

HERITAGE STATEMENT & IMPACT ASSESSMENT
PASTURE FARM
SCHOOL LANE, DINTON, AYLESBURY, HP17 8UZ



Prepared for Giles Kidner, Pasture Farm, School Lane, Dinton, Aylesbury, HP17 8UZ

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HERITAGE STATEMENT

1. Background

This Heritage Statement has been commissioned to accompany applications for planning permission and listed building consent. *The proposed works include: the location of a swimming pool below an existing bank on the site, the repair and conversion of an outbuilding/pig sty to garden studio/store and the construction of a garden store on the footings of a former pig sty.* This report includes desktop research including review of various planning submission documentation, Banks Design Architects, Design and Access Statement 10/00014, OS maps, the statutory list description, VCH Buckinghamshire, Vol 2, Buildings of England: Buckinghamshire, Conservation Area Appraisal for Dinton, information from Parks and Gardens UK, Buckinghamshire Landscape Characterisation and Buckinghamshire Heritage Portal. The assistance of Giles Kidner, Harriet Parsons and the staff of Buckinghamshire Historic Environment Record is gratefully acknowledged in the preparation of this report. Photos and drawings are by Harriet Parsons unless otherwise stated and the aerial photograph was provided by Giles Kidner.

2. Purpose of the Report

There are two main reasons for the report:

To provide an understanding of the nature of the listed building and its' significance in order to inform proposals for change. Secondly to meet the requirements of Aylesbury Vale Local Plan policies, The Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF) 2019. Under paragraph 189 of the NPPF, applicants are required to '*describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance...*'

3. Heritage Assets: Statutory and non statutory designations

- The property known as Pasture Farm is a grade II listed building designated on 25 October 1951 (incorrectly mapped and designated as Pasture Farmhouse on the Historic England website)
- Pasture Farm is within Dinton and Westlington Conservation Area (designated on 19 August 1989).
- Pasture Farm and its' setting lie within an archaeological notification area.
- About 310 metres to the east in the setting of Pasture Farm is a Scheduled Monument including a moated site and associated building platform.
- Traces of a Deserted Medieval Village (DMV) and contemporary ridge and furrow indicative of medieval strip farming are found in the vicinity of Pasture Farm

4. Location/context/history (See Figs.1-5)

4.1 Location: Between Aylesbury and Thame- about 4 miles south west of Aylesbury, 6 miles north east of Thame. The proposal site is located to the south of School Lane on the south east corner of the hamlet of Dinton.

4.2 Context: The hamlets of Dinton, Westlington, Upton and Gibraltar are contained within the parish of Dinton. They have close historical associations. The hamlets appear to have been formed from dispersed farmsteads. They sit within Aylesbury Vale, a landscape of

gently undulating hills. Dinton sits on a terrace halfway down a hill with Stone at the top and Ford at the bottom. Dinton Hall and the Church of SS Peter and Paul to the north west occupy elevated positions looking southwards over the vale to the Chilterns beyond. Pasture Farm over on the east of the village, is similarly located with the south and south west elevations overlooking private garden space with far reaching views across fields to the Chilterns beyond. The underlying geology of the Vale is predominantly limestone and sandy superficial deposits. The Chilterns to the south provide flints and chalk. A belt of clay is found alongside the River Thame and this has historically provided clay for brick making. Local stone, clay, chalk and flints have been used for building materials over the centuries.

4.3 History: Dinton has been dominated by large houses, including Dinton Hall c.1500s to the west adjacent to the church (12th and 13th centuries) and the moated site on the east of the hamlet, probably the manor of Blomers, dating from c.1300. By the 17th century Dinton was primarily an agricultural settlement comprising a number of farms with their associated farm buildings and land. Wallace and Pasture Farms of c.1600s are set apart from the rest of the village houses, located on the east of the settlement, towards the end of a small road surrounded by pasture and arable land. Further to the east is the site of the former moated manor house and the possible site of a deserted medieval village. Pasture Farm is located down a shared access track off School lane, to the south of a group of barns, which historically comprised part of the land holding.

