buildings in proposed Conservation Area around junction, by age.

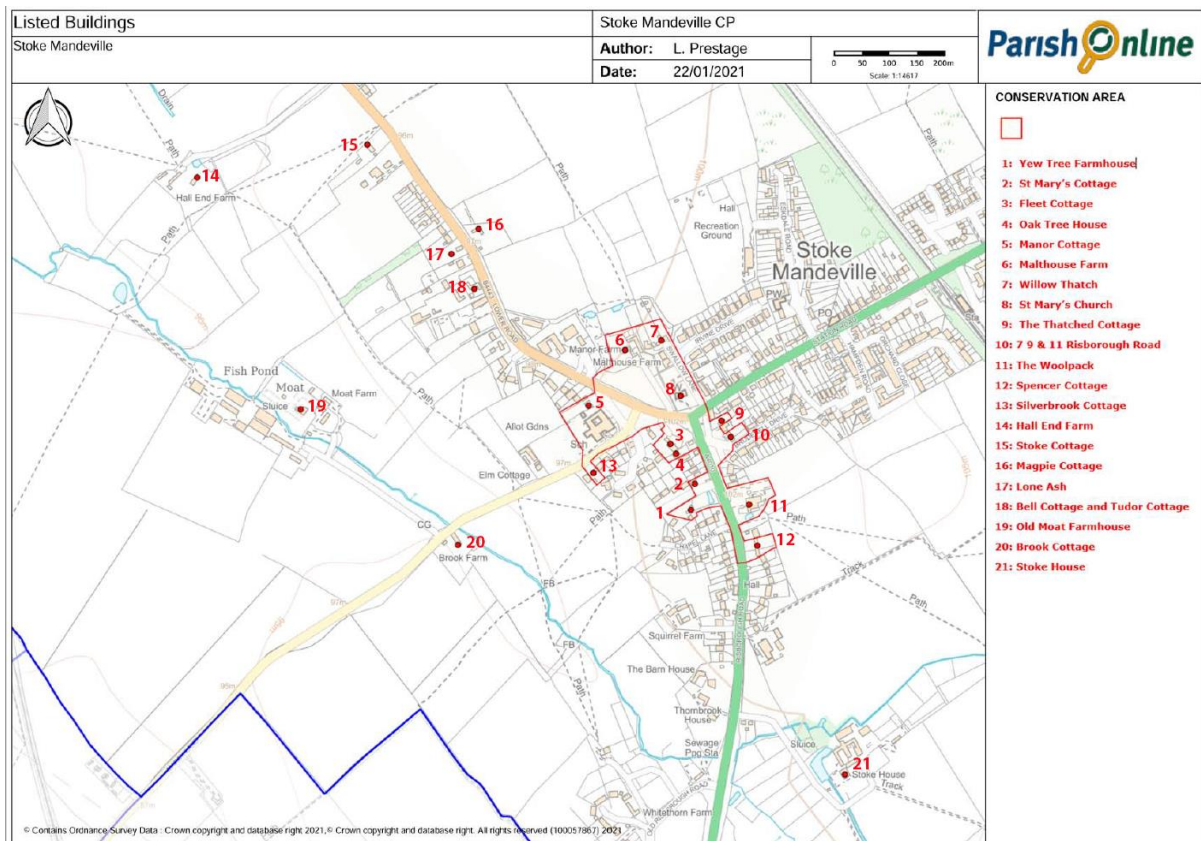
21. Clearer identification of historic buildings, for us, confirms the recognition of the importance of the location of the junction to the village. Even the “new” St Mary the Virgin Church, opened in 1886, having been built to enable the closure of the “old” St Mary’s Church located in the fields near Stoke House, was built in the heart of the village. This Church is now listed, Grade II.

### Part 3: Analysis and Conclusions

22. The historic significance of this road junction in the development of commerce within the county, its virtually unchanged layout, its longevity (over 200 years) and the evidence of its importance as a village centre based on the location of many of the historic and listed buildings in the area, speak to the logic of retaining this connection with the county’s development for as long as possible.

