

Little Horwood Conservation Area Review



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*Designated by the Cabinet on behalf
of the Council on XX MONTH YEAR
following public consultation*

Little Horwood Conservation Area Review 2019



St Nicholas Church, Little Horwood

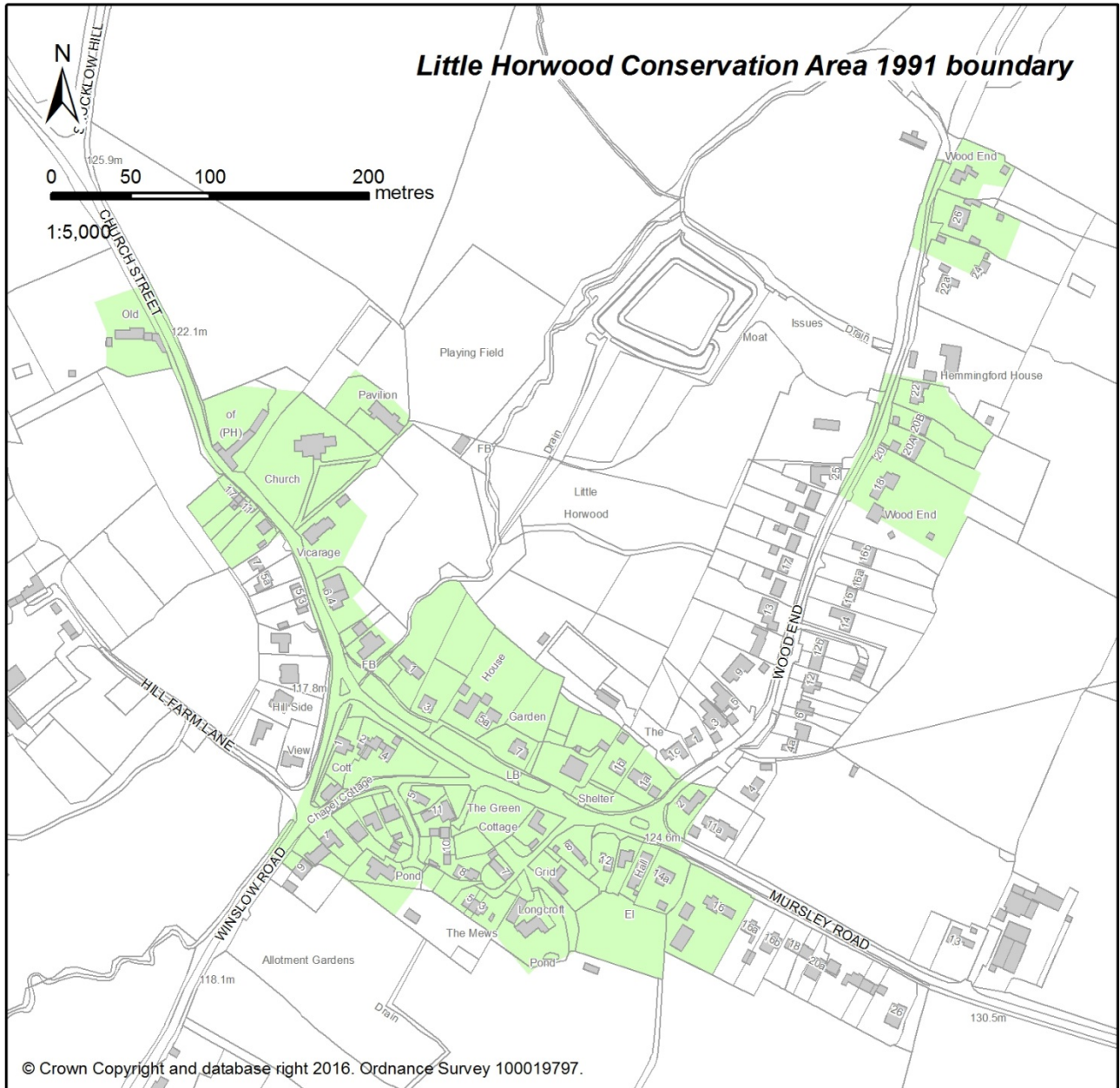
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Information contained within this report is correct at the time of going to print

1. Introduction

The three Conservation Areas at Little Horwood were designated by Aylesbury Vale District Council (AVDC) on the 16th October 1991, (they have not been reviewed since). Conservation Area designations must be reviewed from time to time in order to ensure that they are still appropriate and that the designated Conservation Area boundaries are up to date. The plan below shows the original 1991 boundaries.



The Conservation Areas boundaries have now been reviewed and for the reasons set out in Chapter 9 of this review document it is proposed that the three separate Conservation Areas designated in 1991 be amalgamated to form a single and more cohesive Conservation Area. In addition, this document identifies those elements which make the proposed Conservation Area special and worthy of designation.

It is acknowledged that although this document does follow up-to-date Government guidance and Best Practice, it cannot be completely comprehensive and where buildings, features and spaces etc. have not been specifically identified, it should not be assumed that they are of no significance.

At the time of publication the process of public consultation adopted in the production of this document conformed to AVDC's Statement of Community Involvement, as adopted in October 2006.

2. Planning Policy

2.1. Legislative Requirements

The Planning (Listed Building and Conservation Areas) Act 1990 states that the local planning authority must:

- determine which parts of their district are of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.
- designate those areas as Conservation Areas.
- review past designations and determine whether they are still appropriate.
- designate any further areas which are now considered to be of interest.
- pay special attention to the desirability of preserving or enhancing the character of appearance of the conservation area when exercising its planning function

Under the terms of the National Planning Policy Framework (NPPF) (2018), Conservation Areas are defined as Heritage Assets. Paragraph 184 of the NPPF states that 'Heritage Asset range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

When considering the designation of Conservation Areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

The Aylesbury Vale District Council's Local Plan (January 2004) contains a number of policies relating to heritage and the historic built environment. This document may be found here:

<http://www.aylesburyvaledc.gov.uk/section/adopted-aylesbury-vale-district-local-plan-avdlp>

The Aylesbury Vale District Council's Emerging Vale of Aylesbury Local Plan similarly contains policies relating to built heritage and may be found here:

<http://www.aylesburyvaledc.gov.uk/section/vale-aylesbury-local-plan-valp>

2.2. Purpose of Designation

The purpose of Conservation Area designation is to acknowledge the special character of an area. Designation is not intended to prevent future development of an area, nor would it be desirable or constructive to do so as it would inhibit the natural growth of the settlement. However, new development should not obscure the special interest of a place. Conservation Area designation, along with other forms of protection, must inform planning decisions relating to the historic environment.

2.3. The Review Process

The review and designation of Conservation Areas adopted by AVDC is laid out in the AVDC Conservation Areas Supplementary Planning Document (March 2011):

<http://www.aylesburyvaledc.gov.uk/aylesbury-vale-conservation-spd>

The process is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

It also has regard to general principles in the National Planning Policy Framework 2018 (and associated guidance):

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

2.4. Purpose of Conservation Area Appraisal Documents

As part of the designation and review a Conservation Area appraisal is produced. This appraisal is written with help from the local community and seeks to:

- Explain the reasons and justifications for the designation.
- Define the special architectural and historic interest of the area.
- Increase public awareness of the historic built environment.
- Inform decisions relating to design and development, and the management of the area.
- Guide the form and content of new development.
- Aid decision making in relation to planning appeals.

2.5. Requirements for Planning Permission in Conservation Areas

In the UK householders have Permitted Development Rights which allow them to undertake certain works to their homes without the need for Planning Permission. Within Conservation Areas some permitted development rights are restricted. This means that applications for planning permission will be required for certain types of work not normally needing consent.

A list of the types of development controlled by Conservation Area designation is provided on our website:

http://www.aylesburyvaledc.gov.uk/sites/default/files/page_downloads/Conservation%20Areas%20Advisory%20Guide%202.1%201.pdf

3. Summary

This document attempts to define those aspects of Little Horwood's character, appearance and architectural and historic interest that contribute to its strong sense of place and set it apart from other settlements. It is these characteristics (summarised below) which justify its Conservation Area status and whose loss would fundamentally alter the significance of the designated heritage asset.

3.1. Setting

Little Horwood is picturesquely located on the side of a shallow valley with buildings extending onto the open, elevated land around The Green and amongst the tree cover of Wood End, Church Street and the lower reaches of the valley. The contrast between the expansiveness of The Green and the intimate and enclosed nature of other parts of the village is a distinctive characteristic of Little Horwood.

Little Horwood appears to sit within rather than dominate the surrounding landscape. This is achieved in part through the number and density of trees and the large areas of open space within the village, both of which help to reinforce the connectivity with the surrounding landscape. The moated site and the fields to the north-east, east and south-east are important because they form a green corridor that reaches from the surrounding landscape into the very heart of the village thereby creating both a physical and a visual connection between the built and rural environments. This blurring between the built and rural landscape is further reinforced by the fact that there are few vantage points within Little Horwood where it is possible to gain a true perspective of the scale and morphology of the whole village, since any sense of depth or distance is masked by tree cover or the undulating topography of the land.

Key features of setting:

- Shallow valley location.
- Rural character of surrounding landscape.
- The strength of connection between the built environment and the surrounding landscapes creates a village that sits within rather than dominates the landscape. This is achieved through;
 1. the number and density of trees within and on the peripheries of the village that provide a strong visual connectivity with the surrounding rural landscape
 2. the extensive open spaces within the village boundaries such as the village Green, the moated site and the corridor of fields that lie to the north-east, east and south-east of it that create the sense that the surrounding landscape extends into the heart of the village.

3.2. Plan form and Historic Street Pattern

The survival of the historic road layouts at Little Horwood underpins the whole plan of the village and is fundamental to our understanding of the original polyfocal form of development. Development originally focused around the church and manor, eventually coalescing over times with buildings stretching along the connective roads creating the distinctive linear form of development we see today.

Overlaying the basic structure are the communal spaces around the church, the manor and The Green. Each of these areas has a distinctive and contrasting character which is reinforced by the limited visual connection between them. They are also important as individually they reflect the changing hierarchy of space within the village as it developed.

The church and manor, which once formed two separate focal points are now located at the margins of the village, and indeed the distinction between the archaeological remains of the manor and the surrounding landscape have become particularly blurred. The Green, which had acted as a point of connectivity now reads as the visual focus to the settlement.

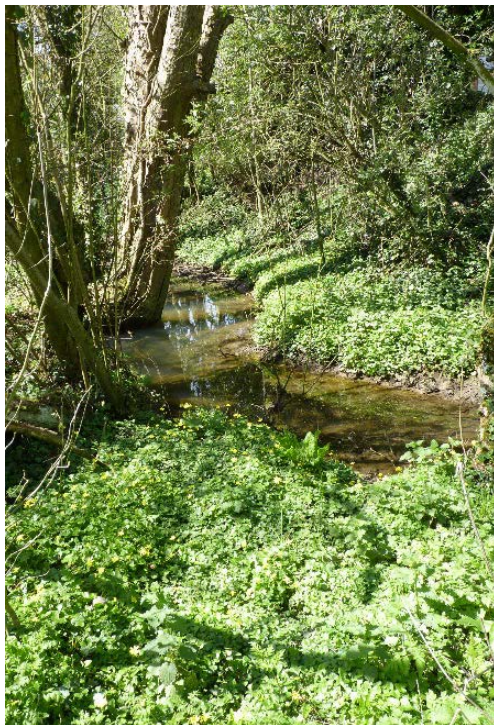
The fact that this basic form has survived despite the pressures of modern development provides a direct connection with the past and ensures that Little Horwood still feels like a rural settlement.

- The polyfocal form of development with the two main focal points of the church and the manor are still legible in the modern layout of the village.
- The survival of the historic road layout underpins the whole plan of Little Horwood and is fundamental to our understanding of the development of the village.
- The linear form of historic development is a key characteristic of the village.
- The emergence of The Green as the centre of the Little Horwood, reflects the changing hierarchy of space within the village.
- The survival of the basic plan form of the village, despite modern development pressures, provides a direct connection with the past.

3.3. Water

Water plays an important role in the character of the village and may have influenced the settlements location and development. Throughout Little Horwood there are springs, streams and ditches that follow the course of the roads, enclose the moated site and form hillside ponds. Even on a dry day the ground can still be boggy. Running water provides a gentle background soundtrack to the village and compliments the visual quality of both the natural and the built environment.

- The availability of a reliable source of water is likely to have influenced the original location and development of the village.
- Water, in the form of springs, small streams, ditches and watercourses are a strong visual and aural presence in the village.



Spring, ditches and watercourses within the village

3.4. Character of buildings reflecting development over the centuries

Little Horwood's connection to its surrounding landscape is still evident in the vernacular style of many of its surviving historic buildings. The village contains a mixture of buildings of varying architectural styles and construction materials that reflect the village's transformation over the centuries from a subsistence based economy to a modern, well connected and outward looking rural community. Pre-19th century buildings are vernacular in style drawing upon the woodlands of Whaddon Chase and the local brick works to provide construction materials.

The development of the road and railway networks within the vicinity is clearly reflected in the changing materials and appearance of the buildings within the village during the 19th, 20th and 21st

centuries, with greater emphasis placed on modern expectations of comfort, space, light and convenience.

- Pre-19th century buildings in the village are vernacular in character and utilise timber from the woodlands of Waddon Chase and locally made bricks.
- The use of locally available materials influenced the form, scale and appearance of pre-19th century buildings.
- The development of the road and rail network allowed materials from outside the area to be used in the construction of houses in Little Horwood. As a result post 19th century buildings in the village tend to reflect modern fashions and expectations of comfort rather than the specific character of their surrounding environment.