Summary of architectural and historic interest (See Plates 1-6 and Figs 1-4)

5.1. Pasture Farm dates from c.1600s with extensions and alterations in the 18th and 19th centuries. Further minor extensions and upgrading works were carried out in the 20th and early 21st centuries. Possible evolution of the plan: single cell plan c.1600s, extended to 3-bay plan in 1700s forming the main east/west range, with a rear wing added to the south in the 18th/19th centuries to form an 'L' plan. (Banks Design Architects, Conjectural Phasing Plan). The main entrance to the property is on the north, with further entrances on the south and south east elevations to the garden. Remains of the former farmyard buildings associated with the farmhouse are located to the west and are now in residential use. There is a shared access track from School Lane.

The earliest part of the property is constructed in timber-frame with small square panels with brick infill under an old clay tile roof with brick chimney stacks. There is evidence of alteration, extension or rebuilding using limestone and brick, on all elevations. Entrance front on north: The entrance is into a gabled half bay projection of small square panel timber framing which links into the 3-bay east/west range. The upper storey of the north elevation of the early range is of small square panels of timber framing with brick infill. Below the timber frame the ground floor has been faced or underbuilt with stone. Two tall, narrow, wood mullioned and transomed windows with leaded lights of c 1690s date with later arched brick heads and window surrounds are located in the north wall to the right of the entrance. Above at first floor is a two light leaded light casement. East gable of main east/west range: The east gable end of the primary phase bay is of timber frame at first floor and appears to have been re-faced or underbuilt in stone, possibly as a result of the timber frame perishing. On the east gable ground floor there is an oak framed window of 17th century date with ovolo moulded frame, mullions and leaded lights with a later window with leaded lights and central opening casement on pin hinges above. The south elevation of the 3-bay early range is of stone with later alterations in brick and a dentilled brick eaves cornice of c. 1800s date. The

south entrance is off centre to the right and has an arched brick head and brick dressings together with a half-panelled door with leaded lights above and a fanlight. The south entrance doorway is flanked by tall wood mullioned and transomed windows with leaded lights and brick dressings. At first floor are two leaded light windows and a tiny off centre leaded light window. The attic has 3 hipped two-light dormer windows with leaded lights. The west gable is of stone on the ground floor with brick at first floor, brick quoins and brick gable end stack. The south extension: Constructed in limestone with brick gable end above the first floor on the south gable, brick dressings to window openings and stepped brick eaves cornice evolving into a flat band on the south gable. On the west elevation the ground floor has a small two-light casement and a squarish wood mullioned and transomed window with leaded lights inserted into a former door opening. There is a similar window above at first floor. There is a single hipped dormer. East elevation of the south extension: Limestone with brick dressings and stepped brick eaves cornice. The ground floor is obscured by a single storey outshot extension with a clay tile roof. The outshot has an entrance with a plank door on the north. The three light first floor leaded light casement window has been inset within the roof plane of the outshot. There are two conservation rooflights each on the outshot and east elevation of the property. Abutting the south extension is the primary phase single cell of timber frame and stone forming the east/west range. There is a single storey stone/weatherboard modern extension on the south gable. The interior is noted as having original timber frame partitions, chamfered and stopped spine beams and part of the original roof structure. (List description and Banks Design Architects Design and Access Statement)

Outbuilding/pig sty to West of Pasture Farm: A single storey structure of 19th/20th century date with stone walls and a clay tile roof. Narrow bay to left, wider bay to right. An intermediate post supports the roof in the wider bay to right. Softwood trussed common rafter roof nailed into ridge board. Interior walls painted white. Currently used as garden store

Pigsties to west of Pasture farm: Low stone wall footings survive of further possible former pigsties probably of 19th century date

5.2 Setting: *The setting of a heritage asset is defined as 'the surroundings in which a heritage asset is experienced' (NPPF, Annex 2: Glossary)*

The setting of Pasture Farm has historically been rural, agricultural. The Dinton Conservation Area Appraisal identifies Pasture farm, Wallace Farm and Upton as an Identity Area sharing similar characteristics. These include as collections of farm buildings being surrounded by a large area of agricultural land registered as an Archaeological Notification Site with a Scheduled Monument and large number of archaeological features such as ridge and furrow and deserted medieval village (DMV) evident on the ground and in aerial photos.

