TEMPLE HOUSE, TEMPLE STREET, BRILL, BUCKINGHAMSHIRE

HERITAGE REPORT
DECEMBER 2023

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WORLLEDGE ASSOCIATES

Worlledge Associates is an Oxford-based heritage consultancy, committed to the effective management of the historic environment. Established in 2014 by Nicholas and Alison Worlledge, Nicholas came to private practice with over 35 years' experience working in heritage management for local authorities. This intimate knowledge and understanding of council processes, and planning policy and practice, helps us to work collaboratively with owners and decision-makers to manage change to the historic environment.

Our team of dedicated researchers and specialists believe in the capacity of the historic environment to contribute to society's collective economic, social, and cultural well-being. We aim to identify what is significant about places and spaces in order to support their effective management and sustain their heritage value. We have worked with a wide range of property-owners and developers including universities and colleges, museums and libraries, large country estates, manor houses, farmsteads, cottages, town houses and new housing sites.

INTRODUCTION

The intelligent management of change is a key principle necessary to sustain the historic environment for present and future generations to enjoy. Historic England and successive government agencies have published policy and advice that extend our understanding of the historic environment and develop our competency in making decisions about how to manage it.

Paragraphs 4-10 of Historic England's Good Practice Advice Note 2 (Managing Significance in Decision-Taking in the Historic Environment) explains that applications (for planning permission and listed building consent) have a greater likelihood of success and better decisions will be made when applicants and local planning authorities assess and understand the particular nature of the significance of an asset, the extent of the asset's fabric to which the significance relates and the level of importance of that significance.

The National Planning Policy Framework provides a very similar message in paragraphs 194 and 195 expecting both applicant and local planning authority to take responsibility for understanding the significance of a heritage asset and the impact of a development proposal, seeking to avoid unacceptable conflict between the asset's conservation and any aspect of the proposal.

It has never been the intention of government to prevent change or freeze frame local communities and current policy and good practice suggests that change, if managed intelligently would not be harmful.

This Heritage Report has been prepared to inform and assist the development of proposals for works to Temple House, 2 Temple Street, Brill, which is included in the National Heritage List for England, grade II. (see Appendix 1) and lies within the Brill Conservation Area.

The report provides a brief summary of the history and development of the settlement of Brill, and then of the Temple House site, which lies at the core of the early settlement, being located in proximity to the Royal Lodge and Chapel, established in the 11th and 12th centuries. Maps and archaeology show that Temple Street was developed from an early date, although the current house dates from the 17th, with 18th and 19th century additions and works, with the house and outbuildings until the early 20th century in residential and commercial uses.

Following a description of the house and outbuildings, and based on the surviving fabric and known history, including the recent planning history, a statement of heritage significance is provided in accordance with Historic England Guidelines. Any proposed development would need to comply with both national and local heritage policies, and accordingly these are summarised and included in the report

HISTORY AND DEVELOPMENT OF BRILL

There is a Victoria County History of Buckinghamshire, Volume 4, ed. William Page published in 1927, which covers the Parish of Brill. In 2012 English Heritage published ‘Brill, Buckinghamshire Historic Towns Assessment Report’. This report was ‘intended to summarise the archaeological, topographical, historical and architectural evidence relating to the development of Brill in order to provide an informed basis for conservation, research and the management of change within the urban environment.’

The following summary of the history is drawn from the summary and information throughout the report to provide a context to the Temple Street site.

There is clear evidence of Iron Age occupation within the village. This comes from close to the church and consists of finds of pottery, dated to around the fourth century BC.

There is minimal evidence of occupation during the Roman period, with almost no evidence of Brill in the early and middle Saxon period.

It is not clear exactly when Brill became a settlement but the Domesday Book of 1086 records that Brill had been a royal manor, owned by Edward the Confessor. The king had a hunting lodge, most probably a timber building which stood west of the present church.

Extract from 1591 Brill Forest Map of Brill showing the location of the Chapel, Castle hill, principal roads, fronted with houses, and windmill.
Source Brill Historic Town Assessment page 19.

After the conquest the Norman kings continued to use the royal lodge, with surviving documentary evidence from the 12th century of works to the kings houses and chambers. King Henry II preferred his new palace at Woodstock. In 1337 Brill ceased to be a royal manor when the king granted the estate to John de Moleyns.

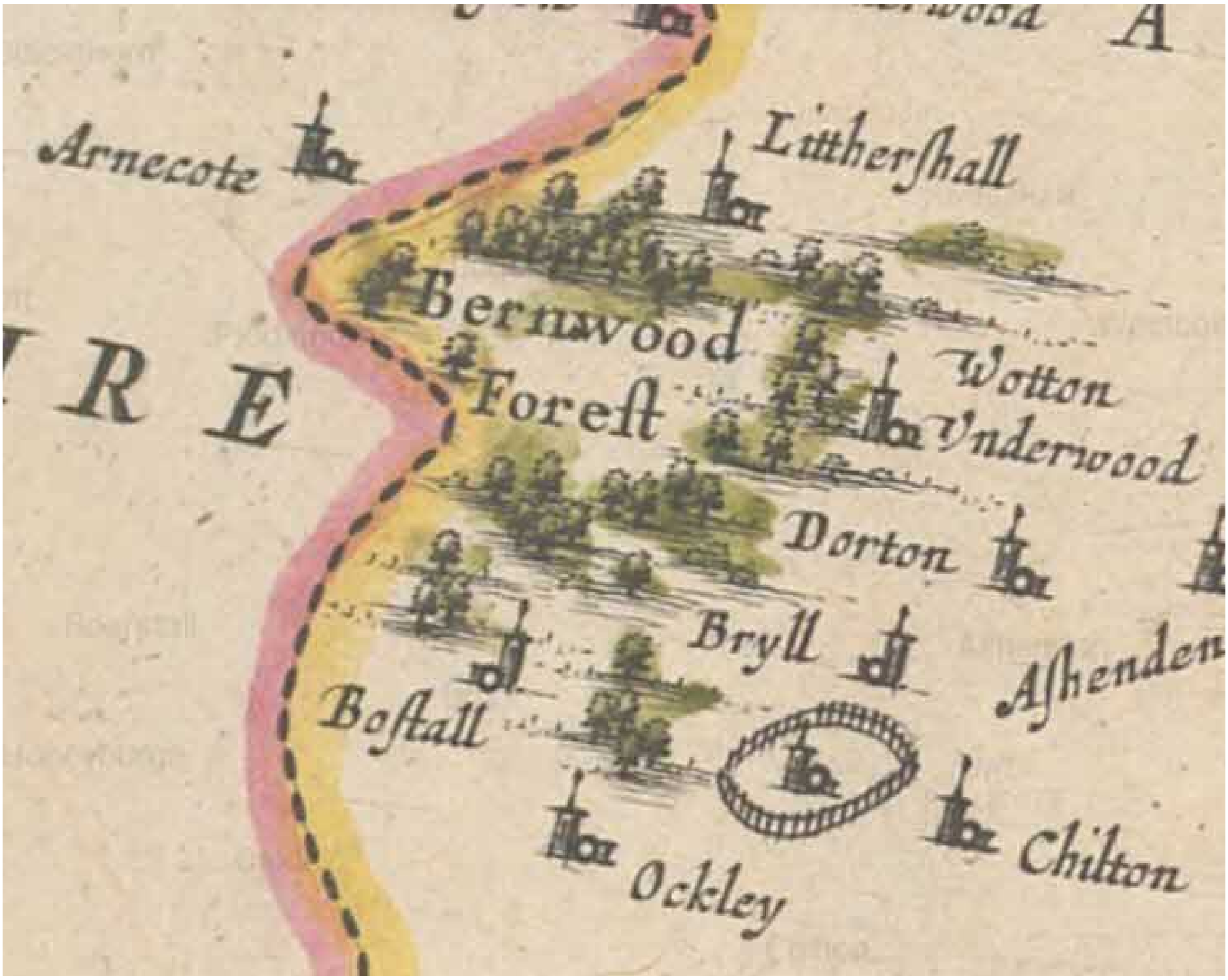
The location of the kings lodge and chapel would have been the focal point of the settlement. The present church, which contains Norman work within its structure and must have originated as the king's chapel, would have also lain within this enclosure and presumably have been fairly close to the king's house.

A 1591 map, depicting the village with 'Bryll Chapel' marked, and adjoining it to the west, a mound labelled 'Castell hill'. around which houses were shown, forming a curve around the mound on the west and south side. The same curve is obvious on all later maps.

By the middle of the 13th century Brill had a market and annual fair, and was being recorded as a royal borough in 1316. Throughout the medieval period it was the administrative centre of Bernwood Forest.

The principal manor of Brill was the property of the Crown from before the Conquest until the 14th century when Edward II granted it to John de Moleyns. Brill thereafter descended with the Moleyns estate of Stoke Poges. In 1544 the manor was sold to Thomas Dynham and formerly joined to Boarstall, both manors subsequently being linked with the Aubrey-Fletchers.

Brill failed to develop as a town probably because its market was unable to compete with those at Aylesbury or Long Crendon. Due to its geology, including potting-clay, Brill developed as a pottery centre. The existence of a medieval pottery industry in Brill is evident in 1210-1220 from the personal names Sampson le Poter and Walterus le Poter.



