

7 Sheldon Road, Ickford, HP18 9HT

Heritage Statement

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CONTENTS:

INTRODUCTION	3
HERITAGE DESIGNATIONS	3
PLANNING HISTORY	5
POLICY CONTEXT	5
The National Planning Policy Framework (Revised 2021)	5
Aylesbury Vale	6
HISTORY OF THE HERITAGE ASSET	6
THE FORM OF THE HERITAGE ASSET	8
ICKFORD CONSERVATION AREA	10
ASSESSMENT OF THE SIGNIFICANCE OF THE HERITAGE ASSET	11
HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT	12
CONCLUSIONS	12

Introduction

This Heritage Statement has been prepared to inform of proposals for a single story extension to the rear of 7 Sheldon Road, Ickford. 7 Sheldon Road is a non designated heritage asset located within the Ickford Conservation Area and nearby to a Grade II listed building.

This statement describes the historic development and significance of the non designated heritage asset, assessing the impacts of the proposed extension. This has been undertaken to meet the requirements of the LPA in accordance with para 194 of the National Planning Policy Framework, revised in 2021.

Heritage Designations



View of Numbers 5 (left) and 7 (right) separated by central chimney stack

House numbers 5 and 7 Sheldon Road form 2 semi detached cottages and are identified as Buildings of Local Note in the Ickford Heritage assessment from 2019. Numbers 5 and 7 are described as follows;

Pair of semi-detached former workers cottages, extended. No. 5 is of red brick, No. 7 has chequer work and a porch. Central shared stack, shallow slate roof. Both buildings have later extensions to the rear. Narrow front gardens ensure that this pair of cottages is highly visible in the street scene. Together with No. 9 Fairview, a localised historic grouping.

To the South East of Numbers 5 and 7 is The Manor.

The Manor was added to the statutory List of Buildings of Architectural of Historic Interest at Grade II on 25 October 1951. The description is as follows;

House, now subdivided. C16 south range with late C17 north block. Timber framed with colourwashed plaster infill. Rubblestone plinths. Old tile roofs. 2 storeys with attic. Leaded windows. South range: 4 bays with centre compound stack and to east gabled stair tower with original treads and newel post. West elevation has board door in bay 3, leaded casements. Left

hand window early C18 box sash. First floor with ovolo moulded mullioned leaded windows of 3 lights. Oriels to outer bays, later 4-light leaded casement to bay 3. Flat roof dormer at left. East or street elevation has leaded casements. C16 one to stair tower. North block: has mullioned and transomed moulded framed windows. 3-light to outer bay of south return, 2-light to remainder. Door in tile hood in angle with 2-light casement over. Street front has left hand hip and recessed centre. Moulded eaves. West elevation to garden has cross-casements and door. North return of C16 range altered with early C18 box sash to ground floor. 5-light late C17 gabled oriel to first floor with coving above to half hip of main roof. 2 dormers. North elevation of north block has cross casements, one to first floor, one to stair half landing. Large compound stack to east roof ridge. Interior: C16 range has chamfered and stopped spine beams. North ground floor room has C17 painted "panelling" in ochres and browns on limewash over original framing. Now largely concealed by early C18 moulded framed panelling. North block has late C17 staircase with a closed string, turned ballusters, ball finials to newels, moulded handrail. The north block has a date '1675' on the east elevation which may be genuine.

Number 7 Sheldon Road is located within the Ickford Conversation Area, designated on 16 October 1991. The conservation area comprises of four areas. 7 Sheldon Road is located within Little Ickford, the conservation area statement (2008) state the following;

Little Ickford at the eastern end of the village has an attractive tree lined pond at its northern end but soon the 'open' character around the pond is superseded by a heightened sense of enclosure as the buildings, walls and hedgerows all abut the roadside and culminate at the head of the cul-de-sac at The Close. Many of the houses are sited in relatively large plots, thatched and date from the 16th, 17th or 18th centuries. The majority are also Grade II listed. The tight abutment of houses onto the roadside is maintained along the southern side of Sheldon Road and the narrow cul-de-sac behind 'Rose Cottage', where the three thatched properties, 17, 19 and 21 Bridge Road are located. All three houses are Grade II listed.