The Conservation Area Appraisal notes the strong sense of enclosure in the Identity Area, created by tall trees and thick planting along the road edges and plot boundaries. A large number of mature trees contribute to the character and appearance of the area

The aerial photograph of the existing Notification Site between Dinton and Upton (p. 17 of the Dinton CAA) appears to show a rectangular plot aligned east/west immediately to the south of Pasture Farm.

The Parks and Gardens UK database record for Pasture Farm, Dinton with Ford (surveyed 2002), states 'The site refers to a series of earthworks dating from before the 19th century. They include the remains of terracing and fishponds with an artificial fishpond still being present. The area was enclosed within a park before 1803. The upper terrace has a bow front'. The terrace was evident on the OS Map of 1885 for Dinton.

The OS Map of 1885 shows Pasture Farm located in a spacious rectangular plot to the south of School Lane, with the rectangular barn yard buildings and a walled area under cultivation with trees to the north and a formal garden with bowed terrace to the south. A large triangular water feature is located to the west. The farmhouse is encircled by a track from the barns on the north, around the east side of the farmhouse, through a boundary wall on the southeast, across the south frontage westwards, through a wall then northwards outside the farm buildings past an access to the pond and finally joining School Lane on the north. This access track and location of the farmhouse to the south away from the farm buildings would have ensured the separation of the farming activities (dirty/clean tasks) from the lives of the occupants of the farmhouse. There is a strong sense of enclosure with hedged and treed boundaries shown on the OS 1885 map, together with a number of walls dividing the plot into discrete areas. The working farm is to the north west, the farmhouse and adjacent paddock and area of cultivation to the north east and the private designed garden area to the south.

The setting of Pasture Farm evolved and changed little for many centuries, being related to farming and agriculture at least since medieval times. However, by the early 2000s the farm operation had ceased, the farmhouse and its farm buildings had been sold into separate ownership and the buildings turned into domestic use. The immediate setting of Pasture Farm was thus adjusted during these changes, with the farmhouse severed from the farm buildings. The setting of Pasture Farm now comprises garden areas to the east and south: a vegetable and flower garden to the east and a large rectangular open grassed area with trees divided by a low bank to the south. This latter feature is all that remains of the 'upper terrace with a bow front' seen on the OS 1885 map. The outbuilding/pig sty and pig sty footings are located to the south west of Pasture Farm separated by a narrow gap from the west gable of the east/west range. The outbuilding is used for domestic storage.

There are no key views into or out of the Pasture Farm site identified in the Dinton Conservation Appraisal. A view to a specific object or landmark is identified from outside the site in School lane, northwards to Upton Road and an unfolding view eastwards and northwards around Wallace Farm is identified outside the site from School Lane. However, there are fine, informal far reaching views from within the site outwards towards the Chilterns to the south.

A public footpath runs from the west end of School Lane, across fields to the west of Pasture Farm, continuing in a south easterly direction towards Ford.

5.3 Wider setting

The Dinton Conservation Area Appraisal characterises the dominant historic landscape type around Pasture Farm as hedged parliamentary enclosure fields, created by the enclosure of the open fields in 1803. Traces of medieval strip farming are still clearly evident in the fields

surrounding Pasture Farm and eastwards towards Wallace Farm and the moated manor site. Dinton is known to contain important prehistoric, Roman and Saxon remains as well as remains of medieval and post medieval date. The main foci being around Dinton Hall and the church to the west and Pasture Farm and Upton to the east. The potential for archaeological remains is recognised by the 'Archaeological Notification Site' advisory status identified on the County Sites and Monuments Record. A deserted medieval village (DMV) and areas of medieval strip farming showing as traces of ridge and furrow are found around Pasture Farm, Wallace Farm, the moated site and towards Upton on the east of Dinton.

The importance of the moated site located 310 metres to the east of Pasture Farm, including a moated site and footings of a former medieval manor house is recognised by the statutory designation of the site as a Scheduled Monument of national significance. Key features include a roughly rectangular island 110m x 90m contained within a ditch or moat, measuring 4m x 11m across and between 0.5m x 1m deep and a fish pond 20m x 5m situated in the middle of the island, aligned NW/SE. Immediately NW of the moat is a building platform 28m x 20m, about 1m high possibly the site of an ancillary structure such as a stable or barn. The 1803 Inclosure Award Map of Dinton records the site as 'Blooms Close' probably a reference to the 'Manor of Blomers', a small manor which historically belonged to the Hampdens, Claytons, Earl of Chesterfield and has become the property of the lord of the manor of Dinton.