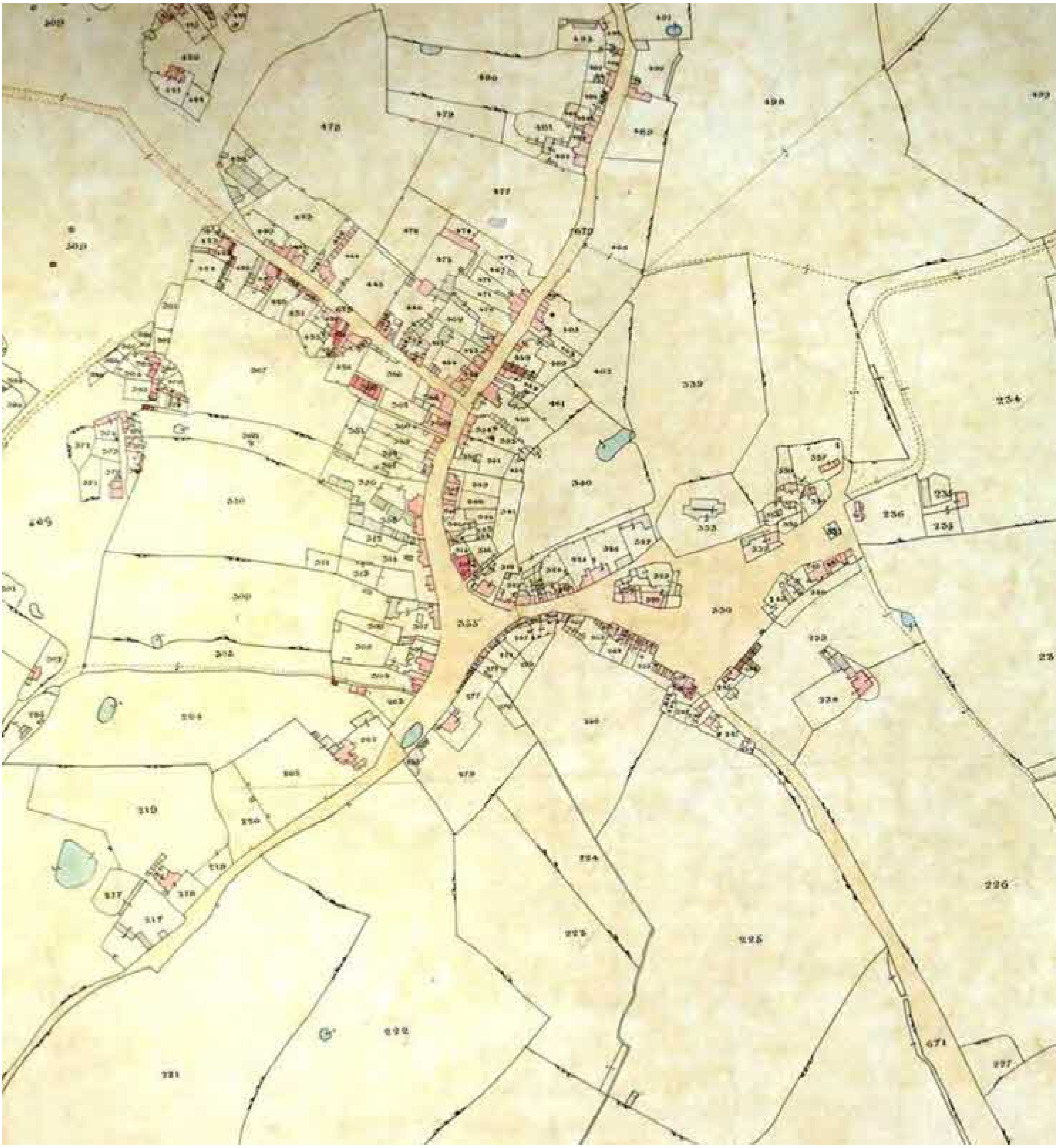
Extract from Joan Blaeu 1646 map of Buckinghamshire showing the Bernwood Forest with ‘Bryll’ to the south.

Remains of several medieval, and later, pottery kilns have been found during archaeological investigations. These indicated that the pottery industry was quite extensive. Brick and tile making, noted in 15th century records, was to take over from pottery as Brill’s chief industry in the post-medieval period.

By the start of the 17th century parts of Bernwood forest had already been enclosed and the forest was officially “disafforested” in 1632. The importance of Brill’s clay-based industries was recognised by the allocation of 48 acres set aside for Brill’s clay-workers, which forms Brill Common.

Brill was hit hard in the 17 century by the disafforestation, which left many of its residents without land to grow food. The population which had almost doubled in the 16th century fell quite dramatically in the 17th century when it levelled.

Brill developed a service economy, In the late 18th century six blacksmiths, a maltster, a currier, two millers, the governor of a workhouse, one potter and four brickmakers, are noted in Brill. In the 19th and early 20th centuries the village was particularly well served by shops of several kinds.



Tithe Award Map for Brill surveyed 1850 showing the same general layout of the village shown on the 1591 schematic map, with development principally along the frontages of The Green, High Street, Temple Street. Source Brill Historic Town Assessment, 2012, page 20

The population of Brill parish increased from 859 in 1801 to 1,311 in 1851, and while the population declined towards the end of the century, its less reliance on agriculture, meant this decline was not as marked. Its slow decline continued, however, through the first half of the 20th century.

Extract from six-inch Ordnance Survey Map 1876 showing Brill.

Extract from six-inch OS map revised 1919 showing only limited growth since 1876.

Map of Brill showing the extent of growth post WWII principally to the west, behind the High Street and the east with playing field, school and housing development.

Brill grew considerably since the end of World War II. Research has calculated that eight separate housing developments in the 20th century, totalling 224 houses, amounted to a 62% increase in the village's housing capacity.

HISTORY OF 2 TEMPLE STREET

Photo1906 with Temple House in the right. Commercial signage still evident on the building. (pic.ref_bri0117 Buckinghamshire Archives)

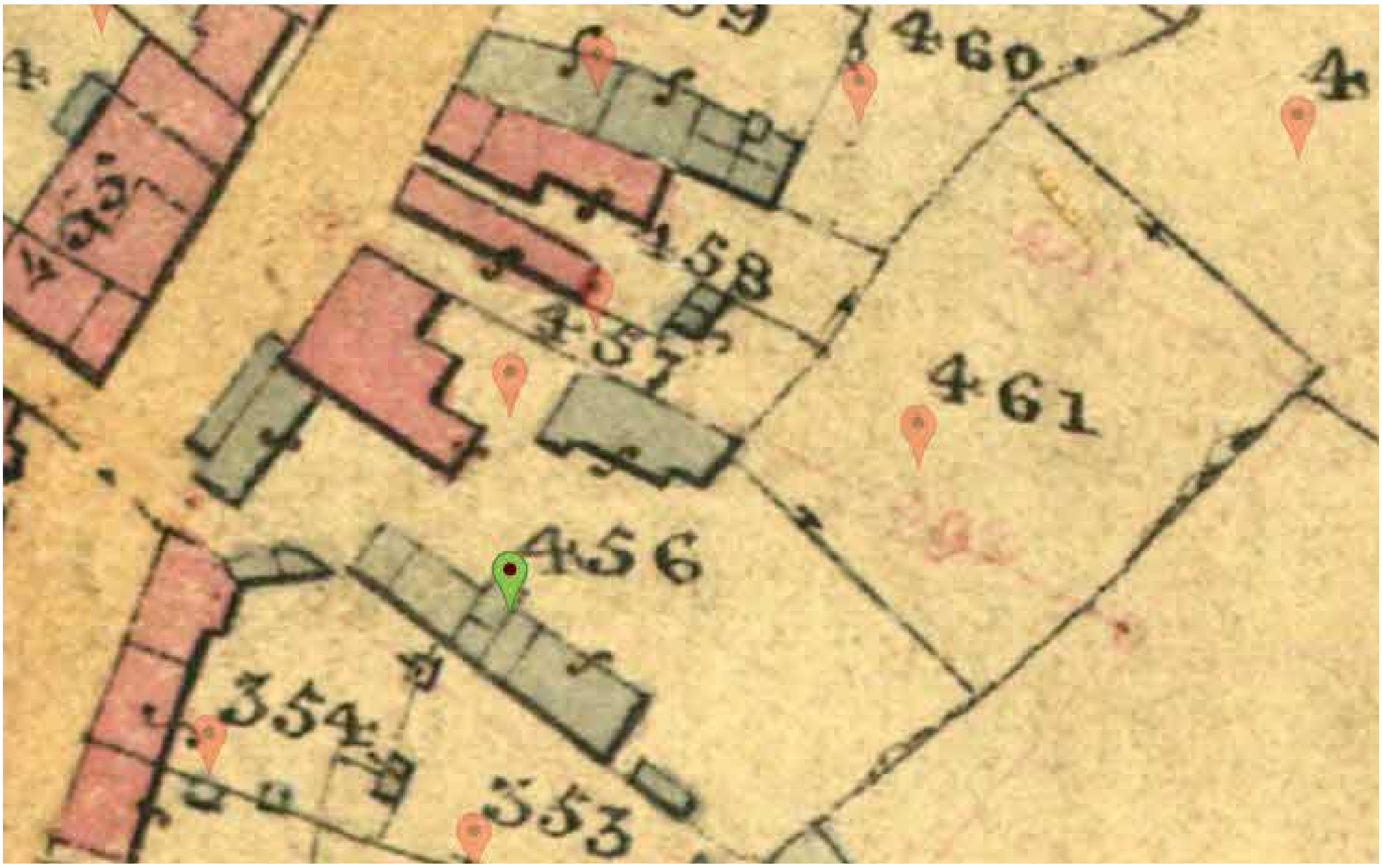
Number 2 Temple Street lies on the east side of the street at the junction of the High Street to the south and opposite the junction of Windmill Street with the High Street.

The Brill Historic Town Assessment, 2012, identifies Temple Street as forming part of the Late-Saxon Medieval core of Brill, with the east side backing onto the site assumed to have housed the kings' lodgings and the chapel, with a conjecture that it lay within the possible bailey of the castle, or royal lodgings. (map page 47) Archaeological investigations along Temple Street have revealed pottery kilns and brickworks dating from the 14th century. (pages 99-100)

The entry in the National Heritage List for England (Appendix 1) gives a 17th and 18th century date for the current structure, although the 1591 schematic map, shows the frontage developed prior to this date.

The first accurate map for the site is the Tithe Award Map surveyed in 1850. There is no obvious key to denote the difference between pink and grey buildings, but it is thought that the pink denotes a residence and the grey, commercial, and service ranges.

The schedule to the map dated 21st July 1851, lists Mr William Welford as the owner and occupier of portion 456. It is described as House, Bakehouse, Barn and Yards, covering an area of 1 rood 11 perches. William Welford also owns and occupied portion 461 which adjoins to the north-east, and is described as garden.



Extract from 1850 survey for the 1851 Tithe Award. No. 2 Temple Street is identified as portion 456, which includes what is today No.2 and No. 4 Temple Street.