Eclectic building styles, Church Street

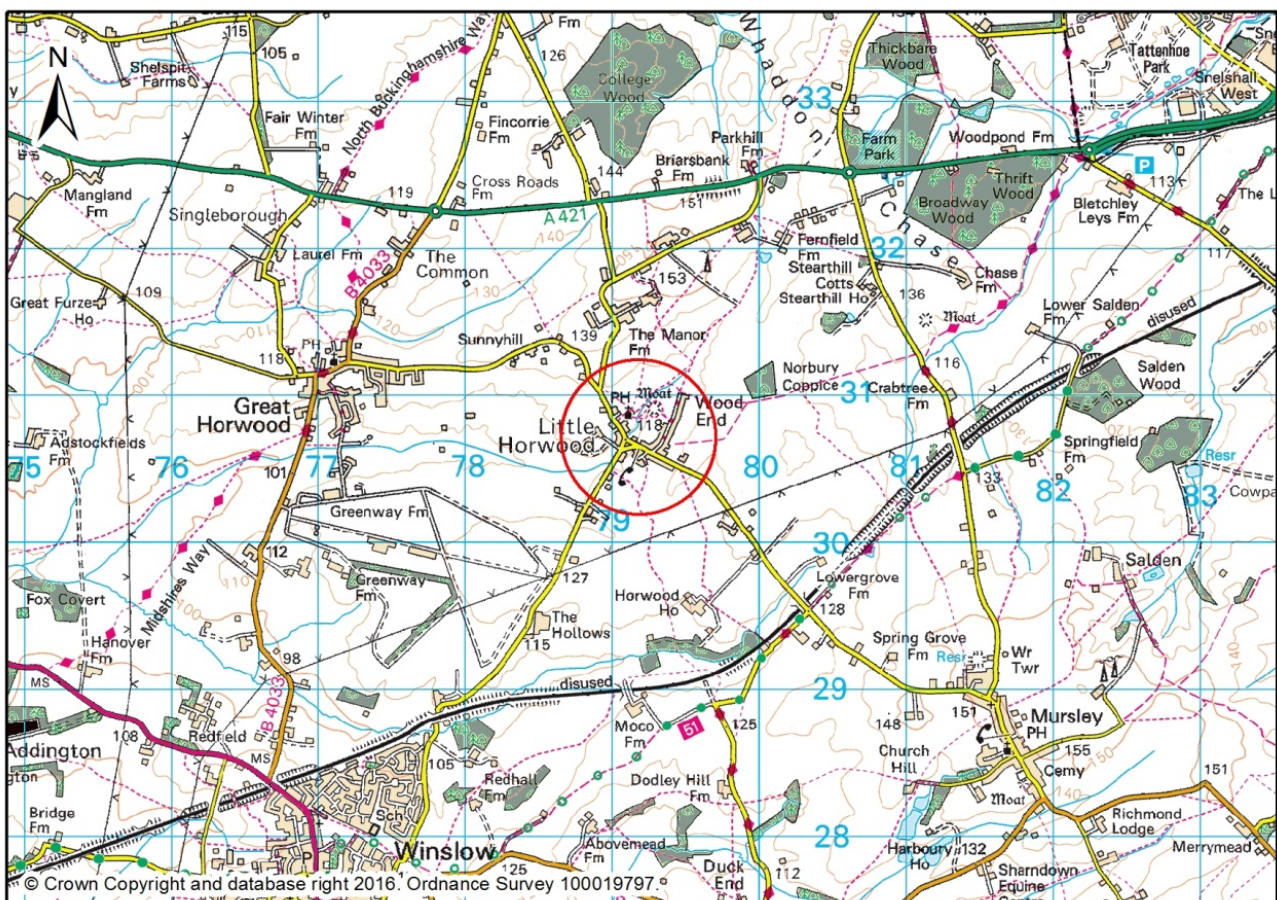
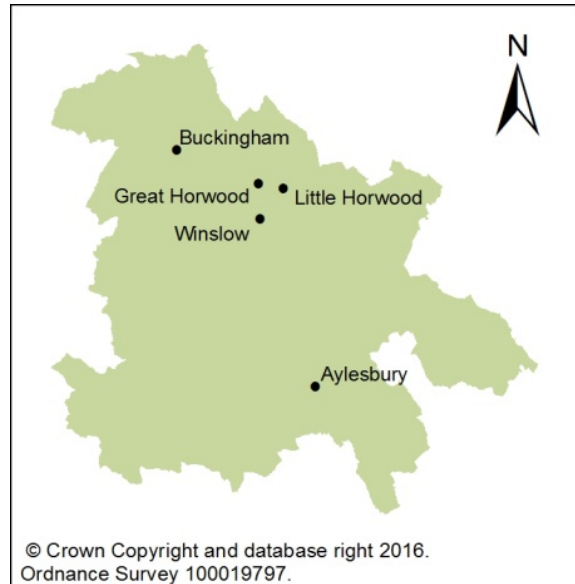
4. Location and Context

4.1. Location and Context

Little Horwood is a small village, located roughly 4 miles south-east of Buckingham, 13 miles north of Aylesbury, and 2 miles north-east of Winslow. It is geographically close to Great Horwood, but is in a separate administrative Parish.

The population is approximately 434 (Census data, 2011).

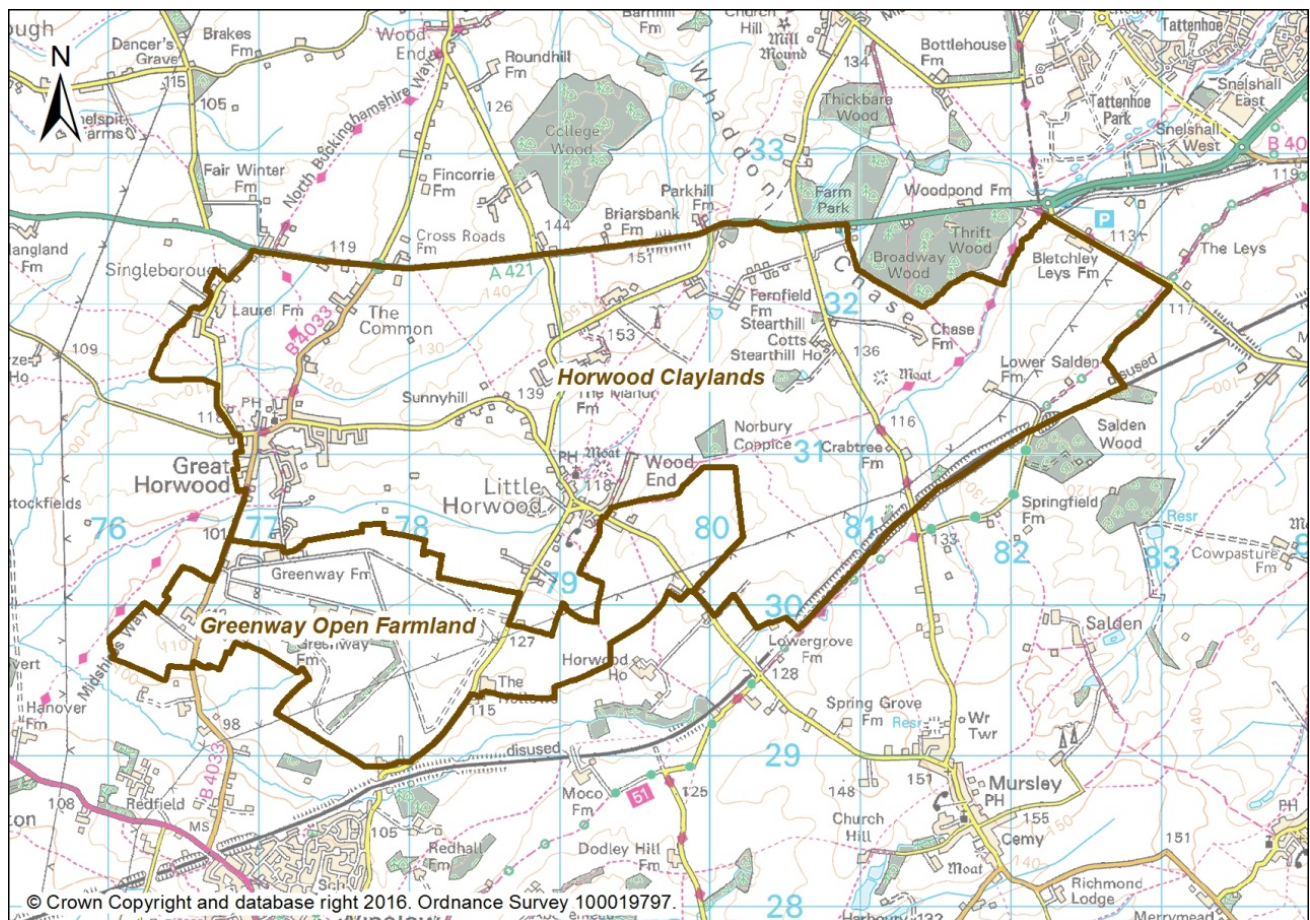
Historically agriculture formed the mainstay of the village's economy. Although there are still a number of farms around the periphery of the village, the majority of the residents of working age commute to local employment centres such as to Buckingham, Milton Keynes and Aylesbury or further afield to London and the Midlands. This shift has been made possible by improvements in transportation links and the development of telecommunications.



In terms of facilities, Little Horwood has a church, two village/community halls and a recreation ground with tennis courts. The Shoulder of Mutton public house, located at the western end of the village, is currently closed. Residents of Little Horwood travel outside of the village to the nearby centres of Buckingham, Milton Keynes and Winslow for other services such as shops, schools, leisure facilities and access to medical care.

4.2. Landscape Setting

Little Horwood is located within the Horwood Claylands Landscape Character Area (AVDC Landscape Character Assessment LCA 4.8), and on the northern boundary of the Greenway Open Farmland Landscape Character Area AVDC Landscape Character Assessment LCA 4.10).¹



4.3. Horwood Claylands Landscape Character Area

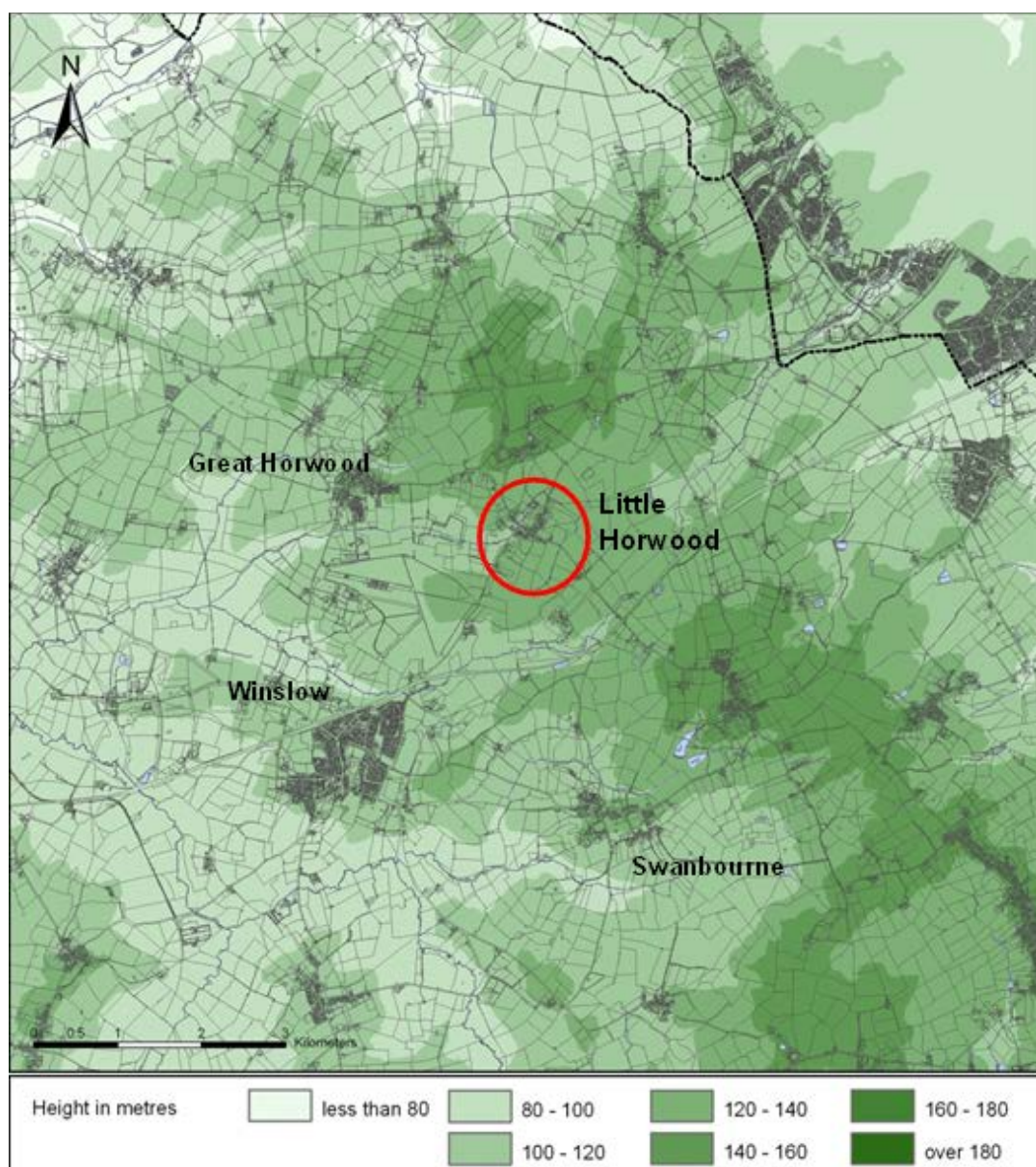
The Horwood Claylands is an area characterised by a network of shallow valleys and gently rounded ridges. The highest ground in the parish lies to the north of Little Horwood at approximately 150 metres above ordnance datum, (AOD). From here the gradient falls away gently to the south-west reaching a height of 100 metres AOD to the west of Great Horwood.

¹ Aylesbury Vale: Areas of Sensitive Landscape, Jacobs Engineering UK Ltd, October 2008:

<https://www.buckscc.gov.uk/services/environment/landscape/landscape-character-assessments/>

Little Horwood itself occupies a hillside, spring line location, straddling a number of small water courses which drain south-westwards to the Claydon Brook which forms part of the Great Ouse catchment. The presence of a reliable water supply is likely to have been one of the reasons for the establishment of a settlement in this area. The village sits in a narrow gap site surrounded by higher ground which curves around the settlement to the north, east and south.

The underlying geology of the village is Weymouth member mudstone (an undifferentiated fine grained sandstone), with glacio-fluvial deposits of sand, till and gravel following the line of the stream which divides little Horwood from Swanbourne. This geology has heavily influenced the form and structure of the vernacular architecture within the village and most pre-19th century buildings were constructed from locally available brick, timber and daub, or a combination of these materials. The use of stone is generally restricted and with the exception of St. Nicholas's Church, is primarily confined to rubble stone plinths. Roofs are or were formerly thatched or covered with handmade clay tiles.



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The land around Little Horwood is predominantly grassland with larger areas of arable land located to the north and east of the village. Field sizes vary with smaller paddocks tending to be located close to settlements and larger fields within the arable areas. The field patterns are primarily the result of 18th and 19th century enclosure with some small concentrations of assarts and pre-18th century enclosure surviving to the north of Great Horwood.

There are some areas of semi-natural woodland surviving at Stearthill Wood and Norbury Coppice to the north-east of Little Horwood, elsewhere oak and ash are dominant. Hedgerow trees, willow scrub and polar are found along streams and ditches. Fragments of woodland located towards the north-eastern boundary of the area are thought to relate to Whaddon Chase which was a royal hunting forest.



View of Norbury Coppice from Wood End

Immediately to the south of Little Horwood and Great Horwood and to the north of Winslow is the Greenway Open Farmland Landscape Character Area. This area consists of a narrow ridge of higher ground and has a much more open character than the Horwood Claylands in part due to its elevation, its medium to large arable fields and lack of tree cover. Much of the original field patterns and hedgerow boundaries were destroyed during the creation of an airfield at Greenway Farm during World War II.

There are no villages located within this area and the settlement takes the form of scattered farms and a number of light industrial buildings.

5. Historic Development

The below plan shows the earliest surviving period of construction of each building within the core of Little Horwood. The construction period shown for the listed buildings is that noted in the Statutory List description. It is acknowledged that some of these dates may be conservative and this is because most buildings within the village were not surveyed internally at the time of their listing.