STATEMENT OF SIGNIFICANCE AND IMPACT ASSESSMENT

6 Significance of Pasture Farm and its' setting

This section assesses the significance of the heritage asset(s) under the values set out in English Heritage's *Conservation Principles, 2008* and addresses the requirements of paragraph 189 of the NPPF (National Planning Policy Framework) 2019. The determination of significance is a key guiding factor and all decisions should flow from an understanding of the significance and values attached to the site. The determination of the significance of heritage assets is based on statutory designation and professional judgement against four broad values: evidential, historical (illustrative and associative), aesthetic and communal. See Appendix 1

6.1 Significance of Pasture Farm: Overall significance is *medium*, local and regional

Evidential value: Pasture Farm has *medium* significance as a grade II listed building, dating from the 17th century. The evidential value and potential of the property lies in the surviving timber-frame and structure being able to yield further information about its' precise date, construction phases and features from in depth survey and dendrochronology- which are outside the scope of the present report.

Historical Value: Pasture Farm has *medium* historical illustrative and associative value as a 17th century stone and timber-framed house indicative of farming, typifying the evolved local and regional vernacular farmhouse style and as part of a grouping of associated farmsteads on the east of Dinton, in existence from at least the 17th century onwards.

Aesthetic value: Pasture Farm has *high* aesthetic- architectural and visual interest. Much of the sensory and intellectual appreciation of the property is derived from the visually attractive hipped and gabled clay tile roofs and timber frame which make a positive

contribution to the character and appearance of the listed building and the conservation area. The property makes a positive contribution to the quality of the local vernacular architecture of the hamlet, the special character and appearance of the Dinton Conservation Area and to local distinctiveness

Communal value: Pasture Farm is no longer a working farm and has no current communal value as a focus of the community.

6.2 Significance of the pig sty/outbuilding: This small structure has *low* evidential, historical-illustrative and associative and aesthetic value as an outbuilding/pig sty which functioned in association with the farming operation at Pasture Farm.

6.3 Significance of the footing of the former pig sty: The remnant footings of a further pig sty has *negligible* evidential, historical-illustrative and associative and aesthetic value as an outbuilding/pig sty which functioned in association with the farming operation at Pasture Farm.

6.4 Significance of the garden setting: *Medium* evidential, historical illustrative, associative and aesthetic value as an open garden space with a low bank being the vestige of a garden terrace which may have once formed part of a designed landscape to the south of the farmhouse. Various trees to the south and areas of kitchen garden to the east of Pasture Farm now form an attractive setting to the house. The garden is partly visible from the public domain in distant views from the west. There is physical and documentary evidence of settlement from Pre-historic, Roman and medieval periods onwards, confirming that this part of Dinton, has been settled from a very early time. There is the potential to yield further information of past inhabitants and the use of the land through archaeological investigation and documentary research.

6.5 Significance of the wider setting: *low to high* evidential and historical illustrative and associative value in the physical landform and finds evidence of settlement from Pre-historic, Roman and medieval periods onwards, confirming that this part of Dinton, has been settled from a very early time. The open field system has the potential to yield further information of past inhabitants and the use of the land through archaeological investigation and documentary research.

6.5.1 *High* evidential, historical illustrative and associative value in the Scheduled Monument (designated heritage asset) located 310 metres to the east of Pasture Farm, including a moated site and footings of a former medieval manor house (Manor of Blomers), associated with past owners including the Hampdens, Claytons, Earl of Chesterfield and lord of the manor of Dinton. The site has *medium* aesthetic and communal value as a feature of visual interest in the landscape and communal value as the former focus of the medieval community to which it served

6.5.2 *low to medium* evidential, historical (illustrative and associative) and communal value of the deserted medieval village (DMV) and area of ridge and furrow (non designated heritage assets) to the north, north east, south and west of Pasture farm identified in the Dinton CAA, Archaeological Notification Area and Buckinghamshire Heritage Portal. These features indicate medieval strip farming and a communal way of life under a feudal lord. They hold some aesthetic, visual sensory value seen in the landscape and especially can be appreciated in aerial photographs