The Manor, as viewed from Little Ickford

7 Sheldon Road Planning History

04/01224/APP (2004) – Detached double garage and access (Approved)

01/00888/APP (2001) – Two storey side and rear extension, new detached garage and access to highway (Approved)

Policy Context

The National Planning Policy Framework (Revised 2021)

The National Planning Policy Framework (NPPF) establishes the national planning policy concerning the preservation of the historic environment. It recommends that when evaluating planning applications, local planning authorities should insist that applicants provide a description of the importance of any heritage assets that may be impacted, as well as any contributions they make to their surroundings. The amount of information required should be commensurate with the significance of these assets and no more than what is necessary to assess the potential effects of the proposal on their importance (paragraph 194).

Annex 2 of the NPPF provides a definition of a Heritage Asset as, 'a building, monument, site, place, area, or landscape that is recognized as having a level of importance warranting consideration in the context of planning decisions.' Heritage assets constitute the cherished elements of the historic environment and encompass both officially designated and non-designated heritage assets.

In determining planning applications, the NPPF advises that local planning authorities should take account of;

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Specific guidance regarding the treatment of designated heritage assets, such as listed buildings, underscores the necessity of comprehending the significance of these assets when assessing their impact on the historic environment (paragraph 199). It recommends that, when evaluating the effect of a proposed development on the importance of a designated heritage asset, substantial importance should be placed on the asset's preservation, with the degree of importance increasing in proportion to the asset's significance. This holds true regardless of whether any potential harm constitutes substantial harm, total loss, or less than substantial harm to its importance.

Paragraph 200 further stipulates that any harm or loss of significance to a designated heritage asset, whether resulting from alteration, destruction, or development within its surroundings, must be clearly and convincingly justified.

In paragraph 201, it is stated that in cases where a development would lead to substantial harm or complete loss of the significance of a designated heritage asset, permission should be denied unless this harm is deemed necessary to achieve substantial public benefits or if specific criteria are met.

Paragraph 202 addresses situations where less than substantial harm is identified, and it requires that this harm be balanced against the public benefits of the proposed development and, when applicable, the promotion of its best viable use.

Paragraph 206 emphasizes that local planning authorities should seek opportunities for new development within Conservation Areas, World Heritage Sites, and the settings of heritage assets to enhance or better reveal their significance. It stresses that proposals preserving those elements in the setting that positively contribute to or enhance the significance of the asset should be favourably considered.

Paragraph 207 acknowledges that not all components within a Conservation Area or World Heritage Site necessarily contribute to their significance. When assessing the impacts of the loss of a building or element that does contribute positively, consideration should be given to the relative significance of that building and the impact on the significance of the Conservation Area or World Heritage Site as a whole.

Aylesbury Vale

With respect to conservation area, the Vale of Aylesbury Local Plan states;

Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposals is likely to affect a designated heritage asset and or its setting, the significance of the heritage asset and the impact of the proposals must be fully assessed and supported in the submission of an application.

History of the Heritage Asset

The Ordnance Survey map from 1881-1886 reveals that both 5 and 7 Sheldon Road had their original one-up-one-down footprint. In the neighbouring plot to the west, there was a building with a similar footprint (now demolished). South of 5 and 7 Sheldon Road, an orchard associated with The Manor (labeled as Manor Farm) can be observed. The Manor itself was situated adjacent to the lane leading to The Close. A loose arrangement of courtyard buildings was present to the southwest of The Manor, with structures on the western side of the farmhouse. The area to the north of The Manor likely served as a garden.



Taken from the 1881-97 Ordnance Survey Map

The 2nd edition of the 25" Ordnance Survey map from 1898 clearly depicts Nos. 5 and 7 Sheldon Road as a pair of cottages. Notably, there appears to be a lean-to or outbuilding along the rear (south) elevation. Additionally, a small outbuilding is shown on the east side of 5 Sheldon Road. By this time, the loose courtyard arrangement of working buildings at Manor Farm had been demolished, and the orchard had expanded into the space previously occupied by these structures. A cluster of outbuildings still existed on the western side of the farmhouse.