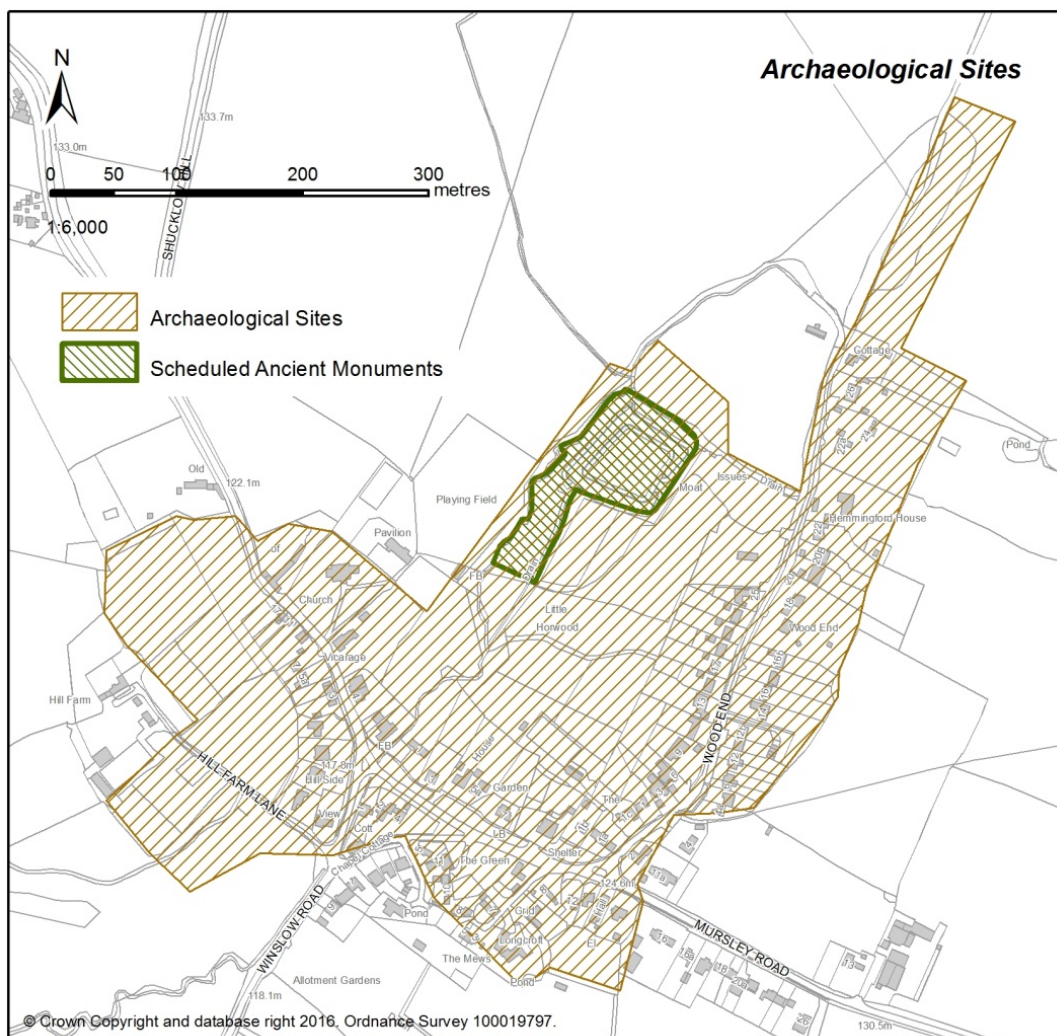
5.1. Early Origins

Archaeological evidence within the environs of Little Horwood, indicate there has been settlement in the area since at least the Iron Age. Roman finds have been discovered in the locality, unsurprising given the location of the A421 (former Roman road) a short distance north of the village.

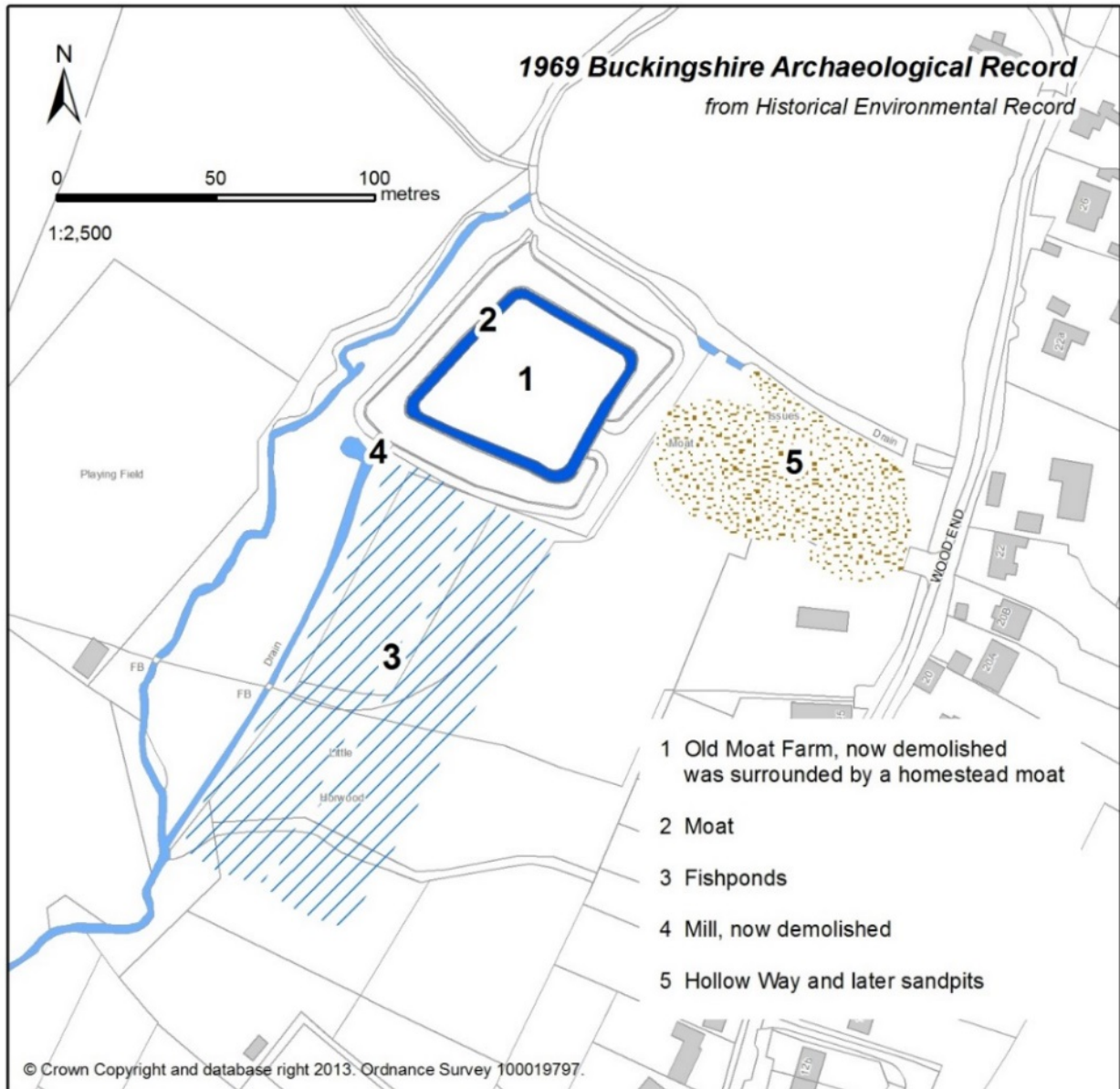
Little Horwood is not mentioned in the Domesday survey of 1086, but is recorded in the earlier Saxon Chronicle of 792 (as 'Horwudu'). The name Horwood, shared with nearby Great Horwood, means muddy or dirty wood. It is likely that the settlement's absence from Domesday is due to the linked ownership of the Manor with that of nearby Winslow. Both were owned by the Abbey at St Albans from 795 until the Dissolution in the 1530s.

The Church of St. Nicholas, which is located on elevated ground at the north-western end of the village, dates from AD 1200 when the nave and south aisle were built. However, given the long connection with St. Albans Abbey, it is quite likely there had been a church and associated settlement on, or close to, this site for a significant period prior to the 13th century.

At the north-eastern end of the village, also on elevated land is a moated site which has been designated as a Scheduled Ancient Monument, (see map below). The map also indicates that virtually the whole of the village of Little Horwood is of archaeological interest and has therefore been locally designated as a Archaeological notification area.



The peak period for the construction of moated sites was between 1250 and 1350. The site at Little Horwood has not been dated and is listed as Mediaeval or Post-Mediaeval within the Schedule description. However, a 13th or 14th century date would relate to the construction and expansion of the existing St. Nicholas Church and perhaps reflects a period where the settlement grew in importance.



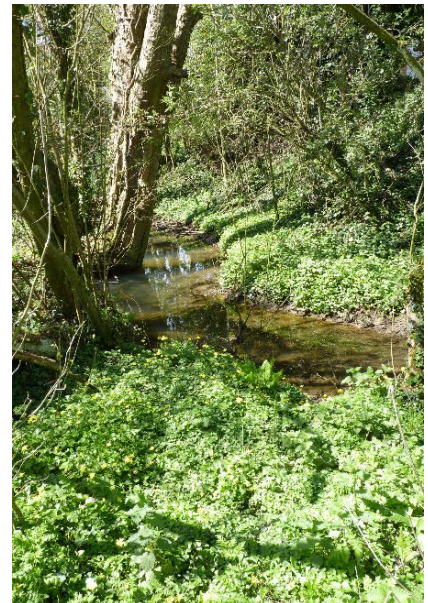
The Schedule describes the moat at Little Horwood as rectangular in shape and enclosing an island of approximately 0.3 acres. The moat is fed by a stream to the north. In 1861 the local antiquarian J.J. Sheahan described a 'decayed mansion,' on the moated site and this may have been either a much altered medieval manor house, or a replacement building. This building is thought to have been demolished at the turn of the 19th century.

The 1969 archaeological survey notes a number of other earthworks associated with the moated site. These have been identified as two medieval or post-medieval fishponds located to the south of the moat and a hollow way and later sandpits located to the east of the moat. In addition there are archaeological remains of a 19th century water mill located at the north-western corner of the moat. The reuse of the moat as a mill pond is itself interesting, but there may have been a mill on the site

prior to the 19th century, although evidence for this is limited to references to a mill in an unspecified location in Little Horwood in 13th and 18th century documents.



Scheduled Ancient Monument: Moated site



*Watercourse, west from
the northern end of Wood
End on to the west side of
the moat*

5.2. 16th and 17th Centuries

Little Horwood is known during this period as “Harwood Parva.” There are a number of timber-framed buildings with 16th or 17th century origins. These are primarily located around the three focal points within the village; St. Nicholas Church, Wood End and The Green.

5.3. 18th Century

During the 18th century the landscape of the northern part of the District was changed considerably. In 1767 an Act of Parliament was passed which enabled the inclosure of the parish of Little Horwood – a process by which open fields and common lands were enclosed and previously held rights to graze animals, cultivate and source firewood were removed. Due to the proximity and size of Whaddon Chase (a royal hunting forest, visible on the Jeffery’s County Map of 1770), which was not inclosed until 1840, the landscape around Little Horwood will have been less widely affected by inclosure than other parts of the District.



Jeffery's Map of Buckinghamshire 1770

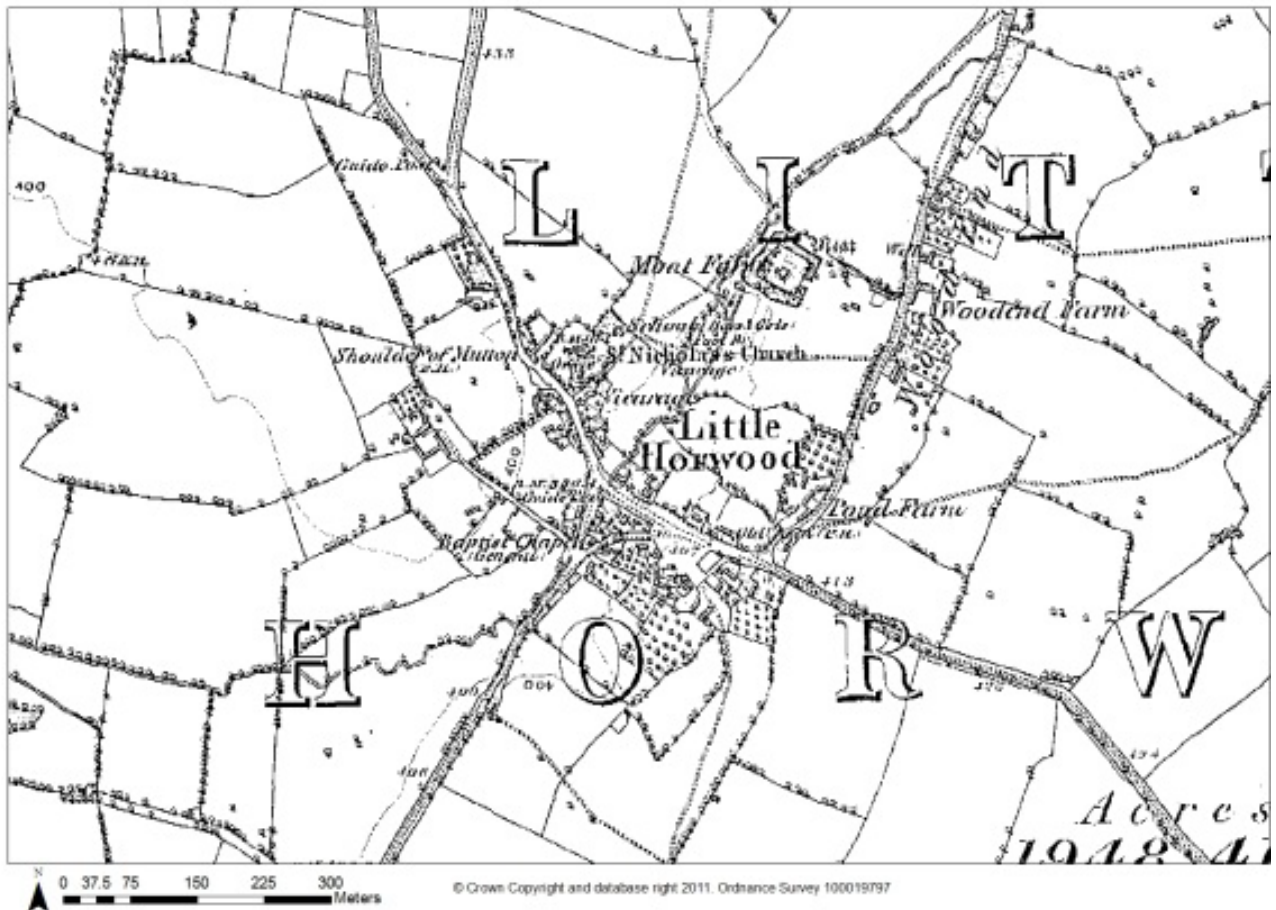
It is notable that there are few buildings of 18th century date within the village and this seeming lack of development may reflect a downturn in the economic fortunes of the village during this period. Those buildings which do survive from the 18th century are concentrated around The Green which connects the earlier developments of Wood End and Church Street with each other, and to Mursley Road and Winslow Road. It is likely that these three concentrations of development coalesced over time and the main focus of the settlement eventually shifted from the church and manor to The Green.

5.4. 19th Century

By the 19th century Little Horwood was in the ownership of William Selby Lowndes of Whaddon Hall (also the principle landowner in Winslow). Improvements in transportation, (including the development of the railway at Winslow during the 1850s, and farming technology brought greater prosperity to the village. This is reflected in the relatively large number of cottages built during the 19th century and the expansion of the parish population to 449 people (106 households) by 1870.

The majority of the 19th century cottages within Little Horwood are concentrated around The Green and Church Street. They are interesting because they mark a change from the use of solely locally sourced materials such as timber and thatch to materials imported from outside the area, such as slate.

It was during the 19th century that a series of major restoration and alteration works were undertaken to St. Nicholas' church and a number of medieval wall paintings were uncovered.



1885 Ordnance Survey Map

5.5. 20th and 21st Centuries

The expansion of the village during the 20th and 21st centuries had a considerable impact upon the character of the village. For the most part this later development has been in the form of individual dwellings or pairs of houses interspersed between historic buildings. However, the larger area of modern development at the southern end of Wood End and Mursley Road has joined the Church Street and Green areas of the village with Wood End. Although the linear form of the modern development has maintained the historic road layout of the settlement, the sense of dislocation so characteristic of 'End' type development has been largely destroyed.