7. The proposals include: (For a detailed description and drawings see the Design and Access Statement by Harriet Parsons Landscape Design) (See Fig 5)

- *the location of a swimming pool in the garden to the south of the house, below an existing bank on the site*
- *the repair and conversion of a former pig sty/ outbuilding to garden studio and store*
- *the construction of a garden store on the footings of a former pig sty.*

8. Impacts on the significance of Pasture Farm: Assessment of the impact of the proposals on the identified significance (harm, enhance, neutral)

8.1 Impacts on the Listed Building and Conservation Area: Overall, the proposals will *enhance* the significance of the grade II house and conservation area and *better reveal the significance* of the heritage assets by improvements in the setting (NPPF para 200). The proposals will make a *positive contribution* to the local character and distinctiveness of the conservation area (NPPF para 192).

The location of the new swimming pool contoured into the existing bank would make a modest change to the garden setting. The design intent is to ensure that the pool is located such that it is not visible from the house and is contoured into the landform. The conversion of the existing small outbuilding/store to studio/store would ensure that this building has an economically viable use which is sympathetic to Pasture Farm and its' garden setting. The proposed garden store building is a simple structure designed and finished in such a way as to blend imperceptibly into the site. It would improve the current appearance of this part of the site which has remnant footings of former structures.

8.2 Impacts on the significance of the pig sty/outbuilding: *Neutral- enhance.* The conversion of the pig sty/outbuilding to a studio and store would have negligible impact on the identified significance of the pig sty. The proposed conversion of the pig sty/outbuilding studio would retain existing fabric and convert it to a new economically viable, sustainable use and bring enhancements.

8.3 Impacts on the significance of the pig sty footings: *Neutral- enhance.* The construction of a garden store on the site of the further pig sty would have a negligible impact on the identified significance of the pig sty footings. Rather the part demolished walls would be cleared up and the site enhanced by the construction of a simple, yet well detailed and sympathetic garden store

8.4 Impacts on the significance of the garden setting: *Neutral-enhance.* The proposed works to the outbuilding and pig sties would have a negligible impact on the evidential, historical and aesthetic value of the garden setting. However, these works would bring positive visual enhancements in repairing and upgrading these structures and bringing them back into viable economic use.

The proposed pool would have a *low harm* impact on the identified evidential, historical and aesthetic value of the garden setting and Archaeological Notification Area by the inseting of the pool within the existing landform and construction of the associated landscaping. Excavation would be kept to a minimum thus mitigating the disturbance to any archaeology of potential interest. New landscaping proposals including hard and soft landscaping would

bring enhancements to the site. The strong sense of enclosure around the site created by tall trees and thick hedge planting mean that the plot is well screened and there would be little or no impact on views from the public domain including from the public footpath to the west or Ford Road

8.5 Impacts on the wider garden setting: *Neutral*

The proposed works would not impact on the significance of the wider setting of Pasture Farm, including the Archaeological Notification Area, Scheduled Monument and their settings. The scheduled monument (SM) is located some distance (about 310m) to the east of the proposal site.

9. Weighing up the proposals

The proposals for the pool would have a *low level of harm* on the evidential, historical and aesthetic interest of the garden setting of Pasture Farm, the character and appearance of the Dinton conservation area and the Archaeological Notification Area, within the proposal site. The terrace with a bow front evident on the 1885 OS Map no longer survives in that form but as a 'suggestion' in the recontoured gently sloping bank which now exists. Only fragmentary remains appear to exist of the designed landscape which may have related to a former large house near the site. The design of the proposed pool specifically addresses the slope and is contoured to minimise impacts from the house and surrounding area and to sit below the bank out of sight lines from the house.

The nature of the site has changed and evolved over time. The farmhouse and its' associated farm buildings have been separated into different ownerships and converted from agricultural buildings to domestic accommodation and the landscape around them also brought into domestic use. Surviving outbuildings are now needed to support domestic uses. The proposed pool can be achieved sympathetically with minimal impact on the garden setting and would be part of hard and soft landscaping proposals designed to bring positive benefits and enhancements to the garden setting of Pasture Farm.

These proposals would enhance the garden setting of the structures and would not harm the Scheduled Monument or Archaeological Notification Site. Views would not be impacted due to the enclosed inward looking nature of the site with strong hedged and treed boundaries.