23. To propose a Conservation Area would help to ensure this continuity in the face of significant development proposals over the next 10–20 years, whilst enhancing the Garden Parish vision encompassed in the Neighbourhood Plan.

24. The proposed extent of a Conservation Area (outlined in blue) to optimise the protection of as much of this area and its heritage buildings as possible, is demonstrated in the map below. The heritage buildings within the proposed Conservation Area in Annex 1 are listed firstly by age and then by the numbers on the map below.



Therefore, it is proposed that the Parish Council should consider applying for the conservation area.

# Annex 1 - Details of Listed Buildings located around historic road junction in Stoke Mandeville

Properties listed by age and then in numerical order as on the map of the proposed Conservation Area – page 7 of this paper.

## Of 16<sup>th</sup> Century

### 1. Yew Tree Farmhouse

Heritage Category: Listed Building

Grade: II

List Entry Number: 1203899

Date first listed: 25-Oct-1951

Date of most recent amendment: 11-Oct-1985

Statutory Address: Yew Tree Farmhouse, Risborough Road

### Details

SP 81 SW Stoke Mandeville, Risborough Road West side.

4/144 Yew Tree Farmhouse (formerly listed as Yew Tree Farmhouse and 2 barns) 25.10.51 House. C16, E. block early C18, dated 1716 on stone tablet. Timber framed W, wing, E. block red brick with old tile roof having 2 hipped dormers, and plaster coved eaves cornice. 2-storeys and attic, moulded brick plinth. Front of 3 bays, outer ones with 3-light leaded casements with segmental arched heads. Central 6-panelled flush door with flat hood on cut brackets, panel above with date tablet, flanked by rubbed brick pilasters. S. gable has floor bands, old attic window, modern casements to ground and 1st floors. At rear of E. block is an old brick stack with square shafts, tall narrow projection with timber framed and brick wall, and the main W. wing with half-hipped old tile roof, exposed framing with curved braces, modern casement windows. RCHM I p. 282/3 MON.11. Listing NGR: SP8346510234



## Of 17<sup>th</sup> Century

### 2. ST Mary's Cottage

Heritage Category: Listed Building

Grade: II

List Entry Number: 1118450

Date first listed: 11-Oct-1985

Statutory Address: ST Mary's Cottage, 8 Risborough Road

#### Details

SP 81 SW Stoke Mandeville, Risborough Road West side.

4/143 No.8, St. Mary's Cottage

Cottage. Medieval and C17 altered. Timber framed with white painted plaster and brick infill and casing. Thatched roof, half-hipped at W. end, central chimney of old bricks, 2-storeys and attic. S. elevation has low gable to RH with 3-light casement to ground and 1st floors. 2 bays to LH part with small modern tiled porch, three 1-light leaded windows, which to LH 1st floor with old glass. W. gable has a 3-light casement to ground and 1st floor and 3 attic windows in range. E. elevation has a 2 and 3-light casement to ground floor and one 3-light eaves dormer in thatch. Interior. One cruck truss in the N. wall of the bay; exposed C17 beams in the 2 western bays. RCHM I p.282 MONS. 6-10. Listing NGR: SP8346910283

### 6. Malthouse Farmhouse

Heritage Category: Listed Building

Grade: II

List Entry Number: 1118443

Date first listed: 11-Oct-1985

Statutory Address: Malthouse Farmhouse, Lower Road

#### Details

SP 81 SW Stoke Mandeville, Lower Road N.E. side.