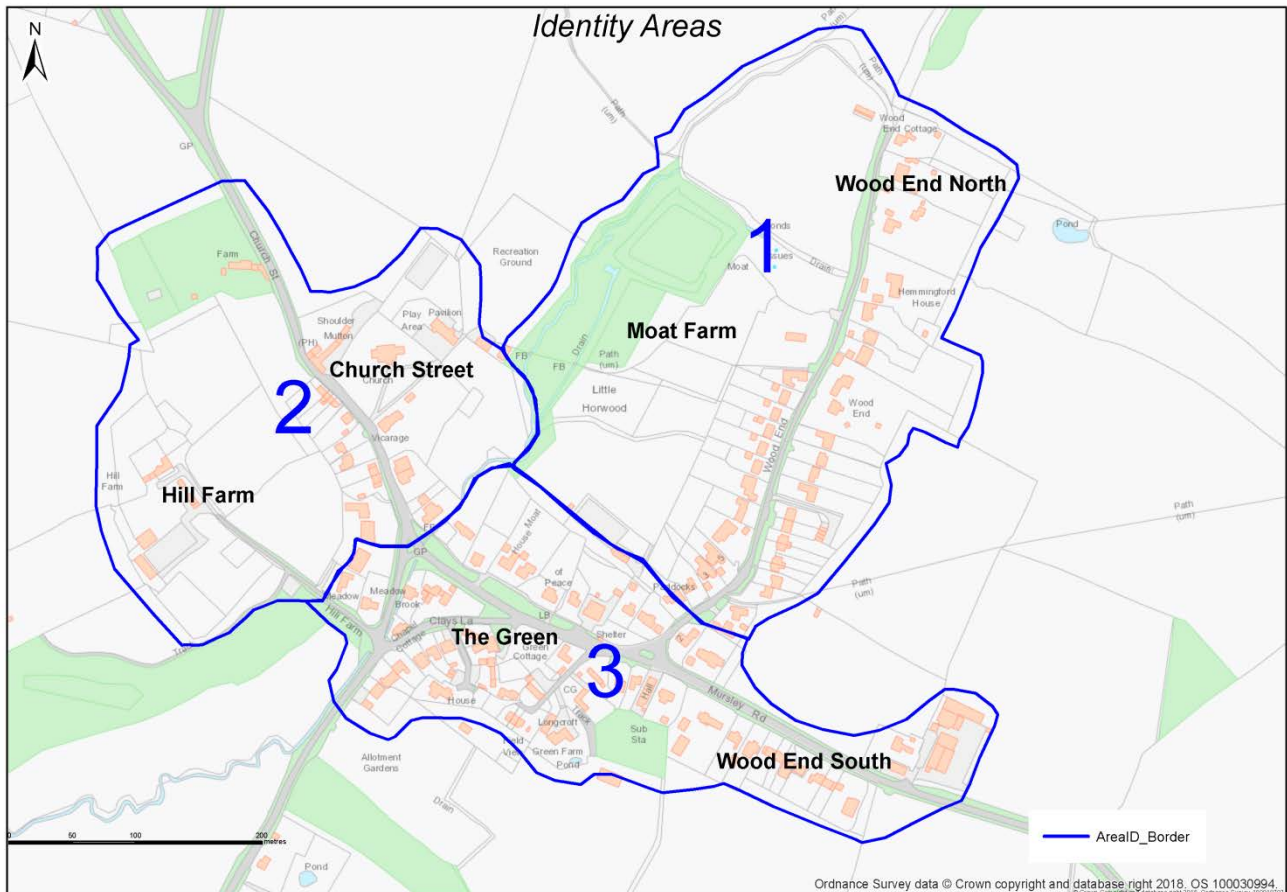
The only remaining evidence of the open character of the eastern side of the village are the fields and paddocks that extend from the north, along the western side of Wood End to the rear of properties facing onto the Green. In addition, many of the buildings constructed during the 20th and 21st century lack the design references or choice of materials that wed more vernacular buildings to their surrounding landscape. They are rather a reflection of more modern aspirations of space, comfort and practicality.



1926 Ordnance Survey Map

6. Identity Areas

Although relatively small, Little Horwood does contain a number of areas considered to have specific or individual character. This perceived character is generally made up of a combination of elements including the buildings themselves, how they relate to each other, how visible they are and how they sit within the landscape. At Little Horwood, three individual areas (called Identity Areas) have been identified and are shown on the map below.



1. Wood End and Moat Farm Identity Area
2. The Green Identity Area
3. Church Street and Hill Farm Identity Area

The following pages compare and contrast these identity areas under the following headings;

- Plan Form
- Street Form and Permeability
- Views
- Trees and Open Spaces
- Building Form and Materials

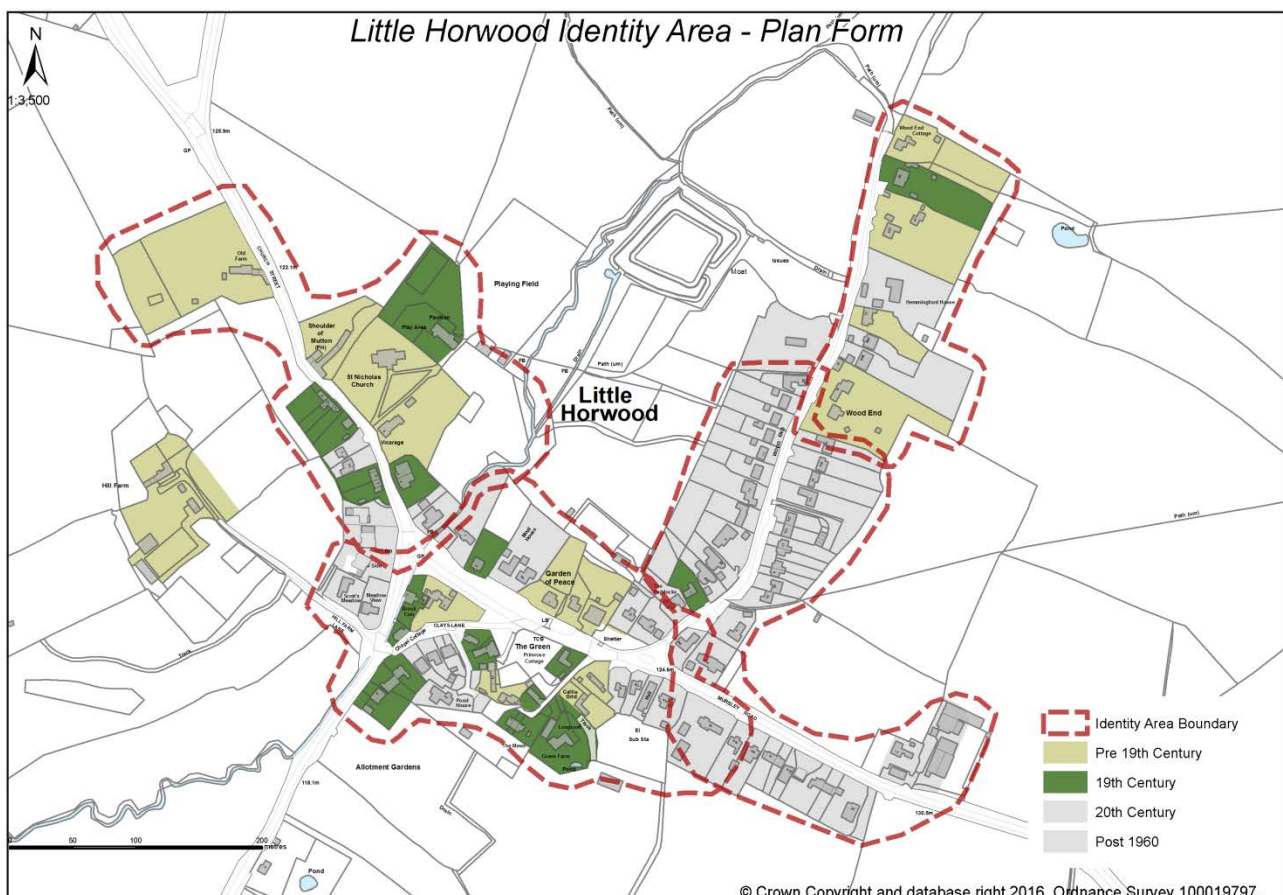
The characteristics identified under each of these headings have been used to determine the identity of the village, to establish its sense of place and to justify proposed changes to the boundaries of its Conservation Areas, (see Chapter 9).

6.1. Plan Form

The form of development where two or more concentrations of settlement (often focused around a manor, church or green) are discernible, is usually described as either composite or polyfocal in plan. This plan form can occur, as is the case of Little Horwood, through the development and eventual coalescence of these focal points. The term 'End,' as in Wood End is commonly found where small subsidiary settlements have developed close to, but separate from the principal settlement focus and is therefore often a good indication of this type of plan form.

Polyfocal or composite plan forms are found within the Aylesbury Vale area, although they are not a particularly common settlement type. The village green which, in the case of Little Horwood, forms a communal space located at the heart of the village, is also relatively uncommon within the Aylesbury Vale area.

With the exception of the buildings enclosing The Green, development throughout the village is primarily linear, following the line of the historic street pattern. Within this basic plan form there are variances. For example, most pre-19th century plots concentrated around the Church Street area tend to be relatively large in scale and irregular in shape. The buildings within them tend to be positioned towards the front of their plots and orientated either gable onto, or with their ridgelines running parallel with the carriageway. This layout gives the area an informal and unplanned feel.



In contrast at the northern end of Wood End historic buildings occupy the eastern side of the road and although they sit within relatively large plots, these plots are regular in depth, but vary in width. As a consequence this area feels slightly more formal and planned than Church Street.

Around The Green, plots tend to be smaller and are more irregular in their width, depth and shape and the current layout probably reflects a complicated history of encroachment and subdivision of plots, particularly along the southern side.

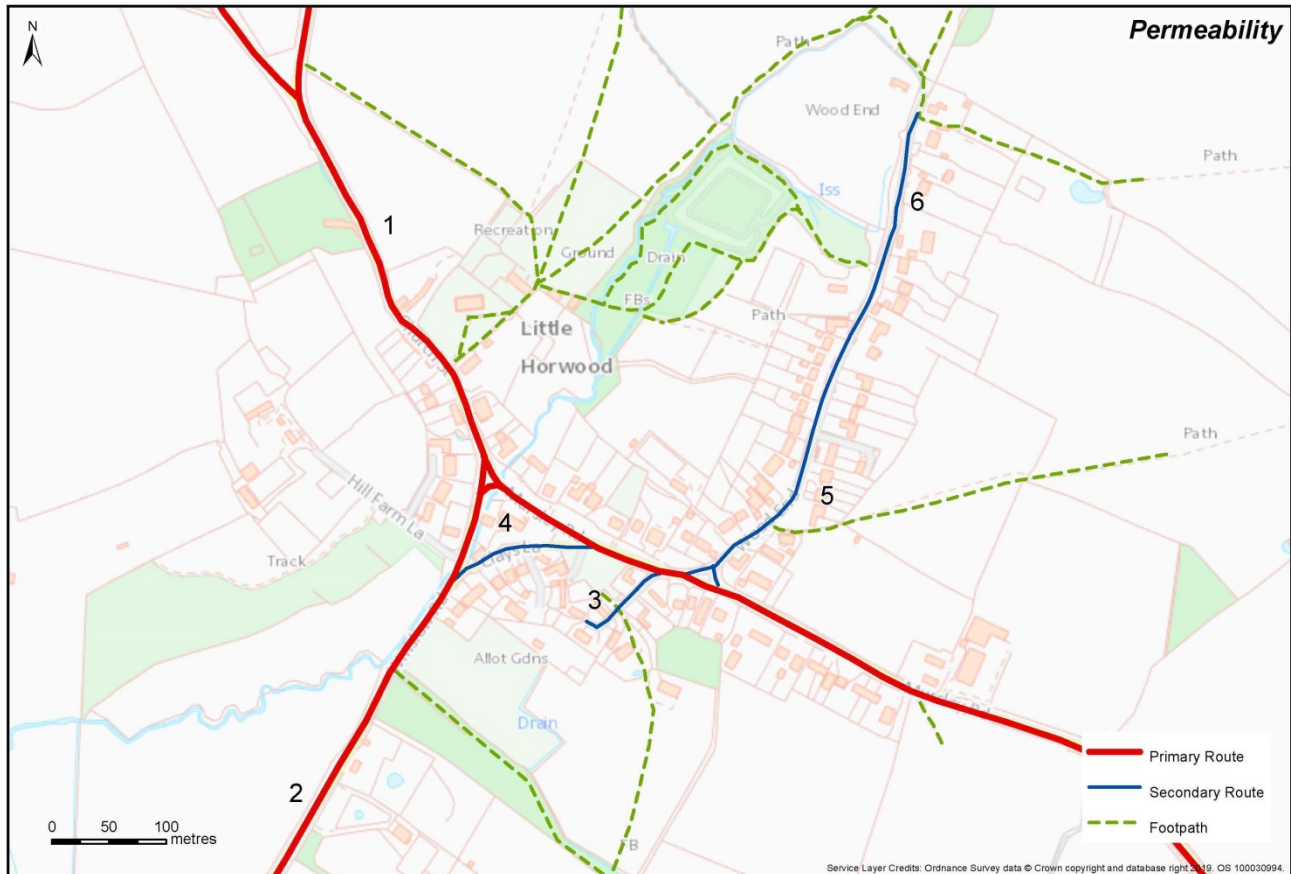
Throughout the village 19th, 20th and 21st century development tends to occupy plots that are smaller and more regular in shape than their historical neighbours.

The current Conservation Area boundary does not include the southern section of Wood End. This area consists of modern properties developed in a linear form along both sides of the carriageway. Historic maps show that pre-19th century development along this section of road was sporadic. Although some plots boundaries do survive, the development of such a high concentration of modern buildings within the village has undoubtedly had a significant impact upon the former open and rural character of this area. For this reason it is proposed that this part of Little Horwood is not included within the revised Conservation Area.

The survival of this historic plot patterns despite some later infill development is significant because it forms a fundamental part of the village's character. The relationship between building ages, plot sizes and the regularity of plot shapes is important to preserve. Subdivision of historic plots can result in the loss of original boundaries which mar the historic grain of the settlement.

6.2. Permeability and Road Layout

Good transportation links were often a major factor in the establishment of a settlement and it is likely that the junction of three primary roads providing a connection between Winslow, Mursley and Great Horwood may well have been significant in the development of Little Horwood.



Historic maps of the village show the basic form of the primary and secondary routes through Little Horwood has changed very little over the centuries. Although the impact of late 20th and 21st century development has been significant, for the most part it has been limited to infill plots. This has meant that Little Horwood has managed to maintain its original layout and has avoided the creation of new roads, in particular the cul-de-sac form of post-War development found in other towns and villages. The survival of the historic road layouts is an aspect of the village that makes it special and worthy of preservation, because it provides a continuity of structure that has underpinned the layout and development of the village. This helps to interpret the history of the settlement and provides a direct physical connection with the past.

The primary routes which lead through and out of the village to surrounding settlements are Church Street, Winslow Road and Mursley Road. Secondary routes provide vehicular connection only within the village itself and include Wood End, Clays Lane and Hill Farm Lane.

A number of footpaths lead out to the open countryside. The only footpaths which provide a connection within the village itself link the original settlements around Church Street and Wood End via the moated site.



1. Church Street has an intimate character created by unfolding views which are contained by buildings, walls and trees, (note the impact of overhead wires on the visual quality of the streetscape, see page 45).



2. Winslow Road provides an inauspicious entrance to the village. It is bounded by hedges and buildings and views are truncated by Brook Cottage and Chapel Cottage.



3. The wide straight and modern feeling carriageway passes through the spacious and open landscape of The Green. It is a highly permeable environment which feels like the centre of the village, (note the impact of overhead wires on the visual quality of the streetscape, see page 45).