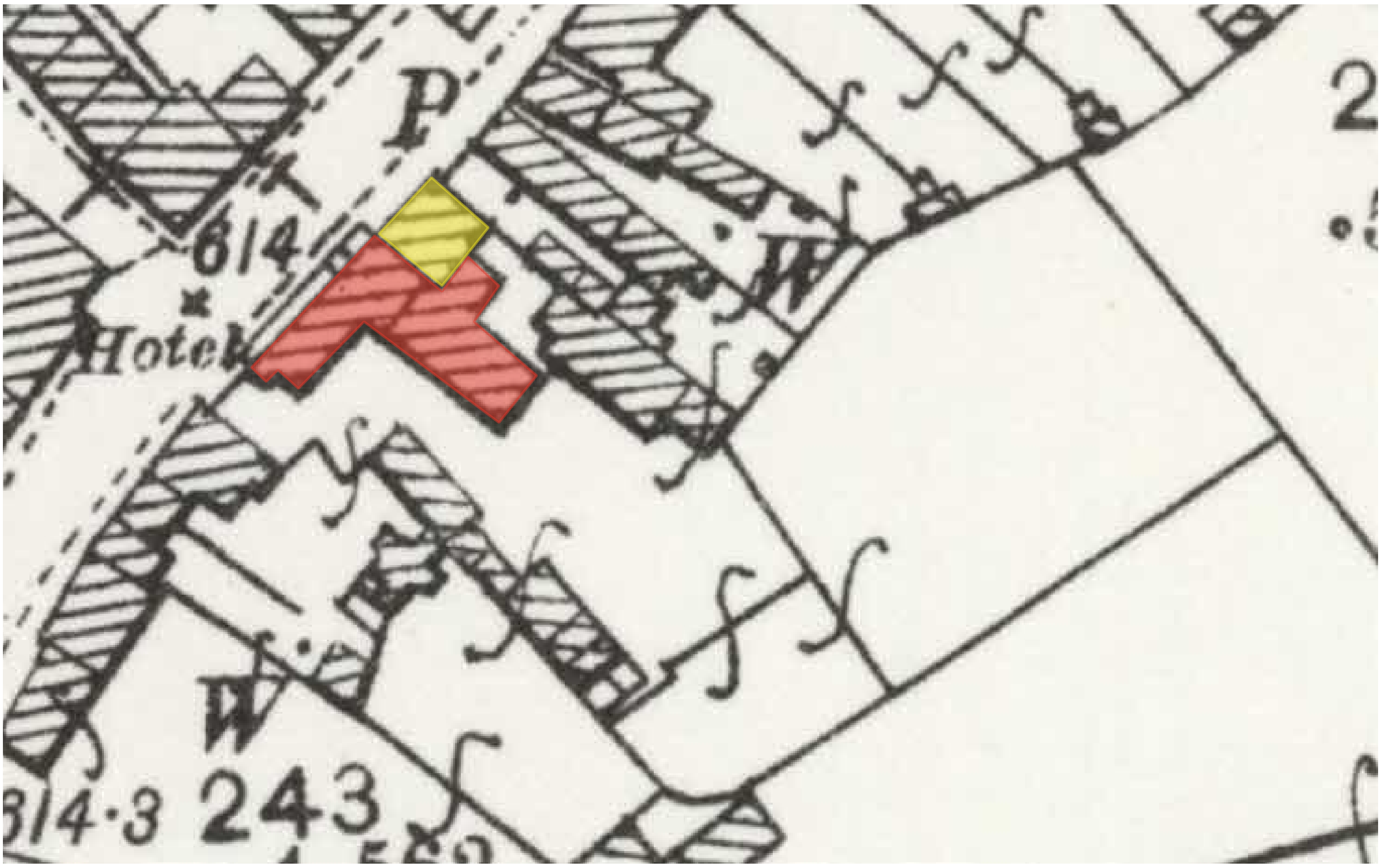
The 1851 census lists a William Wellford (31) Baker in the High Street, immediately adjacent to Temple Street, suggesting a possible error in the enumeration list. Evidence suggests that members of the Welford family were occupying the premises before 1851.

The 1841 census lists a James Wellford (55) Baker at the first address in Temple Street immediately after the High Street. In the household is his wife Sarah (50) a daughter Mary (20), and three siblings, William, Thomas and Elizabeth all aged 15, and a James (10).

The Oxford Journal on 17 March 1827 carried an advertisement 'To be Let, and entered upon at lady day next –A dwelling House and Bake House, with out offices, situated at Brill, Bucks., late in the occupation of Mr James Welford. It is unclear if this is the Temple Street premises, but shows that the Wellford family were well established bakers in Brill, with William taking over the Temple Street premises from his father, following his death aged 65 in 1848 reported in the Oxford Journal on 4 March 1848.William Welford does not continue in the business of being a baker, and in 1856 the family is noted as living in Lancashire.

In the 1861 census 2 Temple Street is occupied by another baker, Jonathan Pickering (36) who is living at the premises with his wife Ursula (33) three daughters and three sons. On 7 September 1867, Jonathan Pickering was charged with selling bread, other than by weight, and fined 6d and 11s 6d costs. He is at the premises in the 1871 census, when two of his sons John (20) and William (16) also listed as bakers. He is listed as a baker in the 1853 Kelly's Directory, although no street address is provided.

It appears, however, that he was running into difficulties with his business. On 9 November 1872 the Bucks Advertiser & Aylesbury News carried a notice for an auction 'under distress for rent on the premises of Mr. Jonathan Pickering, the useful household furniture and effects, the fixtures and fittings of a Baker, scales, weights, sociable cart, wheelbarrow, &c., &c.



Extract from 25-inch OS map revised to 1898 showing 2 Temple Street with outbuilding occupied by John Gollings (red) and a dwelling adjoining, (yellow) now No. 4 Temple Street

In the 1881 census Jonathan Pickering is noted as living in the High Street, still giving his occupation as baker, while in the 1891 census he is listed under Temple Street, again giving his occupation as baker. The lack of detail in the census enumeration makes it unclear if he was still operating from the 2 Temple Street premises.

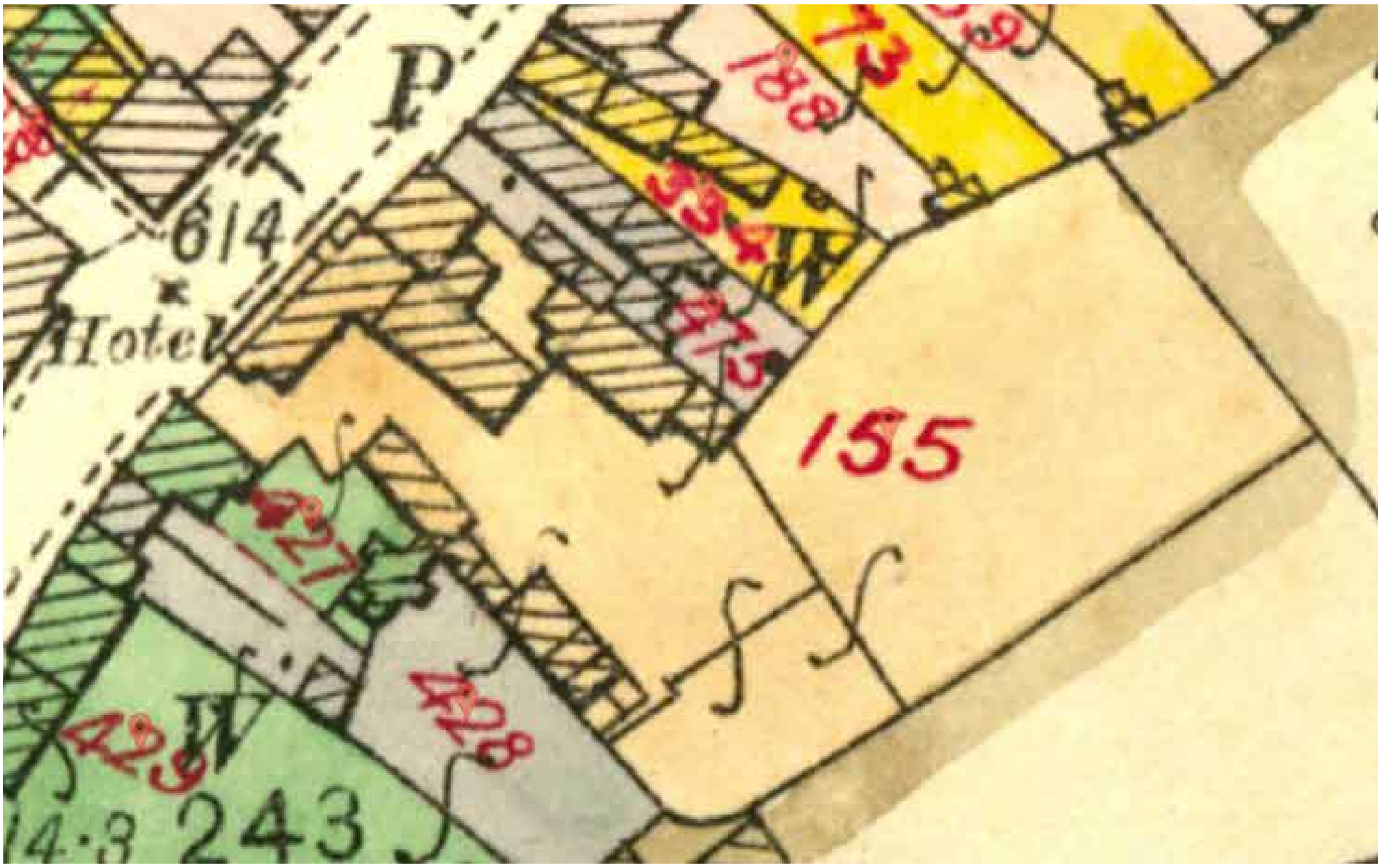
In the 1901 census, the first property listed in Temple Street after High Street is occupied by a John Gollings, who gives his occupation as foreman of brickworks. The 1899 Kelly's Directory list John Gollings as living in Temple Street, Brill.

The Bucks Herald on 23 July 1898 carried a notice for sale 'well-built Long Leasehold 10-room residence, with garden, yard, outbuildings, &c., in a perfect state of repair, in the occupation of Mr, Gollings, and a dwelling house adjoining all in Brill'.

The 25-inch to one mile Ordnance Survey map, revised to 1898 shows the site, with the building fronting Temple Street appearing to be divided into two dwellings, as stated in the advertisement.

The 1903 Kellys Directory list John Gollings, coal merchant & manager to Brill Brick & Tile works, Temple street. The 1911 census list John Gollings (64) at Temple Street. He gives his occupation as 'coal, oil and corn merchant, adding 'manufacturer of about 25,000 brick by hand'.

In 1913 under the provisions of the Finance (1909-1910) Act 1910 a survey was undertaken of Brill, which included the site, which is coloured light-orange and given the portion number 155. The schedule to the map indicates two occupiers, with John Gollings at No. 2 and a O.H. Fifield at No.4



Extract from District Valuation Map c1913 showing the site of No. 2 and No. 4 Temple Street, Brill.