Taken from the 2nd edition of the Ordnance Survey map – 1898

The 3rd edition of the Ordnance Survey map from 1921 does not seem to indicate any significant changes in the footprint of Nos. 5 and 7 Sheldon Road. The outbuilding on the eastern side of No. 5 had been removed. The most notable alterations at The Manor site appear to involve the clearing of a new section of the orchard and the construction of additional outbuildings along the road frontage to the south of the farmhouse. The site is still labeled as Manor Farm.



Taken from the 3rd edition of the Ordnance Survey map – 1921

The form of the heritage asset

Number 7 Sheldon Road is one of two cottages that form a pair of semi detached former workers cottages, extended. Number 7 has chequer work brick and a porch. The combined cottages share a central shared stack and shallow slate roof.

The original cottage was extended in 2001 to the rear and the side using the same chequer work brick pattern as the original cottage. The rear facing elevation of the extension is formed from 3 connected gables with roof slate matching the original cottage.



View of the front of Number 7 Sheldon Road

Number 7 includes a shallow front garden with laurel hedging as a boundary. A substantial gravel driveway to the west of the house provides parking for 4 cars, in addition to a double garage also to the west of the house.



Side view of the 2001 side extension taken from the far side of the gravel driveway, showing the double garage to the right hand side

Following the acquisition of the orchard to the south of the house, the rear garden now comprises approximately 600 square metres, covered in lawn with an apple tree, maple tree and silver birch tree sitting line abreast to the southern boundary by approximately 3 metres.



Rear view of existing house showing 3 gables. The garage can be seen to the left hand side of the main house



Rear view of existing house showing 3 gables. The garage can be seen to the left hand side of the main house

Ickford Conservation Area

This section of the Ickford Conservation Area is focused on Little Ickford, a narrow lane that extends from Sheldon Road and culminates at The Close. Towards the northern end of the conservation area, you'll find a pond and a winding portion of the road connecting to Bulls Lane. The Built Heritage Assessment for Ickford conducted in 2019 has identified several significant viewpoints in this area. These viewpoints primarily encompass perspectives looking to the north and south along Little Ickford, as well as a view that extends from the conservation area towards the northeast, encompassing the landscape setting. However, it's worth noting that views looking west along Sheldon Road were not taken into account.

The perspective when looking south along Little Ickford from Sheldon Road encompasses several notable features. It includes a view of the pond, the junction with Bulls Lane, as well as White Cottage and Ickford House, both of which are Grade II listed structures, situated to the left. On the right, there are mature trees lining the northeast boundary of New Manor House. This view also allows for partially obscured glimpses of the northern aspect of New Manor House. However, 7 Sheldon Road is not within the scope of this particular view.

In contrast, Little Ickford is characterized by buildings positioned along the lane's frontage, high walls, and hedge boundaries that collectively create a strong sense of enclosure. Consequently, when looking north along Little Ickford, the views become more constrained, with only occasional glimpses toward the east and west. Notably, 5 and 7 Sheldon Road are not visible from Little Ickford.

Situated at the entrance to the Little Ickford section of the Ickford Conservation Area, you'll find 5 and 7 Sheldon Road. Views extending eastward along Sheldon Road, which encompass these twin cottages, are defined by the elevated hedge boundary in front of these properties. They also feature a scenic backdrop of mature trees within the garden of New Manor House. These views offer intermittent and seasonal glimpses of New Manor House that encompass both 5 and 7 Sheldon Road. Notably, 7 Sheldon Road tends to be more conspicuous in these intermittent glimpses of New Manor House.



"Glimpsed Views" of The Manor at Little Ickford and Number 7 Sheldon Road

New Manor House, holding a Grade II* listing, is positioned on the eastern side of an expansive garden adorned with trees. This distinguished edifice, New Manor House, stands as a prominent structure within the northern sector of Little Ickford and is encircled by a stone wall. This wall eventually transitions into a hedge boundary, providing access for vehicles to the property. This section of the garden is relatively more open to view but remains significantly obscured by the presence of trees. While there are glimpsed views in the direction of 5 and 7 Sheldon Road, as previously mentioned, they are notably obstructed, with visibility decreasing during the spring and summer months.