4. Clays Lane is narrow, has an enclosed and intimate character contained by buildings, and low walls which contrasts with the openness of the Green



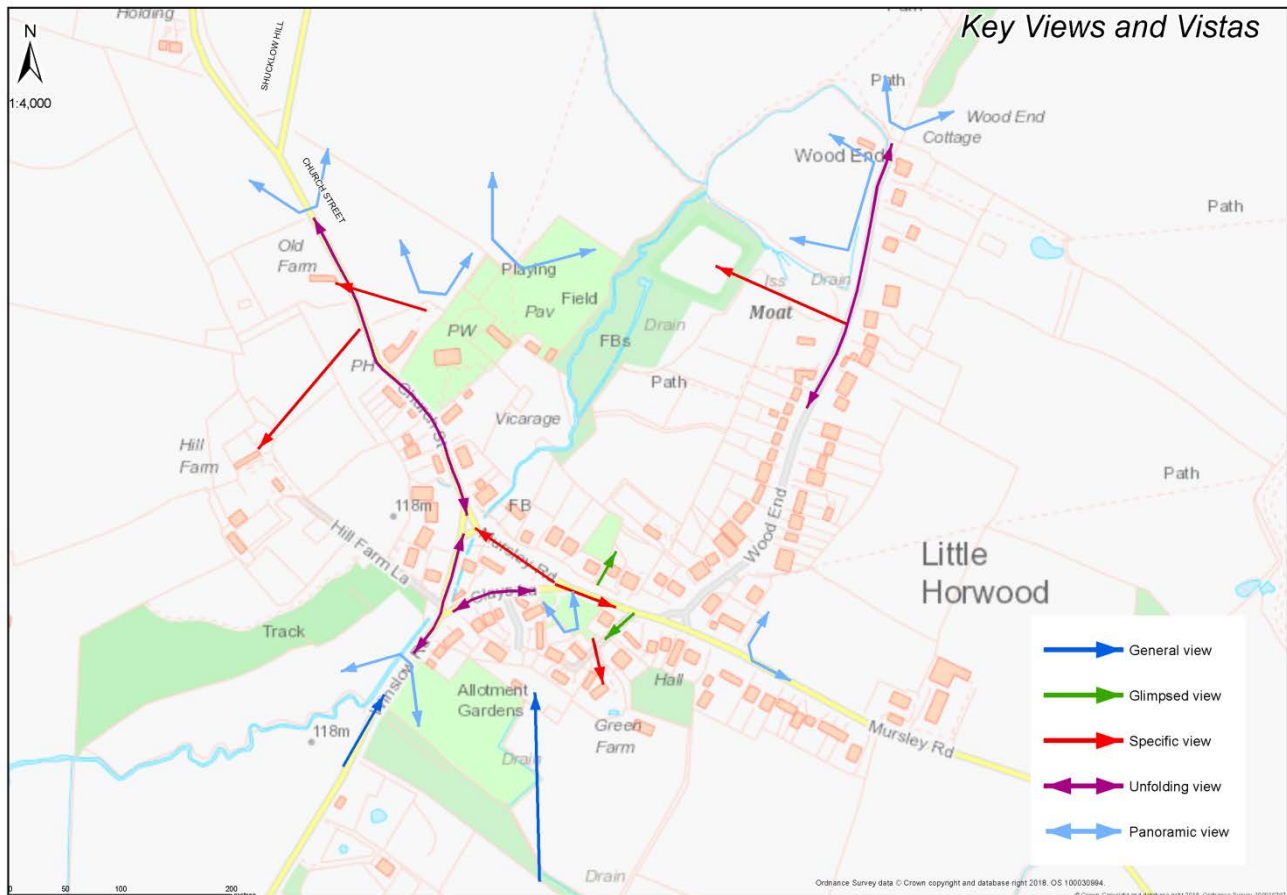
5. The southern section of Wood End has a very modern feel. However, the lack of road markings and pavements does help reinforce its rural setting.



6. Northern section of Wood End is narrow and has a rural character. Bound by fields, hedges, trees, grass banks and a little stream on its western side. This road feels very much on the peripheries of the village transitioning between the built and the rural landscapes.

6.3. Key Views and Vistas

The undulating landscape in which Little Horwood is located, combined with the concentration of tree cover in certain areas of the village, creates a diversity of views both within and extending beyond the village boundary. The map below illustrates the range of key views gained from publicly accessible areas of the village. If a particular view is not identified, then it should not be assumed that it is of no importance.



6.4. Views from outside the village

From outside the village looking in, it is impossible to ascertain any sense of its scale or layout. This lends the village a strong sense of intimacy and helps maintain its small scale and rural feel. From the south, views can be gained across farmland to the 19th and 20th century buildings located at the southern corner of the Green. These buildings mask the falling gradient and openness of the land immediately to the north of them and the dense tree cover around the moat site, St. Nicholas's Church and around the northern edges of the village obliterate any sense of depth, morphology or distances from this point. Fragments of roof forms and the tower of the church can be glimpsed amongst the trees, but from this open vantage point the village remains largely hidden.



View looking northwards towards Little Horwood from public footpath outside village boundary

Approaching from the south-west along Winslow Road, views are channelled along the carriageway. High, thick hedges and trees line the north-western side of the road and boundaries to properties contain it to the south-east. These truncated views help to reinforce the small scale and intimate rural feel of the village.

Looking into the village from the north-west views are also restricted. At this point, Church Street is very rural in character, there are no pavements to either side of the carriageway, and grass banks topped by hedges and trees form the boundaries on both sides. The organic form of the vegetation softens the boundaries of the road, creates a strong sense of enclosure and channels views along the carriageway which are ultimately truncated by a sharp bend in the road at the Shoulder of Mutton.



Intimate and unfolding views from Shoulder of Mutton looking south-eastwards along Church Street

During the winter months when the trees are leafless and hedges less dense, the tiled roofs of the outbuildings of the public house and St. Nicholas's church are visually more prominent. This view of the church is particularly significant, because it is an important landmark that signifies the presence of a settlement rather than individual or small groups of buildings. So, although the full extent of Little Horwood is completely hidden at this point, this view establishes a sense of place and acts as a precursor to the rest of the village.



View of St. Nicholas's Church and the gable of the Shoulder of Mutton gained when approaching Little Horwood from the north-west.

6.5. Views within the village

The roads that lead onto The Green all share a sense of intimacy which is created by the restriction of views resulting from a combination of narrow, curving carriageways, the positioning of buildings or the enclosure provided by vegetation. The continual unfolding of channelled views along the carriageways, throw both individual buildings and trees into focus. It also creates a sense of expectation, tempting the viewer onwards through the village to discover what may be just out of sight.

These intimate truncated views contrast dramatically with the more open aspects gained from the elevated vantage point of the south-eastern end of The Green and looking north-westwards across the manor site and rural landscape to the north and north-west. This contrast in the visual experiences of enclosed space and open space is one of the key characteristics of the village that helps to establish its identity and sense of place.



View of The Old Sweet Shop from the junction of Church Street, Winslow Road and Mursley Road, (note the visual impact of overhead wire, see page 45).

Views north-westwards across the Green are particularly important because it is only from this vantage point that enough of the village can be viewed to gain a clear understanding of how it sits within the landscape. From here the fall in gradient from south-east to north-west along the length of the Green is visible, emphasised by the stepped rooflines of the buildings that line its north-eastern boundary. The rise in gradient to the north-west can be ascertained from the varying heights of the roofs of houses partially hidden amongst the trees that dominate this part of the village. Rising above them all is the landmark tower of St. Nicholas's church which provides a strong visual reference point and a sense of how far the village extends to the north-west.

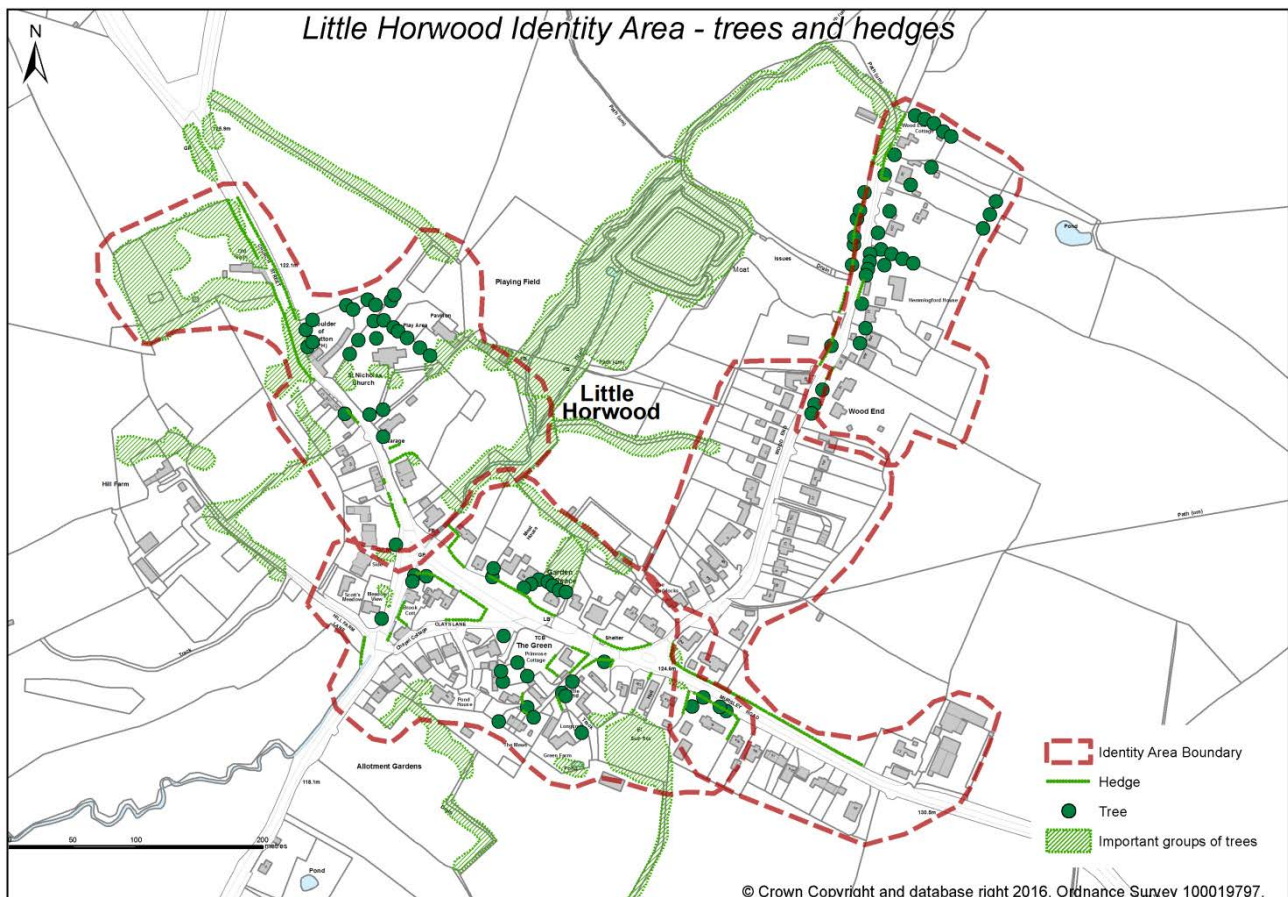


The tower of St. Nicholas's church and partially obscured roofs visible amongst the trees show the rising gradient of the land

6.6. Trees

All trees above a certain height and diameter of trunk located within a Conservation Area are afforded legislative protection. It would be impractical to identify every tree within this document and therefore the map below is merely indicative of the location of some of the most visually prominent trees and those that are protected by Tree Preservation Orders.

Guidance on Tree Preservation Orders and trees in Conservation Areas can be found on the .Gov web pages: <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>



Trees, hedges, open spaces, grass verges and banks all contribute to the verdant character of Little Horwood and help to visually reinforce its rural setting. As the map above demonstrates, tree cover is not evenly distributed throughout the village, but is concentrated primarily along its northern boundaries, particularly at Church Street, around the moated site and along the north-eastern half of Wood End.

On the southern side of the village Green, trees still make an important contribution to the rural character of the village, but are less dominant visual features than in other areas of Little Horwood. On the southern side of the Green trees tend to be either individual specimens or form small groups around buildings. Due to the relative lack of trees this part of the village has an open and elevated feel. Beyond the boundaries of the village, especially at higher elevations, trees form part of the hedgerows that define field and road boundaries or form small copses and stands that break up the horizon and provide a visual focus in the otherwise open and undulating landscape.



The relative lack of trees gives the southern and south-eastern side of the Green an open and elevated character

Along sections of Church Street, Wood End, Winslow and Mursley Roads, trees, hedges and banks provide soft organic edges which visually reinforce the narrowness of the road creating a sense of enclosure and containment. Where trees overhang the road, the resulting contrast of light and shade further emphasises the contained and intimate character of the road.

The abundance of trees and vegetation within areas of the village means that many of the buildings are viewed against either a foreground or a backdrop of vegetation. The contrast of the soft organic forms of trees and hedges creates a strong visual contrast with the hard edges and strong outlines of the buildings. In distant views, particularly those gained looking north-westwards from the highest part of the village green, the outlines of many buildings are partially obscured by vegetation. As a result, these buildings appear to sit within the landscape rather than dominate it.



Shadows cast by overhanging trees, Wood End

Trees can mask features and distort distances and because of the extent of the tree cover and the morphology of the land, there are very few vantage points within the village where it is possible to gain a true understanding of the extent of the settlement and its layout. At Little Horwood the extent of tree cover is a positive characteristic of the village, helping to create areas which feel enclosed and intimate, softening the hard edges of the built environment and helping it to sit comfortably within rather than dominate its rural setting. In some instances trees increase the legibility of Little Horwood particularly where they follow the line of roads, field boundaries, or watercourses and concentrate around key buildings or features such as within the St. Nicholas's churchyard or around the moated site.

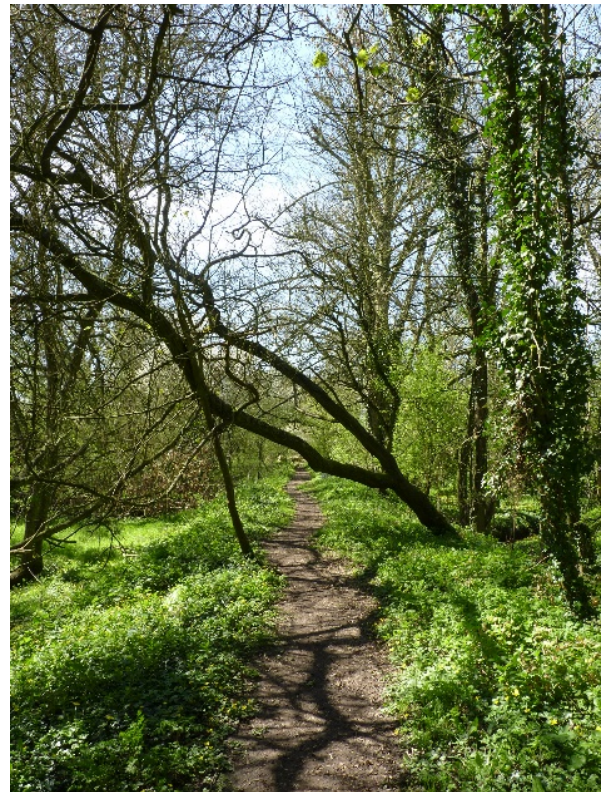
Areas where there are concentrations of trees, for example in the Garden of Peace and around the moated site can have very distinct atmospheres. The aptly named Garden of Peace is a small and carefully maintained area populated by Silver Birch trees. It has a calm and tranquil atmosphere despite its close proximity to the northern side of the Village Green.

In contrast the area of woodland which is gradually subsuming the moated site displays all the elements of a natural environment with fallen trees, boggy ditches, muddy paths and a profusion of woodland vegetation. This area in particular feels as though the surrounding landscape has crept into the heart of the village and subsuming the archaeological remains. As a result the normal demarcation between the built and the natural environment has become blurred. The density of tree

cover around the moated site and The Garden of Peace means that views of the surrounding village are restricted and as a consequence both feel quite isolated despite lying within the village boundary.