10. Conclusions

Overall the scheme will bring positive benefits to the site and ensure the heritage assets are conserved and enhanced in a manner appropriate to their significance. The proposals will make a positive contribution to local character and distinctiveness (NPPF 184 and 185)

11. Appendix

Appendix 1: Statutory list description

SP 71 SE DINTON-WITH-FORD AND SCHOOL LANE UPTON (south side)

3/147 Pasture Farmhouse

25.10.51

Farmhouse. C17, altered C18 and C19. Timber framed with brick infill. Ground floor now mostly C18 rubblestone. South front and south east wing rubblestone with brick dressings. Old tile roofs hipped at north east angle. 2 storeys and 3 bays with south east wing forming letter- L plan. North or entrance elevation has gabled centre bay with board door in porch to left formed by extending eaves across set-back left bay. Cross casement at right. Right hand bay has 2 ground floor cross casements and one 3-light left hand leaded first floor casement. Stack to right gable, and on ridge of centre bay. East elevation has 3-light leaded casements. Left bay has 3-light upper casement with segmental head and lean-to to ground floor. South elevation has central door with radial arched fanlight. Mullion and transom windows to either side. Left hand first floor 2-light leaded casement. South east wing has brick gable. Single storey store building to south. Interior. Chamfered and stopped spine and crossbeams.

Listing NGR: SP7699111041

Appendix 2: English heritage, Conservation Principles, 2008

Significance: values

- *Evidential value*: Evidential value derives from the potential of a place to yield evidence about past human activity. It includes physical remains, above and below ground (archaeology) as well as geology, landforms, species and habitats. Evidential value relates to the potential to contribute to people's understanding of the past and might take into account date, rarity, condition and relation to documentary evidence.
- *Historical value*: Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be *illustrative (visual)* or *associative*. *The illustrative value* of places tends to be greater if they incorporate the first, or only surviving, example of an innovation of consequence, whether related to design, technology or social organisation. For example, if it illustrates a rare or early example, a unique style, complete survival, associated with significant people and events, association with other important assets or literature, art, music or film. It takes account of completeness and ability to illustrate connections, use and management.
- *Aesthetic value*: (design and artistic value) Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. It is related to periods of culture; quality of design, innovation, influence, role of architect and artist/craftsman, Design in accordance with landscape theories, such as the Picturesque), composition (form, proportions, massing, silhouette, views and vistas, circulation) materials or planting. Sources and expression of concepts. Strong indicators of importance are quality of design and execution, and innovation, particularly if influential.
- *Communal value*: *Commemorative* and *symbolic* values and *Social value*. Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, along with and educational, social or economic values.

Levels of significance

- Very high: Grade I sites and buildings, Scheduled Ancient Monuments; sites/features of international significance

- High: Grade II* sites and buildings; sites/features of national importance
- Medium: Grade II sites; sites/features of regional importance
- Low: Sites /features of local importance, locally listed buildings and landscapes
- Negligible: Sites/ features with no significant value
- Negative: Negative or intrusive features, which detract from the value of a site, such as impact on views

12. References

Aylesbury Vale DC, Dinton, Westlington, Upton and Gibraltar Conservation Areas, 2008

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13. Plates (All photos provided by Harriet Parsons, aerial photo Giles Kidner)

Cover: aerial photo Pasture Farm

Plate 1 North: early range of c.1600s

Plate 2 East: 1700s & C19 extensions

Plate 3 South & West: 1700s, 1800s & C20

Plate 4 Outbuilding & remains of pig stys to left, site of proposed studio and garden store

Plate 5 Garden looking northwards, re-contoured terrace- site of proposed pool

Plate 6 View of site from South West

14. Figures (Plans provided by Harriet Parsons)

Fig.1 Site plan

Fig.2 OS 6" 1885 Dinton, Bucks XXXIII (<https://maps.nls.uk/index.html>)

Fig.3 OS 6" 1885 detail (Dinton, Bucks XXXIII (<https://maps.nls.uk/index.html>))

Fig.4 Sketch of Constraints Features from Dinton CAA (Sally Stradling)

Fig.5 Concept plan, yellow highlights show location of proposals.