4/126 Malthouse Farmhouse

House. Early C17 altered and refaced in C18 brick, east end timber framed with brick infill. Old tiled roof, flanking brick chimneys, 4 hipped dormers. 2 storeys and attic, 4 bays of 3-light wood casements with C20 leaded glazing, segmental arches to ground floor, painted lintels to 1st floor. Brick porch with hipped tile roof in 2nd bay from RH, RH gable end timber framed with oversailing upper floor, projecting chimney stack. RCHM Ip.283 MON.13. Listing NGR: SP8334610521

## **7. Willow Thatch**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1118451

Date first listed: 16-Jun-1983

Date of most recent amendment: 11-Oct-1985

Statutory Address: Willow Thatch, 11 & 15 Swallow Lane

### **Details**

SP 81 SW Stoke Mandeville, Swallow Lane 4/145 No. 11 & No. 15 (Willow Thatch) (formerly listed as No.15 Willow Thatch). 16.6.83 II

Two attached cottages. C17 extended C18, altered. Part timber framed, mostly cased in white painted brick. No. 15 thatched, with old brick chimney. No. 11 slated, with chimney at LH end. 2-storeys. No.15 has door to LH, modern 3-light casement to each floor. Exposed timber framing to LH flank wall. Modern extensions to RH and rear No. 11 forms the LH wing and has central door in open porch and 2 bays of 2-light casements. RCHM I p.283 MON.12.

Listing NGR: SP834131054114

## **9. The Thatched Cottage**

List Entry Number: 1332834

Heritage Category: Listing

Grade: II

Date first listed: 11-Oct-1985

Location: The Thatched Cottage, 3 Risborough Road

Statutory Address: The Thatched Cottage, 3 Risborough Road

### **Details**

SP 81 SW Stoke Mandeville, Risborough Road East side.

4/141 No.3 (The Thatched Cottage)

Cottage. C17 altered. Timber framed with white painted infill panels, some plaster others brick; brick W. gable wall. Thatched roof, half-hipped gables, catslide to N. extension, central brick chimney. 1-storey and attic. Irregular old leaded casements to N. elevation, one with old board shutter. W. gable has 2-light casement to each floor. RCHM I p.282. MONS. 6-10.

Listing NGR: SP8352110392

### **11. The Woolpack Inn**

Heritage Category: Listed

Grade: II

List Entry Number: 1118449

Date first listed: 11-Oct-1985

Statutory Address: The Woolpack Inn, Risborough Road.

#### **Details**

SP 81 SW Stoke Mandeville, Risborough Road East side.

4/139 The Woolpack Inn

Public House. C17 altered and extended. Originally timber framed now mostly white painted brick with some exposed framing in gable end. RH part thatched with half-hipped gable, LH part old tiles, with brick stack at junction, another at LH end, 2 gabled dormers with sash windows. 1 storey and attic T shaped in plan. Gable end on RH has 3-light casement with segmental arch to ground floor, 2-light attic casement. LH part has slate roofed lean-to with 4 panelled doors in centre having small timber hood. Shallow bay with barred sash window to LH, triple sash window to RH and 2-light casement on far RH. RCHM I p.282 MONS 6-10.

Listing NGR: SP8357410243

### **13. Silverbrook Cottage**

Heritage Category: Listing

Grade: II

List Entry Number: 1203876

Location: Silverbrook Cottage, Marsh Lane.

#### **Details**

SP 81 SW Stoke Mandeville, Marsh Lane South side.

4/135 Silverbrook Cottage

Cottage. C17. Altered, heavily restored C20. Timber framed with white painted brick infill and part casing, thatched roof hipped on LH. Central brick chimney 2-storeys, 1 eaves dormer in thatch to LH, one 3-light casement to ground floor, LH, door to right of centre, 3-light casement to RH.

Listing NGR: SP8328910301

## Of 18<sup>th</sup> Century

### 3. Fleet Cottage

List Entry Number: 1203892

Heritage Category: Listing

Grade: II

Date first listed: 11-Oct-1985

Location: Fleet Cottage, Risborough Road.

#### Details

SP 81 SW Stoke Mandeville, Risborough Road West side.

4/142 Fleet Cottage

Small house. C18, dated 1745 on stone tablet. Vitreous brick with red brick dressings. Tiled roof, flanking chimneys. 2-storeys. 3 bays of sash windows with flat gauged arches, no glazing bars to ground floor. Central modern brick porch with flush panel door and simple hood reset. Blank panel in centre of first floor with date tablet.

Listing NGR: SP8343810338

### 4. Manor Cottage

Heritage Category: Listed

Grade: II

List Entry Number: 1118445

Date first listed: 11-Oct-1985

Statutory Address: Manor Cottage, 3 Lower Road.