The Garden of Peace



Woodland enveloping the moated site

Individual and groups of trees can make a positive contribution to the visual character and interest of an area. Despite their organic forms, individual specimens can be of a scale and structure that is almost architectural.

These trees can themselves form landmarks and provide focus to views. A particularly good example of this is the Copper Beech located in the front garden of Old Oaks, Wood End.



Copper Beech Tree at Old Oaks, Wood End

6.7. Open Space

The Green has become the central focus to the village. This area has a distinctive character because it feels open and elevated, and yet the space is loosely contained on all sides by buildings. In this respect, although The Green is very informal in the layout of its raised banks of grass, it nevertheless feels like a planned focal point because it marks the junction of all the principal and secondary roads within the village.

The contrast between the openness of The Green and the intimate and enclosed character of many of the roads that lead onto it is a key character of the village. In addition The Green is one of the few places within the village where it is possible to gain relatively wide vista across the village and the surrounding landscape.



The Green



The blurred boundary between the village and surrounding landscape around the moated site

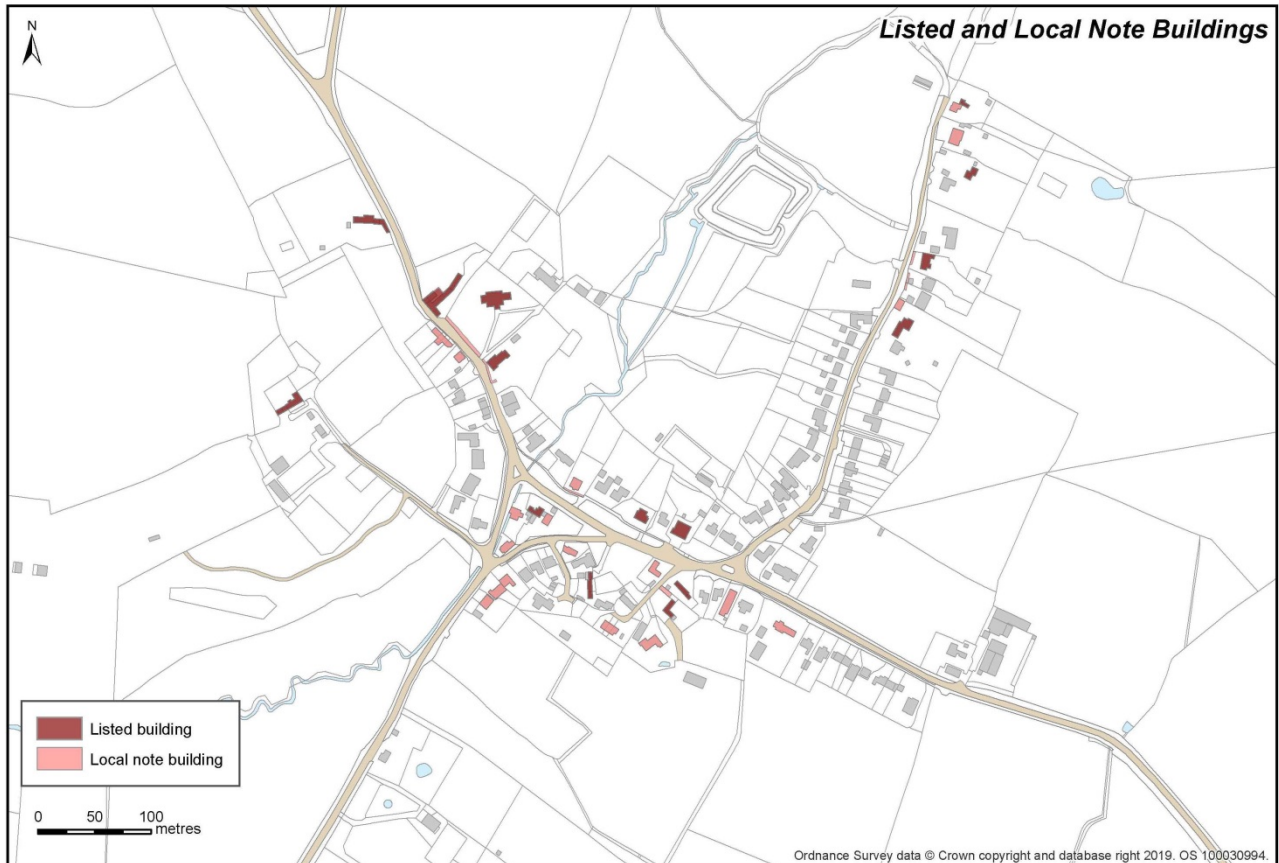
The only other open space within the village lies around the moated site.

Here the forms of the archaeological remains are subsumed beneath trees and rough pasture, as a result the space around this site is uncontained and the distinction between the village boundaries and the surrounding landscape is blurred.

6.8. Key Buildings

Within Little Horwood there are a number of important buildings. These include the fifteen listed buildings and the non-listed buildings identified as being of Local Note. Within the context of this Conservation Area appraisal Local Note buildings are defined as non-listed buildings that make a positive architectural, historical or visual contribution to the village.

Listed Buildings and buildings of Local Note are identified on the plan below and a photograph and brief description of each building and its significance is contained within Appendix II of this document.



7. Building Form and Materials

The eclectic mix of buildings within Little Horwood is a key element of its character which is important to protect. The survival of buildings of different eras help to build up a picture of how the village grew and changed over time. The differences in building styles and construction materials reflect the movement from locally distinct vernacular materials to the use of those sourced throughout Britain. This change reflects the development of local and national transportation systems and the influence of fashions and the growing expectations and aspirations of the local community.

7.1. 15th century and Earlier

Aside from St. Nicholas's Church, The Shoulder of Mutton in Church Street and Apple Tree Cottage in Wood End are the only buildings within Little Horwood which have been attributed a 15th or pre-15th century date. However, architectural surveys of historic buildings within Little Horwood for listing purposes were based on cursory or purely external inspections, and therefore it is possible that other buildings containing elements of medieval structures may be found within the village.

The Shoulder of Mutton and Apple Tree Cottage were originally small structures which have both been altered and extended over the centuries. They both contain a number of original features including evidence of cruck constructed frames in the rear range of The Shoulder of Mutton. Buildings from this date would have been constructed from locally available timber and thatch and would have been very simple structures between 1 to 1½ storeys in height with steeply pitched gabled roofs and no more than one or two bays. They would have offered very limited space and as a consequence both the Shoulder of Mutton and Apple Tree Cottage, like so many cruck constructed buildings within the District, have been altered in order to create accommodation within the roof or to gain an additional storey.



The Shoulder of Mutton

7.2. 16th and 17th century

Buildings dating from the 16th and 17th centuries form the highest concentration of listed structures within Little Horwood. 16th and 17th century cottages surviving within the village are constructed of timber frame with later brick infill panels. Most timber buildings from this date are box frame in form where the timber members form simple square panels, sometimes with diagonal or curved braces to give extra strength. At Old Oaks, Wood End the timber frame is close studied. Here the vertical timber members are set close together, dividing the wall into narrow panels. This is usually done for decorative reasons and is often indicative of a building relatively high status. A number of the timber framed buildings in Little Horwood were re-fronted or significantly altered, often during the late 18th and early 19th centuries.

This group of buildings are typically detached, 1½ or 2 storeys in height and 2 to 3 bays. Gable widths are narrow. Roofs are gabled or partly or fully hipped, steeply pitched and laid in tiles or thatched. There are examples of surviving jettied first floors such as at Old Oaks and Hill Farm. Windows are typically wooden casements, sometimes with leaded lights. Openings tend to be small in relation to wall surfaces creating a strong solid to void ratios and fenestration patterns are generally irregular unless the buildings have been re-fronted at a later date.



Old Oaks

7.3. 18th Century

Few buildings survive within the village which originate from this period and those that do, such as the Old Sweet Shop, 6, Mursley Road are concentrated around The Green. This group of buildings tend to be small in scale and simple in form, with gabled roofs and relatively regular fenestration. There are also a number of buildings of earlier origins bare the marks of late 18th century and early 19th century alterations. During this period a number of buildings were encased in brick frontages

and extensions added. This work was primarily undertaken for reasons of fashion and/or to reduce the cost of rebuilding. During this period, brick would have been more commonly used, frequently replacing the wattle and daub panels of timber framed buildings. Fenestration patterns on elevations dating from this time tend to be more regular than in earlier building periods.

7.4. 19th Century

The 19th and early 20th century was a period of expansion in Little Horwood. The majority of the 19th century buildings are detached or semi-detached and constructed of plain brick, with limited ornamental brick detailing. Some have been painted and/or rendered, which may have been a later alteration. They are generally two storeys in height with shallow pitched gabled roofs laid in slate.

The use of slate shows the impact of the improvement in transportation, in particular the development of the railway at Winslow which brought construction materials into the area from elsewhere in the country. Fenestration patterns are regular although a significant numbers of window openings and windows have been altered.



19th century buildings in Church Street

The 19th century was a period of philanthropic building and many towns and villages within Aylesbury Vale have examples of schools, parish halls, working men's clubs and reading rooms dating from this period. Within this context, is the Former School, which is located to the north-east of the church.

The building is immediately recognisable as dating from the 19th century and is similar in scale, form and appearance to other examples of National Schools found within the District. It is significant not only in terms of its date and architectural detailing, but also its place within the social history of the village.



Former school building

The late 18th and 19th centuries were also a time for the development of the Non-Conformist movement and this is reflected in the much altered Chapel Cottage located on Winslow Road.

7.5. 20th and 21st Century

Relatively little development occurred within Little Horwood during the first half of the 20th century. However, two buildings worth noting from this period are the Old Vicarage, Church Street and The Old Laundry, Mursley Road.

Although originally dating from the 17th century, the idiosyncratic Old Vicarage was significantly altered at the turn of the century, both in terms of its scale and detailing.

In particular the part tiled hung and part pebble dashed south-western extension, is unique within the context of the village.



The Old Vicarage, Church Street



The Old Laundry, Mursley Road

The Old Laundry, with its complex thatched roof forms topped with decorative ridges, painted brick walls, decorative brick detailing and leaded light casements shows influences of the Arts and Craft Movement and in this respect is also unique within the context of Little Horwood.

Although the impact of late 20th and 21st century development has been significant, for the most part it has been limited to infill plots. This has meant that Little Horwood has managed to maintain its original layout and has avoided the creation of new roads, in particular the

cul-de-sac form of post-War development found in other towns and villages. However, the uniformity of building design and regularity of plot layout in some examples of modern development does run counter to the historic grain and character of the village and its rural setting.



*20th century housing,
Wood End*

7.6. Boundaries

The majority of boundaries within the village are formed by substantial hedges and trees. These hedgerow boundaries form a soft organic edge to the road, which contrast with the hard outline of the buildings, reinforce the rural character of the village, reduce the visual width of the road, and create enclosure.

Post and rail fencing is also a common form of enclosure as well as brick walls of a metre or less in height. Both of these forms of boundary are often set against a backdrop of vegetation which visually softens their hard edges.

The brick boundary wall frontage of the Old Vicarage and the stone retaining boundary wall enclosing the churchyard of St. Nicholas's Church are key features that have a strong visual impact upon Church Street. Both provide a hard edge to a short section of the street, and the sweeping curves of their forms enclose and channel views along the street.



*Rubble stone boundary wall
to St. Nicholas's churchyard*



*Brick boundary wall to The
Old Vicarage, Church Street*

7.7. Public Realm

There are no surviving historic street surfaces within Little Horwood. In many places throughout the village there are no pavements, or pavements are restricted to one side of the carriageway. The lack of pavements, especially along secondary roads like Wood End, helps to emphasise the narrow and rural character of Little Horwood. Where pavements exist they are laid in macadam and kerbs are generally granite.

The paraphernalia that results from modern living and in particular modern forms of transport has had a huge impact upon the visual appearance of the public realm. While some street furniture can make a positive visual contribution, in general traffic signs, painted road markings, bollards, noticeboards, bins and overhead cables all clutter our public spaces and often detract from the visual character and quality of the Conservation Area.

While some of these items are essential, others are not and consideration should be given to undertaking a street signage and street furniture audit in order to ascertain whether there is any capacity to rationalise or improve these elements of the streetscape.



Cluttered traffic signage and utilities



*Neatly provided wall box
(George VI 1936 – 1952)*

8. Alterations to Boundaries

Attitudes towards Conservation Areas and their management have changed and evolved over the 25 years since their designation at Little Horwood. This document demonstrates that much greater analysis of the key characteristics and particularly the significance of an area is now required as justification for a Conservation Area designation. Conservation Areas that tightly follow the boundaries of historic properties, but ignore the context in which they sit are likely to require reconsideration.

There are currently three separate Conservation Areas in Little Horwood, the largest of which focuses upon The Green and Church Street. Two further Conservation Areas enclosing a small number of historic properties are located along the eastern side of Wood End. There are concerns with the 1991 Little Horwood Conservation Area boundaries since they;

- Lack a sense of cohesion.
- Ignore the pivotal role played by the Scheduled manor site in the settlement of Wood End and by definition the polyfocal plan form that underlies the development of the village as a whole.
- Ignore the historic, visual, and physical relationship between the church and the manor site.
- Fail to recognise the importance of the surrounding morphology and landscape in the evolution and development of the settlement.

It is proposed that significant changes are made to the 1991 boundary. These changes and justification are set out in the following chapter.

The process of review and designation of Conservation Areas adopted by AVDC is in accordance with:

AVDC Conservation Areas Supplementary Planning Document (March 2011):

<http://www.aylesburyvaledc.gov.uk/aylesbury-vale-conservation-spd>

Planning (Listed Buildings and Conservation Areas) Act 1990

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

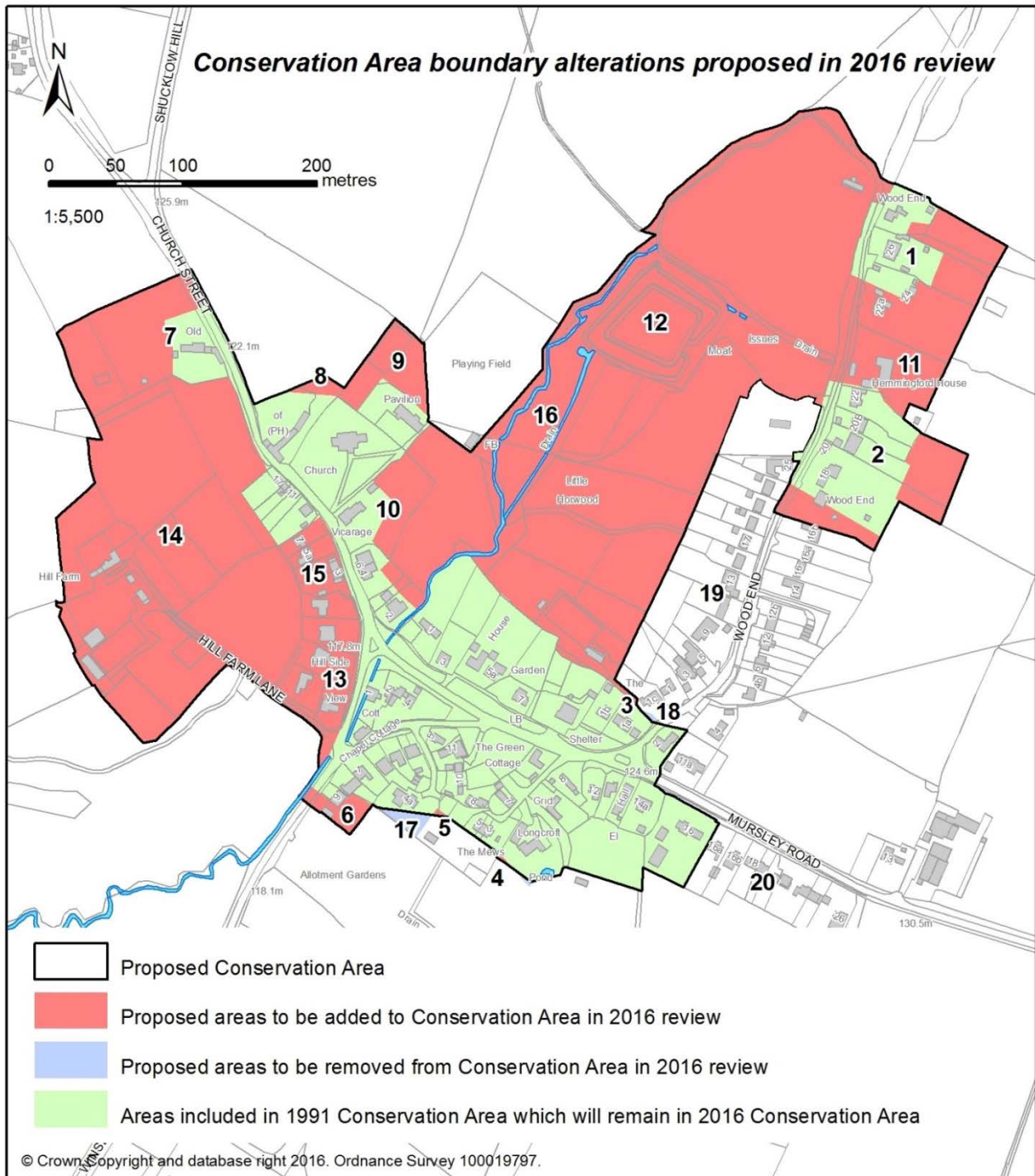
National Planning Policy Framework 2018 (and associated guidance)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

It should be noted that Conservation Area boundaries are drawn to follow extent features on the ground, and where landscape features such as a row of trees or an important hedge follow the Conservation Area boundary then the Conservation Area status is assumed to apply to the whole landscape feature. It is not therefore necessary to define the width of a hedge or the span of a tree.