PLATES: PASTURE FARM DINTON



Plate 1. North: early range of c.1600s



Plate 2. East: 1700s & C19 extensions



Plate 3. South & West 1700s, 1800s & C20



Plate 4. Outbuilding & remains of pig stys to left
Site of proposed studio and garden store



Plate 5. Garden looking northwards to house
Re-contoured terrace, site of proposed pool



Plate 6. View of site from South West



Fig. 1 Location Plan showing ownership boundary



Fig. 2 OS Map 1885 Dinton (<https://maps.nls.uk/index.html>)



Fig.3 OS Map 1885 showing detail of Pasture Farm and garden (<https://maps.nls.uk/index.html>)

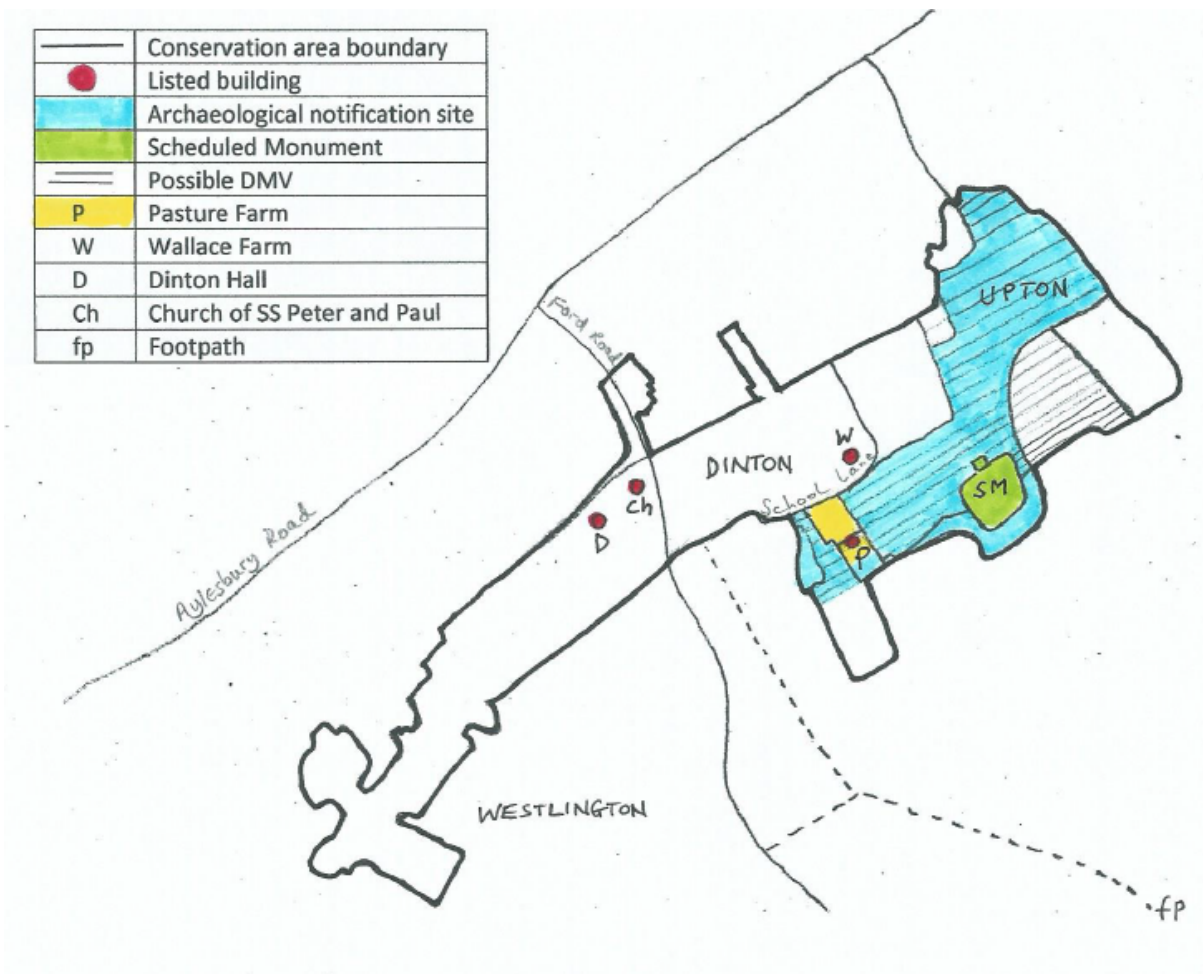


Fig.4 Sketch of Constraints Features after Dinton CAA, Aylesbury Vale DC (Sally Stradling)