Assessment of the significance of the heritage asset

7 Sheldon Road is part of a pair of two-story cottages, likely dating back to the early 19th century. As detailed in the Ickford Built Heritage Assessment from 2019, these cottages were originally constructed to serve as workers' residences.

7 Sheldon Road has been expanded with an extension on the side and rear. The side extension is sympathetic in design to the original cottage and maintains the linear layout of the original cottages, featuring brick construction and a slate roof. The rear part of the extension would appear to cover the building footprint illustrated in the 2nd edition of the 25" Ordnance Survey map from 1898.

This extension was added in 2001 and is considered to have no heritage value. The impact of this extension, along with those at No. 5, has reduced the historical significance of the original pair of cottages.

Positioned on the periphery of the Little Ickford segment within the Ickford Conservation Area, you'll find 5 and 7 Sheldon Road. They also mark the boundaries of the historical footprint of Manor Farm. In doing so, they play a role in shaping the historical growth and layout of the conservation area.

These structures embody key features such as a two-story stature, a linear architectural design, the use of brick and natural slate materials, and a well-balanced ratio of walls to openings. These attributes are in keeping with the traditional architectural style, and they make a valuable contribution to the overall character and visual identity of the conservation area.

Visibility between the Grade II* listed New Manor House and 7 Sheldon Road is quite limited. Under the best conditions, there are partially obscured glimpses during the winter, but these views become more concealed in the spring and summer months. Both 5 and 7 Sheldon Road are integral elements of the broader historical context surrounding the listed building.

This setting however, historically featuring a courtyard layout of functional structures to the southwest and rear outbuildings, is now mostly enclosed by boundaries, including mature trees and a well-wooded garden. For the best appreciation of New Manor House, one should view it from Little Ickford, where a clear visual connection with historically converted outbuildings and other listed structures along Little Ickford can be established.

The primary factors contributing to the significance of New Manor House are primarily based on the building's age, architectural design, construction, and historical background. The most prominent views of the house can be experienced from Little Ickford.

Heritage Impact Assessment Of The Proposed Development

The project entails the addition of a single-story rear extension. The scale of this extension is intentionally designed to be smaller in width and ridge height compared to the original section of the house and the 2001 extension.

Materials used will include bricks that match the existing structure, laid in a pattern that complements the main building. The shallow-pitched and gabled roofs will be covered with natural slate to match existing. The use of Structural Timber is intended to soften the impact of the extension by using more traditional materials and to some degree, to mirror the timber posted, slate roof porch to the front elevation.

The proposed extension will extend from the 20th-century rear extension, which is not considered to have heritage value. As a result, the alterations to the house won't impact the historic fabric.

Conclusions

This report offers an account of the historical development and significance of heritage assets that may be influenced by the proposed development. It also evaluates the potential impacts of the proposed development on the historic environment. Consequently, this Heritage Statement is deemed to satisfy the requirements outlined in paragraph 194 of the NPPF and local planning policy, providing ample information about the identified heritage assets.

The conclusions drawn from this Heritage Statement establish that 7 Sheldon Road is one of a pair of single-unit, 2-story cottages, likely originating from the early part of the 19th century. The current appearance of 7 Sheldon Road has evolved due to extensions to the side and rear, now resembling a double-fronted cottage. The overall linear layout, chequered brick front elevation, and gently pitched slate roof significantly contribute to the character and appearance of the Ickford Conservation Area. However, visibility between New Manor House and 7 Sheldon Road is constrained, with glimpsed views that vary depending on the time of year. New Manor House is best appreciated through views along Little Ickford, which do not include 7 Sheldon Road. It is unlikely that the proposed extension could be visible from any local public highway.

Materials and details will be carefully selected to match the existing structure. The scale, layout, positioning, and material choices harmonize with the main building, ensuring the preservation of the established character and appearance of the Ickford Conservation Area. Importantly, these proposals will not impact the historical fabric.

In summary, it is affirmed that the proposed development takes into account the heritage values of the identified heritage assets in accordance with paragraph 199 of the NPPF and the relevant Aylesbury Vale Local Plan policies.