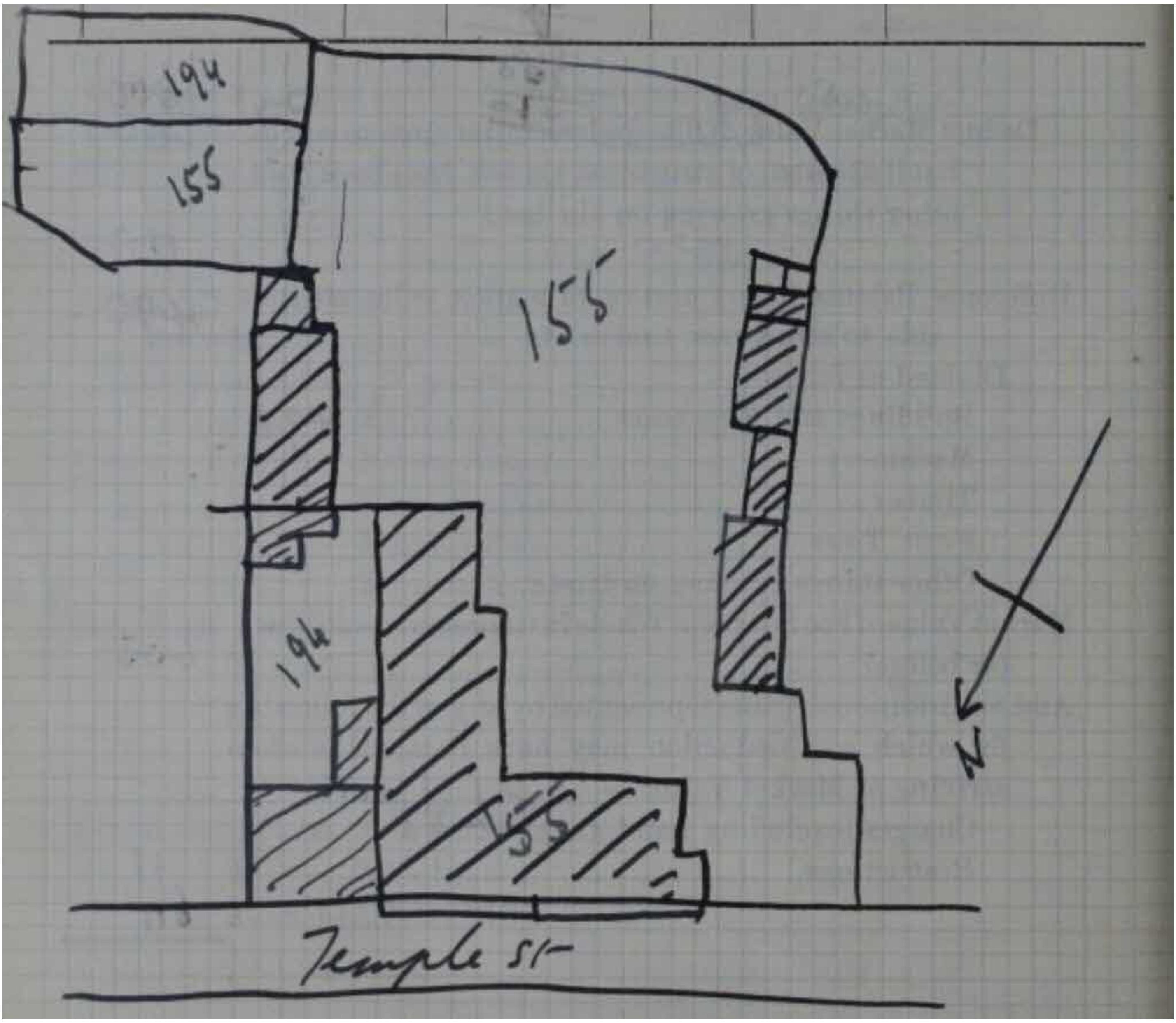
Number of Assessment	155
Occupier	John Gollings
Owner	S Goldsmid
Owner Residence	Brill
Address of Property	Temple Street
Description of Property	Houses & Gardens
Reference to Map	315
Parish	Brill
Ward	Boarstall
County	Buckinghamshire
Valuation Office	Aylesbury
Number of Assessment	155/194
Occupier	O H Fifield
Address of Property	Temple Street
Description of Property	Houses & Gardens
Reference to Map	315
Parish	Brill
Ward	Boarstall
County	Buckinghamshire
Valuation Office	Aylesbury

In addition to the schedule each property has a transcript will additional information. No. 155 is listed as 2 houses and garden, with an area of 2r 15p. It was a freehold property purchased in 1898, by Mr S Goldsmid for £750. The tenancy was yearly with a rent of £38 3s 6d.

There is a sketch plan of the property, and a description of both properties.

It lists the following for no 155 (No.2 Temple Street) Brick and tile house, 5 beds, 3 living, kitchen, hall, pantry, goof repair. Brick and tile stable 40 loft over. Brick and tile wood shed. Brick and tile barn, Brick and tile EC (earth closet). Brick and Tile open cart shed, two bays. Brick and tile coach house. 2 brick and tile piggeries, goof repair. Well water, good garden. Frontage to Temple Street 55 feet.

Property 194 (No. 4 Temple Street) is described as a House and Garden, comprising 30 perches. It is described as a Brick and tile house, 3 beds, 2 living & scullery, in good repair. Brick & tile wood house and EC. Good garden, well water. Frontage to Temple street 20 feet. The rent was given as 1 19s per quarter. The sketch plan shows 194 as sharing part of the garden.



Sketch of No. 2 and No. 4 Temple from the District Valuation Records

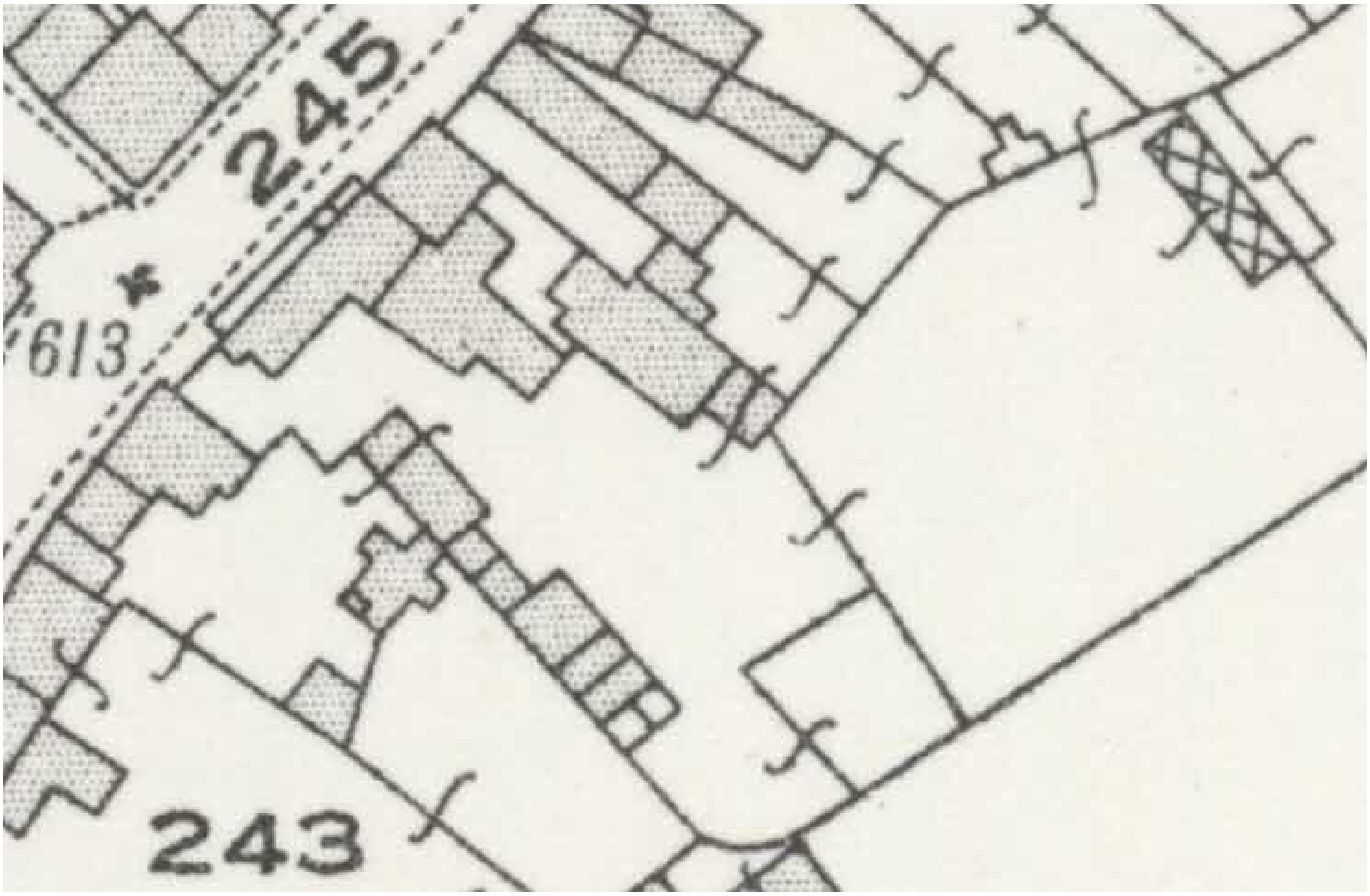
The document notes that Mr S Goldsmid sold the property on 30 April 1919 to a Pointer for £875. This followed the vacating of the property by Mr. John Gollings, with the Bucks Herald on 16 March 1918 advertising the sale of household goods, and also hardware stock in trade.

The 25-inch OS map revised to 1919 shows little obvious changes to the footprint of the buildings, although there is a reasonably substantial greenhouse within the garden.

The District Valuation file shows the property sold again on 3 March 1930 for £750. It is not known who purchased the property, but the 1939 census lists a F W Bateson, his wife Jan, six others in the house, which is named 'Temple House'. It is not clear when the property acquired this name, but it has remained with the property.

Frederick Wilse Bateson (1901-78) was a literary critic and editor. The entry in the Writers Directory 1980-82 is reproduced on the next page.

Frederick Wilse Bateson died in Brill in 1978, with his widow Agnes Grace Bateson continuing to live at Temple House, 2 Temple Street, Brill until her death in July 1994.



Extract from the 25-inch OS map revised to 1919 showing No. 2 and No. 4 Temple Street.