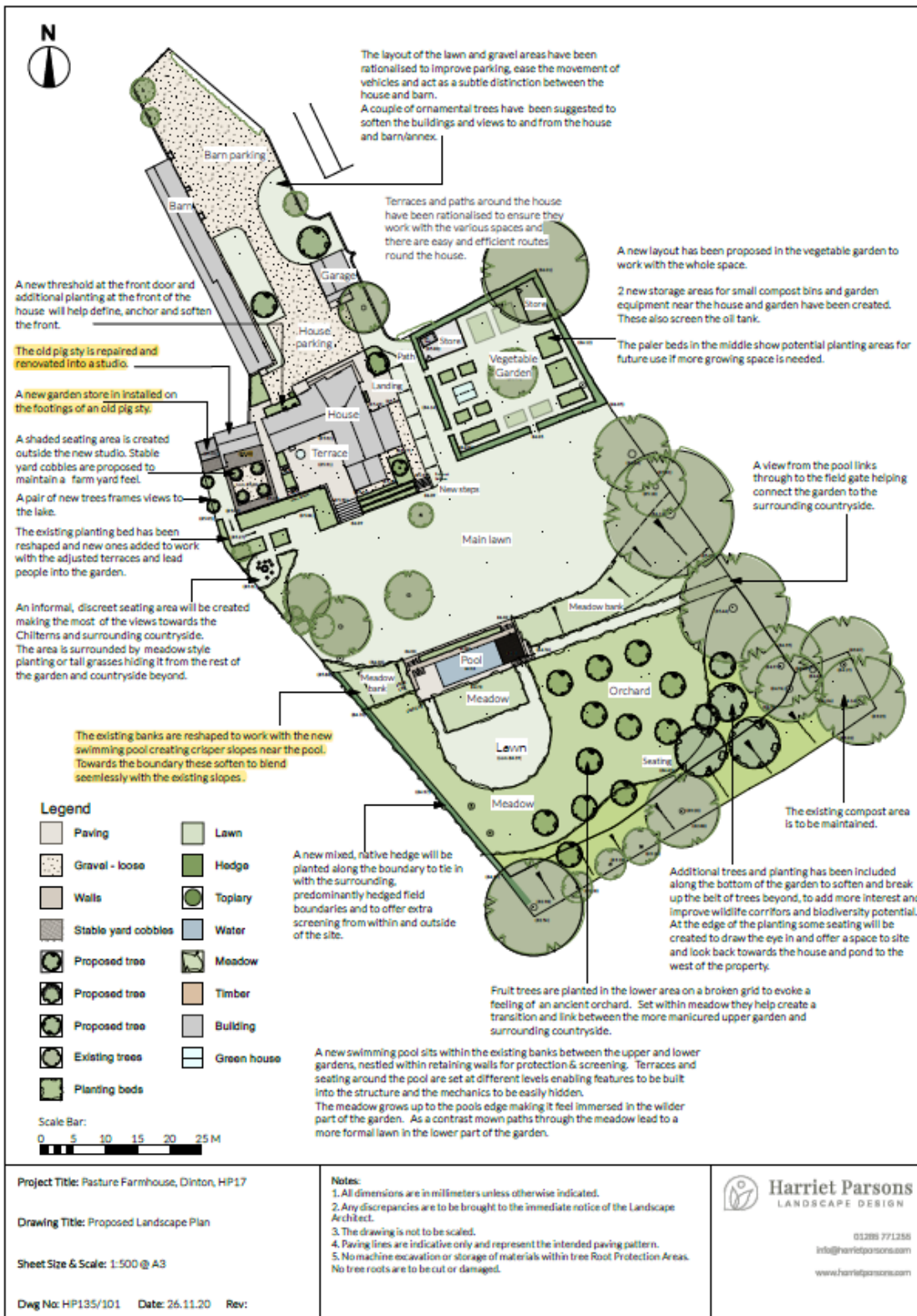


Fig.5 Concept plan, yellow highlights show location of proposals.