9. Conservation Area Changes and Justification

The below map shows the Conservation Areas as set out in 1991 and additional areas to be included in the revised boundary. Numbering on this map relates to the following text that lists and justifies each change.



Conservation Area boundary changes (originally consulted on in 2016)

9.1. Justification of the Conservation Area Changes

The below lists properties by site, and the justification for the Conservation Area being amended to include them.

Site	Property	Map Ref
Curtilage alignment of properties within the 1991 Conservation Area boundary		
Wood End	Apple Tree Cottage (24 Wood End)	1
	Coronation Cottage (26 Wood End)	
	Wood End Cottage (28 Wood End)	
	Old Oaks (18 Wood End)	2
	Mulberry House (20A, Wood End)	
	Yew Tree Cottage (20B, Wood End)	
	22 Wood End	
	1A Wood End	3
	1B Wood End	
The Green	Green Farm	4
Clays Lane	4A Clays Lane	5
Winslow Road	Brook Farmhouse (9 Winslow Road)	6
Church Street	Old Farm	7
	The Shoulder of Mutton	8
	Playing fields associated with the old School Hall	9
	The Old Vicarage, nos. 2, 2A and 6	10

Justification

The 1991 Conservation Area boundary cuts through several properties rather than following their boundaries. This can cause confusion regarding what is included within the designation and what lies outside it. Aligning the Conservation Area to these property boundaries, so the designation includes the whole curtilage of buildings reduces these doubts and the potential for disagreement.

Site	Property	Map Ref
Sites within the proposed Conservation area		
Wood End	Hemmingford House	11
<u>Justification</u>		
This modern house is located between historic properties and forms part of a cohesive group of buildings at the northern end of Wood End. Although modern, the building follows the linear form of development and building line of its neighbours and helps to maintain enclosure. It features prominently in views of the eastern side of Wood End from the moated site.		
Scheduled Ancient Monument	The former Moat Farm, with associated fields adjacent to the north, east and south-west	12
<u>Justification</u>		
This nationally important archaeological site is described in detail in Chapter 5.1, page 12. It is of clear historic and archaeological interest (recognised by its status as a Scheduled Ancient Monument). It is likely that this site played a pivotal role in the development of Little Horwood and therefore should be included within the Conservation Area boundary.		
Meadow View	Scott's Meadow and Hillside, Winslow Road	13
<u>Justification</u>		
These modern buildings are situated at the western end of The Green and the trees and fencing that marks their front boundaries follow the sweeping curve of the Winslow Road as it junctions with Church Street and forms a backdrop to views looking from the south-east. The buildings are contained within a triangle of land bordered to the south-east by the road junction, to the south-west by Hill Farm Lane and to the north by Church Street and the grounds of Hill Top Farm. Therefore although the buildings themselves may have a neutral impact, the historic building and landscape that surrounds them do make a positive contribution to the character and appearance of the village.		
Hill Farm	Winslow Road and immediate curtilage including small field to rear of Nos. 3, 5, 5A and 7, Church Street	14
<u>Justification</u>		
Hill Farm, is a grade II listed building situated on elevated ground at the north western end of the Green. Dating from the 16th century, the farm and its complex of agricultural buildings are not only historically, architecturally and visually significant, but are also important as a reminder of the fundamental role agriculture played in the development of the settlement.		
Jasmine Cottage (3), Viola Cottage (5), Nos. 5A and 7	Church Street	15
<u>Justification</u>		
This small collection of 19th and 20th century buildings on Church Street forms part of a larger cluster of eclectic buildings which line Church Street. The 19th century Jasmine Cottage, belongs to a group of buildings of similar date that reflect a period of significant growth within the village and is therefore not only attractive, but significant in terms of the contribution it makes to the social and economic history of the village. Nos. 5A and 7, are modern properties which, while of limited interest, do help to provide enclosure to the street. Since it is proposed that the buildings and land		

Site	Property	Map Ref
surrounding these building are included within the revised boundary, their inclusion will help to create a cohesive Conservation Area.		
Watercourse	Runs west from the northern end of Wood End, wraps around to the south-west and past the west side of the moat, and continues south west to the Green at the junction with Church Street and Winslow Road	16

Justification

This historic watercourse runs underground along the valley floor for much of its length. It is visible on early maps of the village, is an integral element of the form and development of Little Horwood and adds considerably to the character of the area. The stream should be included within the Conservation Area in recognition of its historic interest, its proximity to the historic moat, and its visual relationship with the historic areas of Church Street, the Green and Wood End.

Site	Property	Map Ref
Sites to be removed from the Conservation Area as set out in 1991		
Nos. 5 to 7 Winslow Road, 4A Clays Lane and Nos.	Land to the rear of properties	17
<u>Justification</u>		
The 1991 boundary cuts through this field which forms part of the landscape setting of the village. It is proposed that the boundary is amended to follow the boundary line of 4A Clays Lane.		
The Paddocks (1C), Wood End	Small portion of the garden	18
<u>Justification</u>		
The 1991 boundary was drawn to exclude The Paddocks, but does include a small piece of its garden. In order to avoid confusion, it is proposed that the boundary is amended to follow the north-eastern property line of 1A Wood End.		
Sites to be excluded from the Conservation Area		
Wood End	Area of late 20 th century housing	19
<u>Justification</u>		
The modern cluster of houses along the southern half of Wood End are neither historic or of sufficient architectural interest to warrant inclusion within the Conservation Area. While the form of the road itself is of interest, the number and concentration of modern properties within this area makes it difficult to justify inclusion within a Conservation Area designation.		
Due to the areas position at the periphery of the village, it is possible to exclude this area from the designation without impacting upon the cohesive character of the Conservation Area as a whole.		
Mursley Road	Area of late 20 th century housing	20
<u>Justification</u>		
Like the south-western half of Wood End, the houses located along the south-eastern end of Mursley Road are modern and lack sufficient historic and architectural interest to justify their inclusion within the proposed Conservation Area.		

10. Management Plan

There are several key features of Little Horwood that are essential elements of its character and which need to be considered in the future management of the Conservation Area.

AVDC has laid out general principles of Conservation Area Management in the following document:

- AVDC Conservation Area Management Plan District Wide Strategy (2009):
<http://www.aylesburyvaledc.gov.uk/conservation-area-management-plan>
- AVDC Conservation Areas Supplementary Planning Document (2011):
<http://www.aylesburyvaledc.gov.uk/aylesbury-vale-conservation-spd>

The site specific points below are to be read in conjunction with these documents and are not intended to be a management plan in themselves:

- Maintain the rural character of the village especially through the preservation of the hedges, trees and banks that line the carriageways. It is also important to maintain the connection between the village and surrounding countryside gained in part through views from within the village out into the surrounding landscape and also from outside the village looking in.
- Maintain the integrity of the key open spaces within the village in particular, The Green and around the moated site
- Recognise the key role played by St. Nicholas's Church and the moated site. The setting of both is fundamental to the identity and character of the village as a whole.
- Maintain the rural character of the village through the rationalisation of signage and street furniture. This can be achieved through undertaking a street furniture audit, (refer to the Aylesbury Vale Highway Protocol: <http://www.aylesburyvaledc.gov.uk/highway-protocol>)
- Encourage the retention of historic features (particularly windows and doors) where they survive on buildings, especially those buildings which are not listed and are therefore not protected by legislation.
- Where new development is deemed acceptable ensure that its form, layout, massing, materials and design reflect and respect the key characteristics of the built historic environment of the village as identified within this document.
- Overhead wiring around the village and in particular on The Green has a negative impact on the Conservation Area and the village as a whole. Efforts should be made to see if these cables could be placed underground and the poles removed.

11. Guidance and Useful Information

11.1. Bibliography

- Aylesbury Vale District Council 1991 Little Horwood Conservation Area review

11.2. Acknowledgements

- Historic England
- Little Horwood Parish Council

11.3. Useful Information on AVDC's Website

- Aylesbury Vale Conservation Area Supplementary Planning Document
- Conservation area leaflet
- Conservation area management plan
- Converting traditional farm buildings
- Doors in historic and listed buildings
- Glossary of terms
- List of Conservation Areas
- Map of conservation areas in the district
- Planning constraints and Planning Policy
- Satellite dishes
- Shop front information
- Thatching
- Windows in historic and listed buildings
- Witchert buildings






13. Appendix II: Asset Sheets



The following pages give list descriptions and photographs of the listed buildings in the Little Horwood Conservation Area together with details of Local Note buildings.




- Mursley Road
- The Green
- Clays Lane
- Winslow Lane
- Wood End




Structure	Status	Assessment of Significance
<p>The Old Farm, Church St</p> 	Grade II	<p>House. Late 16th-17th century. Timber frame with some curved braces, brick infill to south, whitewashed brick and plaster infill to north and rubble stone plinth. Thatch roof, half-hipped over lower right-hand bay. Large chimney between main right-hand bays has grouped shafts of thin brick. Brick chimney to left gable has large round oven projection of rubble stone. 1½ storeys and attic with dormer windows to rear. 3 main bays. Irregular 20th leaded casements, mostly 3-light, those to first floor partly in thatch. 2 board doors, one to right of left-hand bay, the other a lobby entry between right-hand bays with slightly arched lintel, casement. Additional bay to right is lower and weather boarded with door to left and 2 single leaded windows. Part of N. side has tiled lean-to.</p> <p>The building is visually attractive, and clearly visible in views along the street from the south. When approaching Little Horwood from the north, this is the first building seen on Church Street, and so articulates the entrance to the village.</p>
<p>Nos. 11, 13, 15, and 17, Church St</p> 	Local Note	<p>Terrace. 19th century. Brick with slate roof and large chimney stacks. 3 over 3 pane timber sliding sash windows, timber partially glazed doors.</p> <p>The terrace occupies a visually prominent plot, framing views along the street. The buildings are of some historic and architectural interest.</p>
<p>Church Cottage, 9, Church St</p> 	Local Note	<p>Detached 19th century cottage. Extended to rear. Brick with slate roof. Large pane sash windows to front elevation. Elsewhere top hung uPVC replacements. Central enclosed porch with timber partially glazed door to front elevation.</p> <p>The building is prominent in views along the street and is of some historic and architectural interest as it forms part of a group of 19th century buildings with the adjacent terrace.</p>




Structure	Status	Assessment of Significance
<p>Shoulder of Mutton, Church St</p> 	Grade II	<p>Public house. 15th, altered and extended 16th -17th century and later. L-plan 16th -17th century wing along road is part timber framed. Part whitewashed brick. Right-hand bays have curved tension braces and are partly jettied to rear. Tiled roof, half-hipped to left, chimney between left-hand bays has 2 brick shafts linked by arch. 2 storeys, 4 bays. Barred wooden casements, 3-light in 2 left-hand bays and ground floor of bay 3, paired to ground floor of bay 4. Right-hand bays have no upper windows, 3 ground floor windows to right have segmented heads. Blocked doorway to centre. Rear wing has one blade of cruck truss, exterior of brick, rendered to ground floor and thatch roof with central brick chimney. 1½ storeys, 2 bays. Barred wooden casements, those to ground floor with segmental heads. Central 19th century panelled door with minimal wooden hood. Extended one bay to right in chequer brick with similar casements. Further extensions to right, part timber framed with whitewashed brick infill, part weather boarded, all under thatch roof. Weather boarded outbuildings with tiled roofs attached to far right.</p> <p>The building is extremely prominent in views along the street, and is the first building on the left hand side of the road on the approach from the north into the village. The building is positioned abutting the road edge, partially blocking views for traffic travelling along the street. The building has a number of particularly interesting architectural features, including a tall, double chimney stack with arched bracing at the top. The range of barns to the rear of the building are of historic interest in their own right, and they form part of the statutorily listed structure.</p>




Structure	Status	Assessment of Significance
<p>Church of St Nicholas, Church St</p> 	<p>Grade II*</p>	<p>Parish Church. Nave early 13th century, chancel and S. aisle originally 14th century, C15th century W. tower, 19th century S. porch, all very much restored 1889. Coursed rubble stone, tower of dressed stone with restored ashlar top stage. Tiled roofs to nave and chancel, lead roof to aisle. W. tower of 3 stages has diagonal buttresses, battlemented parapet, 2-light traceried openings to bell-chamber and over W. door, and door with moulded 4-centred arch. N. wall of nave has buttresses, 2 19th century 3-light traceried windows and blocked doorway with chamfered arch. S. aisle has restored 3-light Decorated window to west, and 2 3-light cusped windows with flat heads to south, S. door has double hollow chamfered arch and hood. Rendered porch. Chancel has 19th century Decorated windows, 2 2-light to south, one 2-light and one single light to north, and one 3-light to east., small S. door in hollow chamfered arch and hood, restored.</p> <p>The building is visually prominent on Church Street, but also from much further afield. It is a landmark, visible from some distance away and marking the location of the village in long distance views. The building is set on the highest ground within the village to accentuate this visibility. The building is of considerably historic and architectural interest, as recognised by its high listing grade.</p>
<p>Churchyard Wall, Church of St Nicholas, Church St</p> 	<p>Local Note</p>	<p>The churchyard is enclosed by an attractive, roughly coursed, stone wall of around 1.5 meters in height. The wall frames views along the street, and is visually important.</p>