BATESON, F(rederick) W(ilse). British, b. 1901. Literary critic and editor. Fellow Emeritus, Corpus Christi Coll., Oxford, since 1969 (Tutor and Univ. Lectr. in English Literature, 1945–69); Founder and Sr. Ed., Essays in Criticism, since 1951; Gen. Ed., Annotated English Poets series, Longman, since 1965. *Publs:* (co-ed.) Oxford Poetry, 1922, 1923; English Comic Drama 1700–1750, 1929; English Poetry and the English Language, 1934, rev. ed. 1973; (ed. & co-author) The Cambridge Bibliography of English Literature, 1940; Mixed Farming and Muddled Thinking, 1946; (ed. & co-author) Towards a Socialist Agriculture, 1946; English Poetry: A Critical Introduction, 1950, 2nd rev. ed. 1968; Wordsworth, 1954, rev. ed. 1956; (ed.) Selected Poems of William Blake, 1957, rev. ed. 1961; A Guide to English Literature, 1965, 3rd rev. ed. 1975; Brill: A Short History, 1966; The Scholar-Critic: An Introduction to Literary Research, 1972; Essays in Critical Dissent, 1972. Add: Temple House, Brill, Aylesbury, Bucks., England.

Writer Directory 1980-82 page 74

The website Britain from Above has two images of Brill in 1952, which show the property at that date, albeit, covered in snow.

View from the south of 2 Temple Street, ranges of outbuilding to the rear, and the garden to the south-east (EAW047950 ENGLAND (1952). The village in the snow, Brill, from the south, 1952)

View from the south of 2 Temple Street, ranges of outbuildings to the rear, and the garden to the south-east. (EAW047951 ENGLAND (1952). The village in the snow, Brill, from the south, 1952.)

PLANNING HISTORY EXCLUDING WORKS TO TREES

YEAR	REFERENCE	PROPOSAL	DECISION
1995	95/00328/ALB	Addition of Window to Kitchen	Granted 19/4/95
1996	96/00579/ALB	Dismantling of Existing Entrance Porch and Repair	Granted 10/5/96
1998	98/01869/ALB	Installation of new window in gable end wall	Granted 12/10/98
1998	98/01216/APP	Alteration and Refurbishment of barn	Approved 26/1/99
1998	98/01217/ALB	Alteration and Refurbishment of barn	Granted 21/7/98
2000	00/00185/APP	Conversion of barn and outbuildings to use as studio/guest accommodation	Approved 31/3/00
2000	00/00303/ALB	Conversion of barn and outbuildings to use as studio/guest accommodation	Granted 31/3/00
2003	03/00720/ALB	Installation of internal staircase and two Velux windows to outbuilding at rear.	Granted 18/6/03
2005	05/00436/APP	Conversion of barn and outbuildings to use as studio/guest accommodation	Approved 12/4/05

DESCRIPTION OF THE BUILDING

EXTERIOR

Front (west) elevation with 18th century entrance porch and 20th century casements

2 Temple Street dates from the 17th century, and has been extended and modified through subsequent centuries, much of which is evidenced in the fabric. The building lies on the eastern side of Temple Street, an extension of the High Street in Brill. Two storeys, with a cellar under the southern part of the building, it is timber-framed and faced with brickwork under a plain tiled roof, hipped at the southern end. The roof was originally double pitched, with a central valley gutter, however this is now raised and exists as a lead flat roof in the centre of the plan. There are two chimney stacks, one projecting from the southern wall, the other central to the planform, to the right of the front entrance.

FRONT (WEST) ELEVATION

The front elevation of the house faces Temple Street, and incorporates two forms of brickwork, all in Flemish bond. Earlier 17th century(?) bricks up to first floor sill level incorporating a plat band, and red and vitreous bricks above this with dentils at the eaves. These upper level bricks also match those of the adjacent house next door, which at one point formed part of the same dwelling (see tithe map and interior description).

Three bays with substantial timber entrance porch offset to one side, two bays of windows to the south. (RHS), one to the north (LHS). *[This asymmetry with central chimneystack suggests an earlier hall house plan form(?) or perhaps just reflects the split between commercial and residential use?]*

The timber entrance porch is supported on Doric columns to the street, with matching pilasters to the rear. The cornice has carved scroll modillions supporting a flat lead roof.

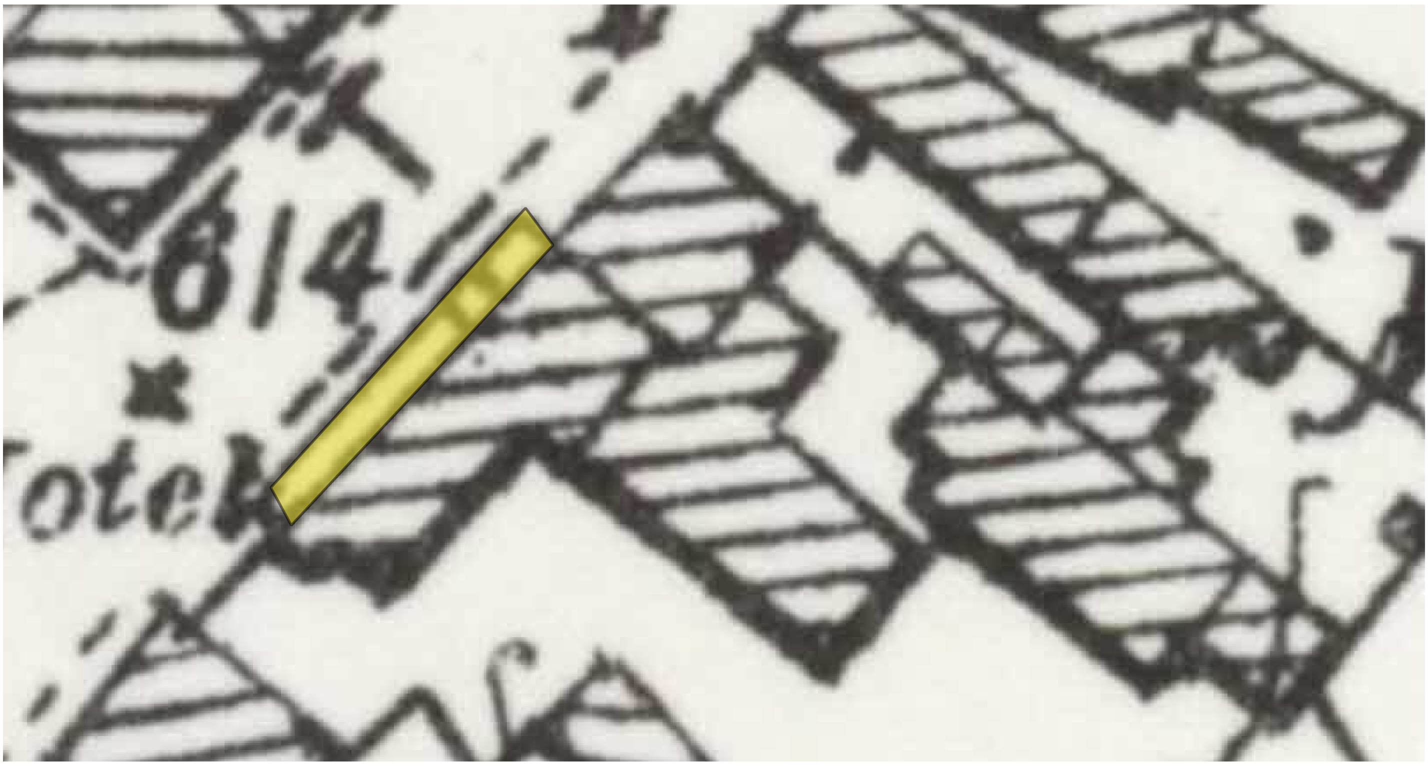
The windows are early 20th century, three light casements with single horizontal glazing bars to ground and first floors.

A stone-mullioned window to the cellar at the southern end of the house reflects an earlier window form and is the only fenestration to the basement on this elevation.

Cast iron railings enclose the frontage of the building with their location indicated on the 1898 OS map along with the entrance porch.

Stone mullioned cellar window in Front (West) elevation

Entrance Porch (18th century) with 19th century attached railings



Extract from 1898 OS map (railings area shaded yellow)

SIDE (SOUTH) ELEVATION

The south elevation is dominated by the projecting chimneystack. The line of different use of brick is also apparent on this elevation, with a strong horizontal at first floor sill level. The chimney also appears to have been extended in height, adding weight to the theory that the front range was originally single story.

Two small casements serve the ground and first floors, and a third lights the first floor WC housed in the rear corridor extension. A further casement window serves the cellar, protected by a horizontal grill at ground level.

Detail of south elevation showing phased construction of chimneystack and rear corridor

REAR (EAST) ELEVATION OF FRONT RANGE

The rear elevation to the front range is constructed from red and vitreous bricks in a variation of monk's bond (i.e. header then three stretchers, with the headers aligning every second course). Three-light casement windows of the same design as the front elevation appear to be in their original openings, with queen closers either side. One window to the ground floor is to the left of an entrance door, and two windows serve the first floor.

Cellar window protected by ground level grill.

Rear elevation of front range

REAR ANCILLARY RANGE

The elevation of the ancillary range presents two distinct phases. The earlier brickwork to the left-hand side houses an entrance door and three light casement, both under simple brick arches. The upper level shows signs of a previous, adjusted opening with straight joints and infilled brickwork. To the right-hand side of this range, red and vitreous brickwork matching that of the rear elevation to the main front range, suggest that this was constructed contemporaneously. This part of the elevation houses a further entrance door and three light casement, as well as showing signs of a tall, narrow (infilled) brick slot, suggesting the presence of some kind of farming or industrial equipment previously.

Simple dormers with lead cheeks and flat roofs are inserted in the plain tiled roof, and a chimney stack projects in line with the junction of these two parts of the rear range.

Ancillary rear range with straight joint and two brick types indicating two phases

View towards the rear of the property from the garden with garage to the right and stables to the left.

INTERIOR

The interior shows evidence of change through the centuries. In the entrance hall the visible timber framing offers a number of clues to previous configurations. The principle ceiling beam has end stops to the left hand wall, and also to a point coinciding with the location above the main staircase, indicating that a wall was previously in this position.

The 17th century-style staircase appears to have been inserted in this position at a later date. The floor tiles are even and well set, suggesting a more modern installation.

Entrance hall with end stop to ceiling beam just visible above staircase edge. Staircase, stripped pine, while an 17th century design, has been introduced later.

Infilled doorways connecting to the neighbouring house, consistent with the information on the tithe map of 1850 which shows both buildings in the same ownership.

The main Sitting room fireplace now has a modern surround, however the brickwork niche and arch adjacent appear to be of an earlier date.