#### Details

SP 81 SW Stoke Mandeville, Lower Road S.W side.

4/129 No.3. Manor Cottage

Small house. Early C18. Brick with old tile roof, flanking chimneys, 2 hipped dormers with old leaded glazing. 2 storeys and attic, 3 bays, with central modern open tiled porch, 1-light window above flanked by cross mullioned and transomed windows with old leaded glazing. 3-light casements to ground floor with cambered brick arches, leaded glazing. Tiled rear wing with hipped dormer. (Flank wall said to carry date 1717).

Listing NGR: SP8327610426

## **10. 7, 9 & 11, Risborough Road**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1281485

Date first listed: 11-Oct-1985

Statutory Address: 7, 9 & 11, Risborough Road.

### **Details**

SP 81 SW Stoke Mandeville, Risborough Road East side.

4/140 Nos. 7, 9 & 11.

Range of 3 cottages, C18. (dated 1725 on stone tablet). Red brick, tiled roof with half hipped gables, 2 brick chimneys to rear of ridge, moulded brick eaves at rear, 2 storeys, 1st floor band shallower above door openings, front has 4 bays, 2-light wood casements to 1st floor except 2nd from LH which is bricked with date tablet, 3-light casements with segmental brick arches to ground floor except 2nd from LH which has plain door under pediment hood, now with modern porch. Modern 2-light windows each end, apparently in former door openings.

Listing NGR: SP8353810370

## **12. Spencer Cottage**

Heritage Category: Listed

Grade: II

List Entry Number: 1332833

Date first listed: 11-Oct-1985

Statutory Address: Spencer Cottage, 29 & 31, Risborough Road

### **Details**

SP 81 SW Stoke Mandeville, Risborough Road East side.

4/138 Nos. 29 & 31 (Spencer Cottage)

Pair of Cottages. C18. Red brick, old tile roof with 2 stacks in centre and one to LH. Front has 5 bays, 3 LH bays No.29 with central open lean-to tiled roof porch, 3-light casement each side with segmental arched heads, 2 similar windows to No.31, door to LH, five 2-light casements to 1st floor: all windows with rectangular leaded glazing. 1-storey wing to LH of No. 29, lean-to garage at No. 31.

Listing NGR: SP8358410169

## **Of 19th Century**

### **5. Oak Tree House**

Heritage Category: Listed Building

Grade: II

List Entry Number: 1332830

Date first listed: 11-Oct-1985

Statutory Address: Oak Tree House, Lower Road.

#### **Details**

SP 81 SW Stoke Mandeville, Lower Road S.W side.

4/128

House. Early mid C19 with earlier, possibly C17, parallel rear range. White painted brick. Tiled roofs, C19 block with shallower pitch and flanking chimneys, rear range with steep pitch, tall central brick chimney and another projecting from the south gable. 2 storeys. Front elevation has 3 bays of sash windows; each sash divided into 3 panes, with splayed gauged brick flat arches. Central open gabled porch with cogged brick eaves, semi-circular arch, impost band and plinth. Half glazed door with reeded flush panels below and semi-circular fanlight above. Rear elevation has 4 bays of 3-light wood casements, LH bay in wing with roof at slightly lower level.

Listing NGR: SP8343410348

### **8. Church of St Mary**

List Entry Number: 1332869

Heritage Category: Listing

Grade: II

Date first listed: 21-Dec-1967

Location: Church of St Mary, Lower Road.

#### **Details**

SP 81 SW Stoke Mandeville, Lower Road N.E side.

4/125 Church of St. Mary

21.12.67 II

Parish Church. 1886. Flint with red brick dressings. Tiled roof with ornamental ridge tiles. Small S.W. tower with battlements and entrance doorway. Nave, aisles, and chancel. Decorated style with plate tracery in stone. Interior contains C15 font and Brudenell monument c.1600 moved here from the old Church. RCHM I p.282. MON.2. (contents).

Listing NGR: SP8344610442