



**Directorate for Planning, Growth & Sustainability**

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**By Email**

Ms Elizabeth Baird  
School House  
Addington Estate Roads  
Addington  
Buckinghamshire. MK18 2JS

**Date:** 1<sup>st</sup> June 2021  
**Ref:** Heritage Advice

Dear Ms Baird

**Request for Heritage Advice at:**  
**School House**  
**Addington Estate Roads**  
**Addington**  
**Buckinghamshire**  
**MK18 2JS**

Please find attached my response to your request for heritage advice concerning listed building works at the above-mentioned property.

I hope that you find the attached advice of assistance.

Yours sincerely

**Joanna Horton** BA (Hons) Int. Arch, MA Cons, IHBC.  
Heritage Officer  
Planning, Growth and Sustainability

**School House**  
**Addington Estate Roads**  
**Addington**  
**Buckinghamshire**  
**MK18 2JS**

**Description of heritage asset(s)**

The enquiry building, first listed in 1975, is a Grade II Listed Building (LB). School House contributes to the setting of other nearby GII listed buildings which are historically linked to the Addington Estate including: GII Tythe Barn, Addington Place, Addington Grange, Park House, Addington House, The Pump House, Vine Cottage, The Coach House and Drews House.

The School and masters house were constructed in 1876 in a Jacobethan style in red brick with bands of blue brick and stone dressings under a clay tiled roof with ornamental ridge tiles and barge boards. The single storey school room has two gabled bays with elaborate external chimney set between them. An open bellcote above the right hand bay has a shingled conical spire upheld up by 6 x ornamental timber posts over a lead ridge skirt. The old School masters house sits in cross wing.

The enquiry site falls within an Archaeological Notification Area.

**Relevant planning history**

14/01427/ALB - Dismantle and rebuild of rear chimney – APPROVED

13/50102/LB1 - Advice for repair work to the roof, rebuild chimney and additional ventilation to the 1st floor bathroom – INFORMAL ADVICE

**Discussion of proposed works**

The enquiry seeks advice regarding – construction of a garden room in the bottom corner of the back garden. Additional advice was provided in relation to scaffolding for repair works to the bellcote, following on from another recent enquiry.

**Garden building**

There are no heritage concerns over the construction of a garden room as proposed. The proposed location is far enough away from the principle listed building to have no harmful impact on its setting or on how it is appreciated within the Conservation Area. The work would require some excavation works to run water and electricity to the new building. Services would be brought from the main house requiring some minor coring through below ground level and would only impact a modern extension. As such this work would be considered de Minimis in terms of the Listed Building and would not require Listed Building Consent. Planning permissions would be required and should include details including depth of any excavation works proposed as it is likely that Bucks Archaeology Team would need to be consulted.

**Scaffold**

Discussions took place on site with your scaffold contractor who has agreed to provide design proposals to be considered as part of a new application for Listed Building Consent in relation to repair works. Due to the form of the roof it was felt that scaffold would need to be supported off the

roof in some places and would almost certainly result in damage to roofing tiles and decorative ridge tiles. Taking the scaffold up from the rear was felt to be require the least amount of support from the building itself. It was noted that there is a mix of tiles on the roof and most appear to be machine made tiles that are unlikely to be original. Replacements for damaged tiles and ridge tiles would need to match existing and would need to be conditioned as part of any approval.

### **Need for Listed Building Consent**

Listed building consent is not required for the garden building, however, Planning Permission would be required.

Listed Building Consent is required for all scaffold supported off the building and for remedial repairs to the bellcote.

You are reminded that it is an offence to carry out works that require listed building consent without such a consent being obtained. Details of how to make an application for listed building consent, along with what information is required, is available on our website and further guidance can be found [here](#).

It is suggested that you engage suitably experienced and qualified professionals to assist in making your submission and to carry out works. A number of organisations (for example RIBA, RICS, CARE and others) have conservation accreditation schemes which may be useful to consider.

### **Advice on next steps**

Submit applications as detailed above with the relevant supporting information:

- Scaffold design
- Include details of excavation works in the application for Planning Permission.

**Author:** Joanna Horton

**Date:** 1<sup>st</sup> June 2021

### **Please note:**

The advice given in this letter is the informal opinion of an Officer of the Council and does not constitute any formal decision of this Council, nor is it binding.

Please note that this response covers only the consideration of the service applied for and on the basis of the information submitted. For advice on the need for planning permission/building regulations, please contact the relevant department.