Brick arched fireplace to the southern chimneystack appears to be contemporary with the cellar and represents the oldest part of the house.

Trapdoor (now heavily restored) adjacent to fireplace gives direct access to the cellar below and references the previous commercial use of a bakery.

Internal four panel doors of consistent detail are found throughout the house, some with the upper two panels now glazed.

A secondary staircase was inserted at the time the rear corridor was constructed, connecting the ground and first floors, possibly replacing an earlier one in the front range, and prior to the insertion of the current entrance stair. A simple ledge and brace door conceals this stair at ground floor level.

The rear ancillary range with simple fireplace and terracotta floor tiles.

Large terracotta floor tiles to rear ancillary range

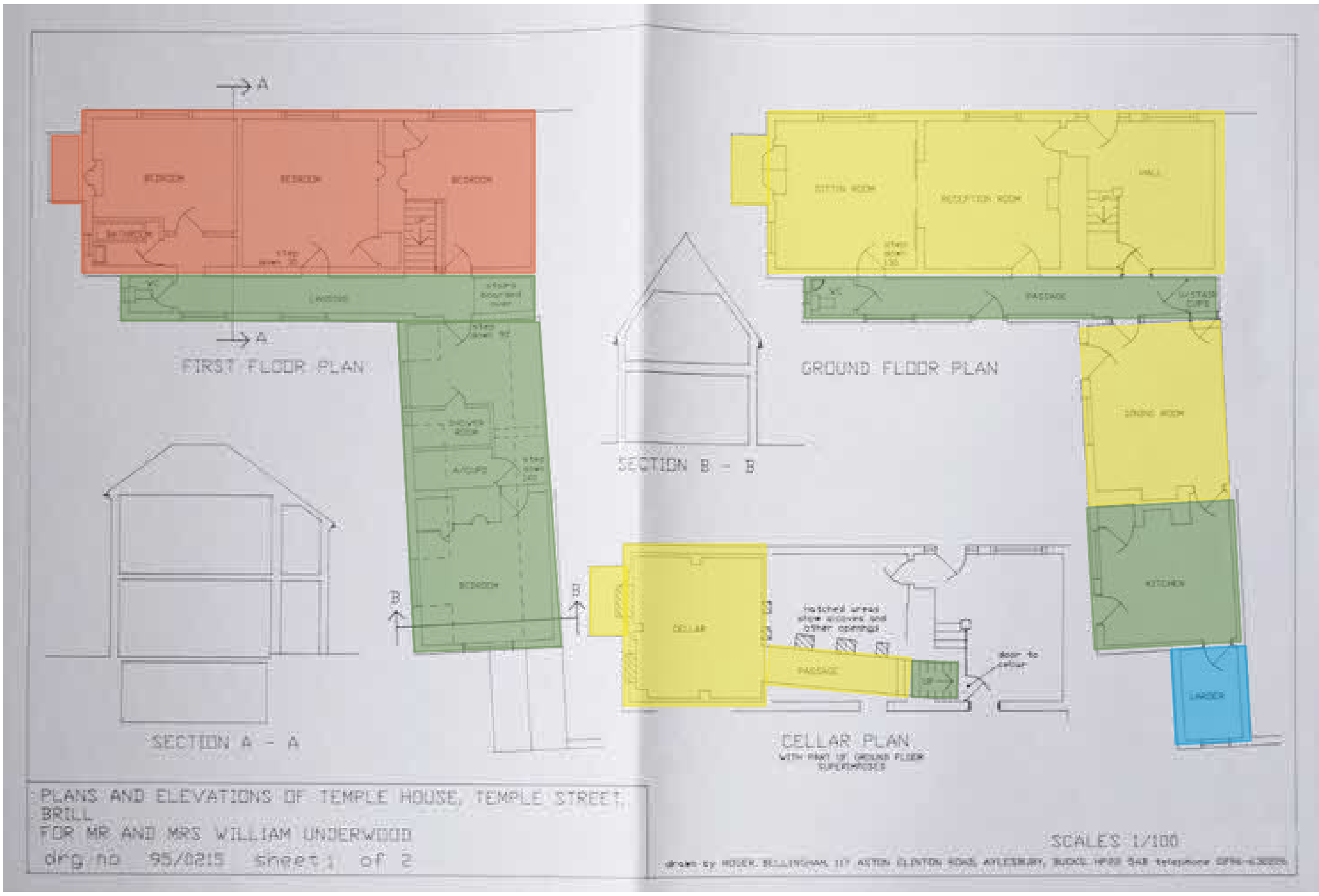
Fireplace in rear ancillary range kitchen. Non-original bressummer over fireplace and stone flags well set.

Wide floorboards (300mm) visible in one of the first floor rooms, as well as in the ground floor sitting room, suggest a late 17th early 18th century date.

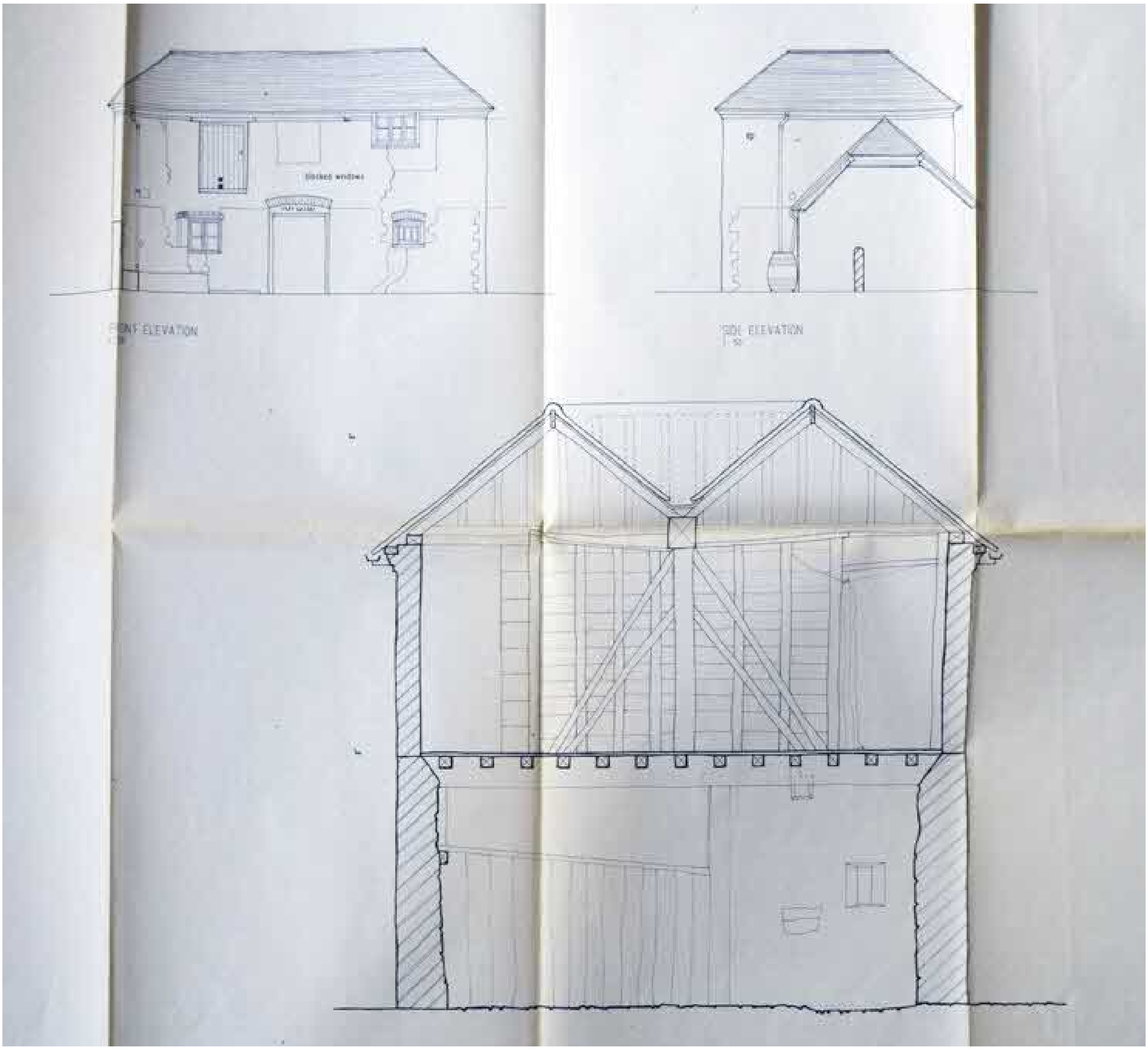

First floor level bedrooms contain late18th century/early 19th century fireplaces, the oldest apparently in the southern bedroom with typical ‘Regency’ detailing (left) Smaller fireplace with ‘gothic’ detailing (right), inserted into originally larger opening, given size of the heath stone.

The first floor of the rear ancillary range has been inserted, possibly when the rear portion of this range was built. Timber framing visible is of a fairly basic quality, reflecting the earlier function of some form of double height agricultural building. Evidence from empty mortices and pegs remaining to principal rafter that the lower collar has been removed, probably when the floor was inserted.

PHASING PLAN



- 17th Century
- 17th/18th Century
- 18th Century
- 19th/20th Century



Survey drawing of stable building 1998.

ANCILLARY BUILDINGS

STABLES - EXTERIOR

The stable building lies to the northeast of the main house and whilst it has been modified from its original form, it still retains key features. Red brick in Flemish bond corbelled at eaves, with stone to parts of the ground floor elevation, under a plain tiled roof, hipped at both ends. Central ground floor entrance with simple ledge and brace door, small casement windows the either side. Three openings to upper level, a modified door opening to the LHS, queen closers to the right of this indicating original opening location. Window opening centrally placed above the entrance door now infilled with brick, and a three light casement to the RHS with straight joint brickwork and queen closers to the right suggesting modified opening here also.

A small single storey studio is attached to east end wall with plain tiled roof and half-hipped to the gable end. Half glazed door with casement window one side.

Stable front elevation with studio to RHS

View of stable with attached studio room to RHS.

INTERIOR

The interior fittings for the stable still exist, three timber stalls with timber feeding troughs to the rear. Irregular stone cobbled floor and timber framing supporting upper floor level.

New staircase installed 2003 (LBC ref: 03/00720/ALB) leading to upper floor level with central column and brace supporting double pitched roof with central valley gutter.

Ground floor stables with Irregular stone cobbled floor and timber framing supporting upper floor.

Timber feeding trough serving stall

Upper level with later supporting column and bracing.

Interior of studio room has stone wall where abutting stable, with brick above eaves level. Exposed roof trusses and stone floor.

GARAGE AND BARN (FORMER COACH HOUSE AND CART SHED) - EXTERIOR

Rear wall of garage with linking shed to right.

Garden elevation of barn/cartshed, with central timber gable, glazed doors under and glazed infil either side.

Garage (former Coach House?) is single storey, red brick in a random garden wall bond with brick dentils, under a steeply pitched plain tiled roof, half-hipped to both end elevations. Timber double doors to western end.

Barn or cart shed of red brick walls in Flemish bond with similar half-hipped plain tiled roof with central timber boarded gable. Buildings linked by a simple single-storey shed and outhouse (housing three "thunderboxes").

Linking single storey structure with shed to RHS, “Thunderboxes” area to LHS. Simple two light casement window.

Garage - exposed painted brick walls to three sides, with stone rubble wall to perimeter boundary (just visible). Timber queen post or strut to roof truss, purlins and rafters exposed. Quality and detail of framing suggests 18th century date.

The barn has been recently converted (2005 LBC ref: 05/00436/APP) to form entertaining space. Timber queen post or strut roof trusses with purlin and rafters exposed.

Triple thunderboxes in linking building, two for adult and one for child.

Queen post or strut roof structure with central ridge board.

SETTING

In relation to the setting of a heritage asset the National Planning Policy Framework Glossary: Setting of a heritage asset, defines setting as:

> The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Historic England's advice in Historic England's Good Practice Advice Note 3 –The Setting of Heritage Assets, December 2017 (GPA3) para 9) is similar stating:

> Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated... Its importance lies in what it contributes to the significance of the heritage asset or the ability to appreciate the significance.

It explains (GPA3 para 10) that the contribution of setting to the significance of a heritage asset is often expressed by reference to views –a visual impression of an asset. It comments (page 6) that:

> Some views may contribute more to understanding the heritage significance than others. This may be because the relationships between the asset and other historic assets or places or natural features are particularly relevant;

And furthermore, (GPA 3 para 9) that the setting of heritage assets will change over time and that this can be a positive element in our understanding of places and how we experience the historic environment and heritage assets. It cautions that where unsympathetic change has affected the setting of a heritage asset further cumulative negative changes could sever the last link between an asset and its original setting but pointing out that sympathetic new development has the potential to enhance setting, successfully illustrating the cycle of change that shape our towns and countryside.

GPA3 Part 1- Settings and Views, discusses the issue of setting stating:

> Setting is the surroundings in which an asset is experienced and may therefore be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed.

GPA3 Part 2: Setting and Views –A Staged Approach to Proportionate Decision Taking, explains the broad approach to be followed:

> Step 1: identify which heritage assets and their settings are affected;
>
> Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
>
> Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
>
> Step 4: explore the way to maximise enhancement and avoid or minimise harm;
>
> Step 5: make and document the decision and monitor outcomes.

Historic England explains in 'The Setting of Heritage Assets' that matters such as the asset's physical surroundings, the history and degree of change and how the asset is experienced will define its setting'.

TEMPLE HOUSE

The history shows that from at least the early 19th century, but given its central location, probably earlier the house and outbuildings were in a combined residential and commercial use, with the range of outbuildings located around a working yard, with stabling for domestic and commercial use, and a cart lodge, which in the 19th century would have house vehicles used to deliver bread, and later coal and other materials. The domestic garden for enjoyment and domestic production lay on a distinctive separate portion to the north-east of the working yard.

In 1919 the house and outbuildings passed out of a combined residential and commercial use, into a single residence, with No. 4 adjoining becoming separate. The commercial yard was replaced by a domestic garden with the former outbuildings used for incidental storage, with the 4-bay cart lodge adapted for ancillary residential accommodation. Despite these changes, Temple House retains a relatively unaltered layout from that detailed in the 1910 sketch, of a principal house flanked to the south by two ranges of vernacular outbuildings enclosing a yard and lawn, providing an attractive setting when viewed from the south.

Aerial view of Temple House and grounds from the south.

HERITAGE SIGNIFICANCE

Significance is defined by the National Planning Policy Framework (Feb 2019) as:

'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.

Placing the area in its historical context and describing its characteristics and appearance is an important component of the evidence gathering exercise to inform understanding of a place's significance and contribution of its setting.

As Historic England explains in 'Conservation Principles' (2008), understanding how a place has evolved and how different phases add to or detract from its significance is a part of that exercise. Heritage significance can be defined as using Evidential, Historical, Aesthetic and Communal Values.

STATEMENT OF HERITAGE SIGNIFICANCE

Drawing on the history and surviving fabric it is considered the heritage significance of 2 Temple Street can be summarised as follows:

Located at the junction with Windmill Street, the High Street and Temple Street, on a site which documentary evidence suggests has been occupied from the medieval period, the current Temple House dates from the 17th century with 18th and 19th century alterations and extensions. It provides evidence of the continued occupation of this central location by prestigious houses and commercial properties.

The original timber framed construction (17th century) with subsequent refacing in brickwork (18th century) provides evidence to demonstrate several phases of alteration. The 18th century rear extension providing an access corridor at ground and first floor levels reflect a change in social expectation to access rooms individually from a corridor rather than from one room to the next. The inserted main staircase, rendering the modest enclosed staircase to the corridor redundant, reflects a further change and aspiration for a grander entrance.

The infilled doors between the two houses, at numbers 2 and 4 Temple Street, provides evidence of the previous combined ownership of both properties, noted on the 1851 Tithe Award, but separate at the time of the c1910 District Valuation.

The large fireplace with connections to the cellar provides evidence of the previous commercial use of the southern portion of the house as a bakery, noted from at least the early 19th century.

The rear ancillary range, together with garage (coach house), cart shed and three-stall stable all signify a working yard serving the commercial premises as well as the residence above and adjacent.

The rare surviving three seater W.C. building provides evidence of sanitary arrangements prior to the installation of sewers and indoor plumbing.

Given the likely early occupation of the site from the 14th century onwards, the site has the potential to reveal further evidence that will add to our understanding of the earlier development phases of the house, outbuildings and garden.

2 Temple Street is historically significant in demonstrating the evolution of a prosperous economy of 17th and 18th century Brill. The addition of an upper storey, refacing with brick and later additions of grand entrance and porch, staircase, decorative doors and fireplaces indicate a progression and demonstration of a certain level of wealth.

The range of traditional outbuildings to the rear, comprising a former coach house and stables, cart lodge and barn, now converted to residential use, pup and early W.C. are of historic significance in demonstrating the combined residential and commercial uses of the site, which survived until the end of WWI.

2 Temple Street, with its red brick elevation, string course, eaves dentils, timber casement windows and substantial gabled chimneystack, together with the large decorative entrance porch and railings is an aesthetically pleasing example of an established prosperous town residence.

2 Temple Street, together with the range of traditional outbuildings to the rear, due to their prominent position in Temple Street, and also terminating the views from Windmill Street, make an aesthetic significant contribution to the Brill Conservation Area.

The previous use of part of the house as a commercial premises, used first as a bakery up until the end of the 19th century and then as a coal merchant and builder's yard into the early 20th century marks it out as an important contributor to the social history of the village.

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF) the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

Temple House, 2 Temple Street, Brill is included in the National Heritage List for England (NHLE) grade II, and lies within the Brill Conservation Area. Accordingly, the property is subject to the provisions of national policies set out in the NPPF and several Historic England Good Practice Planning Guidelines and Advice Notes, namely.

SUMMARY OF HERITAGE POLICIES AND GUIDELINES

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF) the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

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- Good Practice Advice Note 2 –Managing Significance in Decision- Taking in the Historic Environment March 2015 (GPA2)
- Historic England Advice Note 2 –Making Changes to Heritage Assets
- Conservation Principles, Policies and Guidance (2008)

Historic England's approach to effective management of the historic environment is best summed up in paragraph 86 of its 'Conservation Principles' (2008), which states:

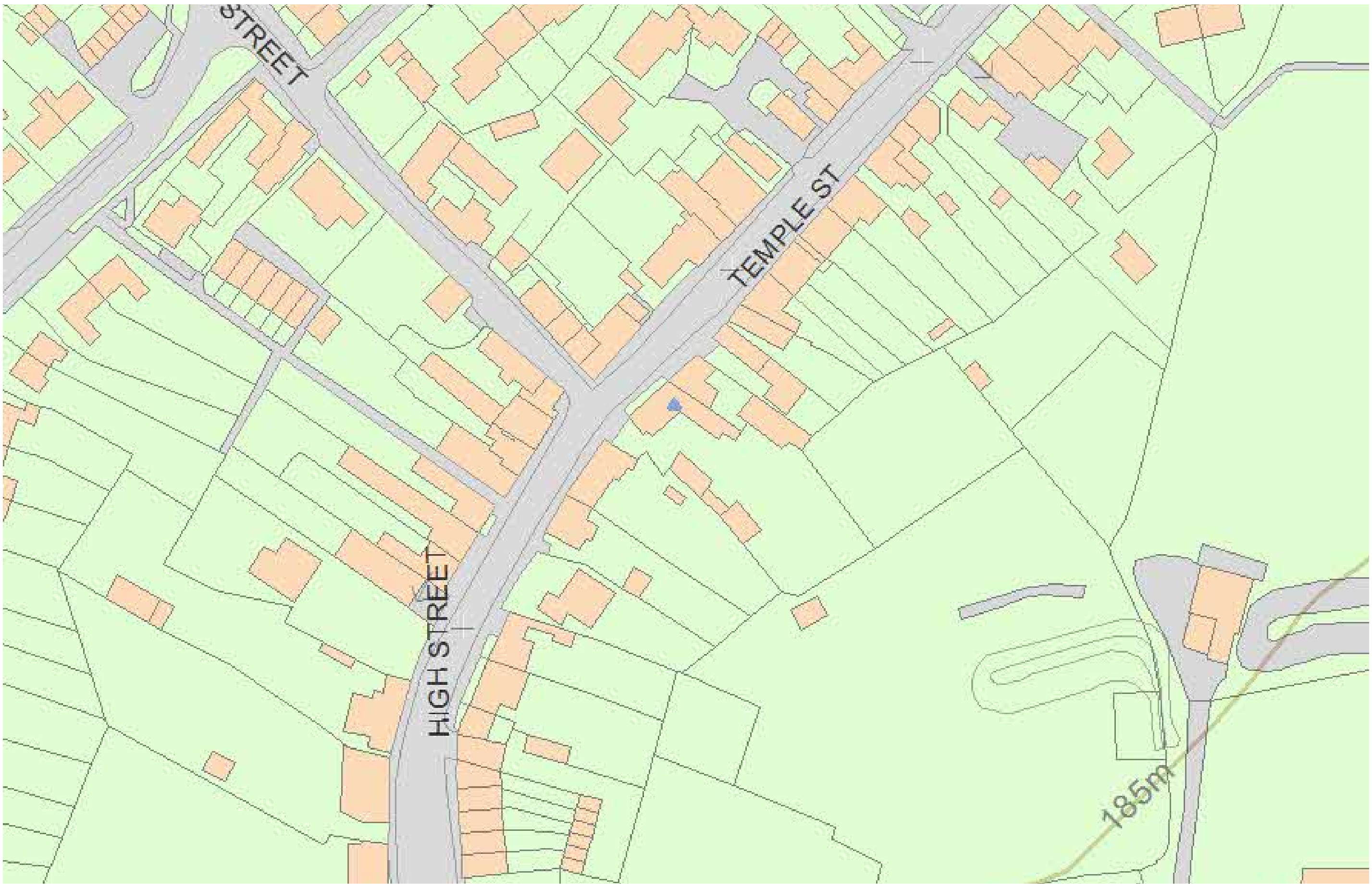
> 'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'.

Temple House, 2 Temple Street, Brill, is also subject to the provisions of the Vale of Aylesbury Local Plan (VALP) 2013-2033

The relevant sections of these policies, guidelines, and advice, together with the policy of Vale of Aylesbury Local Plan (VALP) 2013-2033 are included in Appendix 2.

As required by the NPPF, these would need to be addressed in any future development proposals for the house, and the outbuildings, which are listed by virtue of being pre-1948 and within the curtilage of Temple House, and also its garden setting.

APPENDIX 1: ENTRY IN THE NATIONAL HERITAGE LIST FOR ENGLAND



Extract from Historic England NHLE map search showing location of Temple House

Heritage Category: Listed Building
Grade: II
List Entry Number: 1124259
Date first listed: 21-Dec-1967
Date of most recent amendment: 26-Feb-1985
List Entry Name: 2, TEMPLE STREET
Statutory Address 1: 2, TEMPLE STREET
District: Buckinghamshire (Unitary Authority)
Parish: Brill
National Grid Reference: SP 65482 13963

SP 6513 BRILL TEMPLE STREET (east side) 8/56 No.2 (formerly listed under W.V.S. House and Cottage adjoining immediately W. of 21.12.67 Swan Inn)

GV II

House. C17, altered mid C18. C17 thin brick below first floor sill level, C18 red and vitreous brick above. First floor band course, moulded dentil eaves. Old tile roof hipped to right. Large C17 external brick chimney-stack to right, of thin brick with 'V' nib; another chimney to rear. 2 storeys, 3 bays. Late C19-C20 3-light wooden casements with single horizontal glazing bars. Single lights flanking C18 2-panel door between left bays. Fine C18 wooden porch with Doric columns to front and pilasters to rear, each side with a segmental arch supporting cornice with carved scroll modillions. C19 cast iron railings attached to sides of porch and front of house have 2 orders of scrolled spearhead finials.

Listing NGR: SP6548213963

APPENDIX 2: NATIONAL AND LOCAL HERITAGE POLICIES GUIDELINES AND ADVICE

NATIONAL PLANNING POLICY FRAMEWORK

Conservation principles, policy and practice seek to preserve and enhance the value of heritage assets. With the issuing of the National Planning Policy Framework (NPPF), the Government has re-affirmed its aim that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

In relation to development affecting a designated heritage asset the NPPF states in paragraphs 199 and 200 that:

> ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
>
> Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.’

Paragraph 197 of the NPPF, however, also advises Local Planning Authorities that.

> In determining applications, local planning authorities should take account of:
>
> a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
>
> b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
>
> c) the desirability of new development making a positive contribution to local character and distinctiveness.

THE PLANNING PRACTICE GUIDANCE (PPG)

This seeks to provide further advice on assessing the impact of proposals explaining that what matters in assessing the level of harm (if any) is the degree of impact on the significance of the asset. It states:

> ‘In determining whether works to a listed building (or its setting) constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed.’

The NPPF explains in paragraphs 201 and 202 the differences between ‘substantial’ harm and ‘less than substantial’ harm, advising that any harm should be justified by the public benefit of a proposal.

In cases where there is less than substantial harm, paragraph 202 states:

> ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use’.

The PPG also seeks to provide a clearer understanding of what constitutes ‘public benefit’, as it is the public benefit that flows from a development that can justify harm. In weighing the public benefits against potential harm, considerable weight and importance should be given to the desirability to preserve the setting of listed buildings.

Public benefits can flow from a variety of developments and could be anything that delivers economic, social, or environmental progress as described in the NPPF, paragraph 8.

They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits. It explains that public benefits can include heritage benefits, such as:

- Sustaining or enhancing the significance of a heritage asset and the contribution of its setting
- Reducing or removing risks to a heritage asset
- Securing the optimum viable use for a heritage asset.

HISTORIC ENGLAND 'CONSERVATION PRINCIPLES' (2008)

Works of alteration, extension, or demolition need not involve any harmful impact and may be necessary to ensure a building has a viable future. Historic England explains its approach to managing the historic environment and how we experience places stating in in 'Conservation Principles' (April 2008) paragraph 88:

> 'Very few significant places can be maintained at either public or private expense unless they are capable of some beneficial use; nor would it be desirable, even if it were practical, for most places that people value to become solely memorials of the past'.

It also points out in paragraph 92:

> 'Retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible'.

It also comments in paragraph 86:

> 'Keeping a significant place in use is likely to require continual adaptation and change; but provided such interventions respect the values of the place, they will tend to benefit public (heritage) as well as private interests in it. Many places now valued as part of the historic environment exist because of past patronage and private investment, and the work of successive generations often contributes to their significance. Owners and managers of significant places should not be discouraged from adding further layers of potential future interest and value, provided that recognised heritage values are not eroded or compromised in the process'.

Further, in relation to new works and alterations in paragraph 138 states:

> New work or alteration to a significant place should normally be acceptable if:

a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place.

b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed.

c. the proposals aspire to a quality of design and execution which may be valued now and in the future.

Amongst the Government's planning objectives for the historic environment is that conservation decisions are properly informed.

HISTORIC ENGLAND'S 'GOOD PRACTICE ADVICE NOTES 3: THE SETTING OF HERITAGE ASSETS'

Paragraph 19, of this practice note, explains that.

> 'Amongst the Government's planning policies for the historic environment is that conservation decisions are based on a proportionate assessment of the particular significance of any heritage asset that may be affected by a proposal, including by development affecting the setting of a heritage asset'.

From this summary of the national heritage management policy framework, it is clear that there is a complex assessment decision- making process to navigate when considering change within the historic environment.

Central to any decision is the recognition that history is not a static thing, and that the significance of our historic environment derives from a history of change.

S66 AND S72 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

Section 66 of the Act requires local planning authorities to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Act requires that local planning authorities 'In the exercise, with respect to any buildings or other land in a conservation area, [...] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.'

There have been a number of Court of Appeal decisions which have provided interpretations of the requirements of these sections.

In the Court of Appeal, Barnwell Manor Wind Energy Ltd v East

Northants District Council, English Heritage and National Trust, [2015] 1 W.L.R. 45, Sullivan L J made clear that to discharge this responsibility means that decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise (of judging harm against other planning considerations).

In Jones v Mordue & Anor [2016] 1 W.L.R. 2682 the Court of Appeal explains how decision makers can ensure this duty can be fulfilled: that by working through paragraphs 131 -134 of the NPPF, in accordance with their terms a decision maker will have complied with the duty under sections 16, 66(1) and 72. This report follows this advice to ensure consistency with the duty to preserve or enhance.

In the Court of Appeal [Catesby Estates v Steer and SSCLG, 2018] the concept of setting was explored. In paragraph 15 of the judgement Justice Lindblom rehearses the Planning Inspector's considerations, commenting that the Inspector found it difficult to disassociate landscape impact from heritage impact. The focus of the judgement is to determine the extent

to which visual and historical relationships between places contribute to define the extent of setting. Three general conclusions are made:

a) The decision maker needs to understand the setting of a designated heritage asset, even if it cannot be delineated exactly.

b) There is no one prescriptive way to define an asset's setting - a balanced judgement needs to be made concentrating on the surroundings in which an asset is experienced and keeping in mind that those surroundings may change over time.

c) The effect of a development on the setting of a heritage asset and whether that effect.

VALE OF AYLESBURY LOCAL PLAN (VALP) 2013-2033

BE1 HERITAGE ASSETS

The historic environment, unique in its character, quality and diversity across the Vale is important and will be preserved or enhanced. All development, including new buildings, alterations, extensions, changes of use and demolitions, should seek to conserve heritage assets in a manner appropriate to their significance, including their setting, and seek enhancement wherever possible.

Proposals for development shall contribute to heritage values and local distinctiveness. Where a development proposal is likely to affect a designated heritage asset and/or its setting negatively, the significance of the heritage asset must be fully assessed and supported in the submission of an application. The impact of the proposal must be assessed in proportion to the significance of the heritage asset and supported in the submission of an application. Heritage statements and/or archaeological evaluations will be required for any proposals related to or impacting on a heritage asset and/or possible archaeological site.

Proposals which affect the significance of a non-designated heritage asset should be properly considered, weighing the direct and indirect impacts upon the asset and its setting. There will be a presumption in favour of retaining heritage assets wherever practical, including archaeological remains in situ, unless it can be demonstrated that the harm will be outweighed by the benefits of the development. Heritage statements and/or archaeological evaluations may be required to assess the significance of any heritage assets and the impact on these by the development proposal.

The council will:

a. Support development proposals that do not cause harm to, or which better reveal the significance of heritage assets

b. Require development proposals that would cause substantial harm to, or loss of a designated heritage asset and its significance, including its setting, to provide a thorough heritage assessment setting out a clear and convincing justification as to why that harm is considered acceptable on the basis of public benefits that outweigh that harm or the four circumstances in paragraph 133 of the NPPF all apply. Where that justification cannot be demonstrated proposals will not be supported. and

c. Require development proposals that cause less than substantial harm to a designated heritage asset to weigh the level of harm against the public benefits that may be gained by the proposal, including securing its optimum viable use.

Development affecting a heritage asset should achieve a high-quality design in accordance with the Aylesbury Vale Design SPD and the council will encourage modern, innovative design which respects and complements the heritage context in terms of scale, massing, design, detailing and use.