Structure	Status	Assessment of Significance
<p>The Old Vicarage, Church St</p> 	Grade II	<p>House. 17th century, altered and extended late 19th century -early 20th century. Timber frame exposed on S.E. side with brick and rendered infill, remainder covered with pebbledash. Tiled roofs, c.1900 bargeboards, central brick chimney. 2 storeys and attic, 4 original bays. S.E. front has flanking gabled bays, that to left with 2 barred sash windows to each main floor and casement to attic, that to right with lean-to to ground floor, square bay window with sashes to first floor, small leaded casement to attic, and external brick chimney. Of the 2 centre bays that to left is blank, that to right has barred casements, 4-light to ground floor, French doors to first floor, and paired casement in gabled attic dormer. Entry to N.W. in gabled porch. Circa 1900 extension to S.W. is part pebble dashed and part tile-hung with tiled roof, brick chimneys and barred casements.</p> <p>The building is prominent in views along the street from the north, and in views across the churchyard. The building is also of historic and architectural interest. The Edwardian south west façade is unusual in the context of Little Horwood, which is characterised by 19th cottages and small 18th century timber framed buildings.</p>
<p>Vicarage Wall, The Old Vicarage, Church St</p> 	Local Note	<p>The Old Vicarage garden is enclosed to the south west by an attractive, curved, brick wall of around 1.5 meters in height. The wall frames views along the street, and is visually important.</p>




Structure		Status	Assessment of Significance
Cherry Tree Cottage, 3, Mursley Road		Local Note	<p>Detached 19th century cottage. Extended to rear. Brick with slate roof, pair of gable end chimney stacks frame house. Casement windows with arched brick reveals. Central enclosed porch with timber partially glazed door to front elevation.</p> <p>The building is prominent in views along the street and from The Green and is of some historic and architectural interest.</p>
Wall, Cherry Tree Cottage, 3, Mursley Road		Local Note	<p>Short, red brick wall with modern brick capping. Attractively mottled in appearance. Prominent in views from the street and across The Green.</p>
Ivy Cottage, 7, Mursley Road		Grade II	<p>House and shop. 17th century, altered. Left gable shows timber frame with diagonal braces and brick infill. Frame also visible inside in rear wall and trusses. Front wall rebuilt in brick with colourwashed render to first floor. 20th century pantile roof, raised eaves, central C20 brick chimney, 2 storeys, 2 bays. 20th century paired barred wooden casements, 3 to ground floor with cambered heads, 2 to first floor. Barred and glazed door with cambered head to left. Double panelled doors, top-lit, to centre with gabled hood. Lower 2-storey extension with shop to left is rebuilt with similar casements, paired to first floor, canted bay window to ground floor and half-glazed door to left. Lean-to to rear.</p> <p>The building is prominent in views along the street and from The Green and is of both historic and architectural interest.</p>




Structure		Status	Assessment of Significance
The Old Crown, 9-11, Mursley Road		Grade II	<p>Public house. 17th century, altered. Timber frame with brick and plaster infill to left gable. Front rebuilt in brick. Thatched roof, half-hipped to left hipped to right. Brick chimney between left-hand bays. 1½ storeys, 3 bays. Barred wooden casements, 3-light with segmental heads to ground floor, 2-light to first floor partly in thatch. 20th century bow window between right-hand bays with entry to right. Main entry between left-hand bays has C20 gabled porch. 20th century extensions to rear.</p> <p>The building is prominent in views along the street and from The Green and is of both historic and architectural interest.</p>
The Old Laundry, 16, Mursley Road		Local Note	<p>Early 20th century house, in arts and crafts influenced. Thatched roof with decorative ridge. Brick chimneys. Walls of painted brick with some decorative brick detailing. Metal leaded light casement windows.</p> <p>The house is visually attractive and of architectural interest in its own right. In addition it adds considerably to the character and appearance of the Conservation Area, especially during winter months when it is clearly visible from a number of vantage points along Mursley Road.</p>
Memorial Hall, Mursley Road		Local Note	<p>Small, 20th century village hall. Single storey with shallow pitched roof. Roughcast render with projecting canopy porch.</p> <p>The building is valued by the community as an important amenity, and is unusual in terms of its form in the context of Little Horwood village. The building is prominent in views along the street, and from the junction with Wood End.</p>




Structure	Status	Assessment of Significance
Watercroft, 2, Mursley Road		Grade II House. 17 th century with 20 th century extensions. Timber frame with diagonal braces and whitewashed brick infill. Thatched roof, brick stack to S. gable. 1½ Storeys, 2 bays, gabled to street. Gable end has paired barred wooden casements to both floors. N.W. side has 20 th century window to left, entry and paired barred casement in glazed porch, and 20 th century extension of whitewashed render with pantile roof projecting from second bay. First floor has 3-light barred casement in thatch. The building is of architectural and historic interest, and forms part of a visually attractive cluster of buildings at the junction of Mursley Road and Winslow Road.
The Clays, 4 Mursley Road		Local Note House, 19 th century. Slate roof with white painted diamond tile hanging on gables. Chimney stacks on ridgeling at gable ends. Walls are painted brick. First floor has 3 no. 8 over 8 pane timber sash windows, ground floor has 2 no. sashes to either side of central panelled timber door. Small, flat projecting canopy porch above door. The building is extremely prominent in views across The Green and along Mursley Road. The building is of historic and architectural interest, and forms part of a group of interesting buildings which front onto The Green.
The Old Sweet Shop, 6, Mursley Road		Local Note Small, late 18 th or 19 th century cottage, gable end chimney stack to left hand end. Painted brick with red clay tile roof. The roof pitch is steeper than that of neighbouring slate roofed buildings. Timber, casement window. Central enclosed porch with timber, partially glazed door. The building is extremely prominent in views across The Green and along Mursley Road. The building is of historic and architectural interest, and forms part of a group of interesting buildings which front onto The Green.




Structure	Status	Assessment of Significance
<p>Lavender Cottage, 8, Mursley Road</p> 	Grade II	<p>House, at one time a row of cottages. Late 17th century. Timber frame with whitewashed brick infill. Thatched roof, brick chimney to gables and between right-hand bays. 1½ storeys, 3 main bays. Irregular 20th century leaded casements to ground floor, 2-light in thatch of left-hand bays. Small paired barred casement to stairs between left-hand bays. 20th century stable door between right-hand bays with small narrow casement to left. Phoenix fire insurance plaque to centre. Lean-to at left end is of whitewashed brick with board door and single casement.</p> <p>The building is of architectural and historic interest, and its thatched roof is visually prominent in views along the street. The building forms part of a group of interesting buildings at the junction of Mursley Road with The Green.</p>
<p>No. 1, The Green</p> 	Grade II	<p>House. 17th century. Timber frame with whitewashed brick infill. Steeply pitched tile roofs, once thatched, half-hipped at outer ends. Small brick stack to centre of main block. One storey and attic, 3 bays, that to the right lower. 20th century barred wooden casements, 2-light to ground floor outer bays and in roof of left-hand bays, 3-light to ground floor centre. Small single casement in roof between left-hand bays. Lobby entry to rear at centre of main block has gabled timber porch with shaped bargeboards. Interior has large stone open fireplace and staircase in line. Whitewashed brick extension to rear of lower bay.</p> <p>The building is of historic and architectural interest, and forms part of a group of interesting buildings at the junction of Mursley Road with The Green.</p>
<p>Garage to No. 1, The Green</p> 	Local Note	<p>Small garage with room above between Lavender Cottage and No. 1 The Green. Appears to be 19th century in date, probably originally a cart shed or stable. Painted render with slate roof and heavy timber garage doors.</p> <p>The building is extremely prominent in views from Mursley Road and the small side street that abuts The Green.</p>




Structure		Status	Assessment of Significance
Green Farm, The Green		Local Note	<p>Originally a traditional cottage, likely 19th century in date, now much extended to the sides, with modern roof of machine made tile. Enclosed porch of brown brick.</p> <p>The building is of limited architectural interest, but is of some historic interest and is prominent in views from The Green.</p>
Nos. 3, 4, and 5, The Green		Local Note	<p>Terrace of cottages, 19th century. Slate roofs with brick chimneys and terracotta chimney pots. 2 over 2 sash windows with flattened brick arches. Walls are red brick, with some paler brickwork (headers) creating a slightly patterned appearance reminiscent of diaper work.</p> <p>The terrace is of historic and architectural interest, and is prominent in views across The Green. It forms part of a cluster of important buildings which fronts The Green.</p>
Nos. 9 and 10, The Green		Grade II	<p>Small house, formerly 2 cottages, Late 18th-early 19th century, possibly earlier. Brick, left-hand bay has chequered red and white brick. Steeply pitched thatch roof, brick chimneys to right gable and between left-hand bays. 1½ storeys, 3 bays, Paired barred wooden casements in right-hand bays and in thatch, paired leaded casement to ground floor left. All ground floor openings have cambered heads. Board doors to left and between right-hand bays.</p> <p>The building is of historic and architectural interest, and is prominent in views across The Green. It forms part of a cluster of important buildings which fronts The Green.</p>

Structure		Status	Assessment of Significance
No. 1, Clays Lane		Local Note	<p>Detached 19th century cottage. Extended to side. Brick with slate roof. Brickwork is decorative with diaper patterning to front elevation. Timber casement windows to front elevation. Central enclosed porch with timber partially glazed door to front elevation. Gable end chimney stacks.</p> <p>The building is prominent in views along the street and is of some historic and architectural interest as it forms part of a group of 19th century buildings with the adjacent cottage.</p>
The Firs, 5 Clays Lane		Local Note	<p>Detached 19th century cottage. Extended to side. Painted render with slate roof. Timber 8 over 8 pane sash windows to main front elevation, with casements on the extension. Central enclosed porch with timber partially glazed door to front elevation. Gable end chimney stacks.</p> <p>The building is prominent in views along the street and is of some historic and architectural interest as it forms part of a group of 19th century buildings with the adjacent cottage.</p>
Brook Cottage, 1, Winslow Road		Local Note	<p>Cottage, 19th century with a number of extensions. L-shaped. Slate roof with ridge tiles. Brick chimney to north gable end and in angle of the L-shape. Walls are cream painted brick. Windows have been replaced with uPVC. A small conservatory and an open porch have been added to the building in more recent years.</p> <p>The building is of historic and architectural interest, and is visually prominent in views along Winslow Road. It forms part of a cluster of important historic buildings at the junction of Mursley Road and Winslow Road</p>

Structure	Status	Assessment of Significance
<p>Chapel Cottage, 3, Winslow Road</p> 	Local Note	<p>Single storey house, 19th century. Formerly a chapel. Slate roof, rendered walls and uPVC casement windows.</p> <p>The building is of historic interest, and is visually prominent in views along Winslow Road. It forms part of a cluster of important historic buildings at the junction of Clays Lane and Winslow Road.</p>
<p>Snows Cottage, 7 Winslow Road</p> 	Local Note	<p>Cottage, 19th century, possibly originally a terrace. Slate roof with decorative ridge tiles. Central rendered chimney, without pots. Walls are white painted brick with black painted arched brick window headers. Windows have been replaced with uPVC. Projecting gabled bay at right hand end, and smaller projecting enclosed porch between left hand and central bays.</p> <p>The building is of historic and architectural interest, and forms part of a cluster of important historic buildings at the junction of Clays Lane and Winslow Road.</p>
<p>Brook Farmhouse, 9 Winslow Road</p> 	Local Note	<p>House, 19th century. Slate roof, single brick chimney to right hand gable. Gable end wall rendered and painted. Front wall brick, with some decorative brick detailing above windows. First floor central window is 1 over 1 pane sash with an arched top sash. On either side are 2 no. 2 over 2 pane sash windows. Ground floor has two large bay windows with narrow side lights and 3 over 3 (large central pane) sash windows in centre, either side of a central timber door.</p> <p>The building is of historic and architectural interest, and is visually prominent in views along Winslow Road. It forms part of a cluster of important historic buildings at the junction of Clays Lane and Winslow Road.</p>

Structure		Status	Assessment of Significance
Hill Farm, Winslow Road		Grade II	House. Late 16 th century. Timber frame with some close studding to ground floor, and jettied first floor with curved braces. Brick infill, rubble stone plinth. Right-hand bay is of brick. 20 th century tiled roof, brick chimney to right gable and between left-hand bays. 2 storeys, 3 bays, that to centre wide. Irregular casements, mostly 3-light leaded. Centre of ground floor has canted oriel window with moulded wooden cornice top and barred windows. Paired barred wooden casement to first floor between left-hand bays, possibly with original entry, now blocked, below. 2 ledged doors. Royal Exchange fire insurance plaque to first floor of right bay. Rear has round rubble stone oven projection. 18 th -early 19 th century weather boarded outbuilding with tiled roof attached to left.
Wood End Cottage, 28, Wood End		Grade II	House. Late 17 th -early 18 th century. Timber frame of slight scantling with some small curved braces. Whitewashed brick infill. Half-hipped tiled roof, off-centre 20 th century brick chimney. One storey and attic, 2 bays. S. front has irregular single barred casements, 3 to ground floor, one just below eaves to off-centre staircase, another in gabled dormer. Gable to road has similar casements, 1½ to ground floor, 2 to first floor. Entry in whitewashed brick extension to far end.
Wood End Cottage, 28, Wood End		Local Note	3 bay, triple pile timber frame and brick infill. Part of Wood End Cottage. Casement windows, brick chimney and half hipped tiled roof. The building is unusual, in that the extension portion of the house is far larger (at least when viewed from the road) than the main house. The triple pile portion has two valley gutters between the roof slopes. As it is attached to the listed building, it technically forms part of the listing. However, its visual dominance makes it also a building of Local Note in its own right.

Structure		Status	Assessment of Significance
Coronation Cottage, 26, Wood End		Local Note	<p>Detached 19th century cottage. Large 2 storey rear extension, and smaller single storey side extension to right hand side. Tiled roof. The tiles have the appearance of machine made tiles. There are chimneys on ridgeline at both gable ends and a smaller one is present on the single storey side extension. Terracotta pots. Brickwork is painted white. Timber 2 over 2 sash windows – three at first floor on the front elevation. Ground floor windows are deep bays, with 2 over 2 sashes in the central section and 1 over 1 sashes in the side sections. The bay windows sit either side of a central timber panelled door, with projecting canopy.</p> <p>The building is prominent in views along the street and is of historic and architectural interest. It forms part of a group of important historic buildings with the adjacent cottages on Wood End.</p>
Apple Tree Cottage, 24, Wood End		Grade II	<p>Cottage. 15th century, altered 17th century and extended 19th century and 20th century. Timber frame with one cruck truss partly exposed in left gable. Whitewashed brick infill, right gable rendered and whitewashed. Thatched roof, brick chimney to left. One storey and attic, one bay. Front has glazed and barred 20th century door to centre with paired barred casement to right. Similar casement to attic in right gable. Later extensions to left are of whitewashed brick and render with slate roofs. Single storey bay to front has similar casement and 4-panelled ledged door in left return wall. Later 2-storey and single storey extensions set back have 19th century boarded door and 20th century barred wooden casements.</p>
Wood End Farmhouse, 22, Wood End		Grade II	<p>House. 17th century, altered and re-faced early 19th century. Rear and N. gable have timber frame with brick and rendered infill. Gables are covered with asbestos slates. Front and S. end are of brick with off-set eaves. Old tile roof, off-centre chimney has 3 square stacks of thin brick set diagonally on stone base with shaped brick modillions. 2 storeys, 3 bays. Ground floor right-hand bays have barred sash windows, remaining windows are paired barred casements. Openings to ground floor and left-hand bay have segmental heads. 4-panelled door between right-hand bays with paired casement above.</p>

Structure	Status	Assessment of Significance
<p>Wall to 22, Wood End</p> 	<p>Local Note</p>	<p>Wall, red brick built, predominantly Flemish bond, with stretcher bond courses at base. Square piers to either side of central pedestrian gate and to both ends of wall. Coping of bricks on their side with headers facing the carriageway.</p> <p>The wall is visually prominent in views along Wood End and is of some historic interest.</p>
<p>City Cottage, 20, Wood End</p> 	<p>Local Note</p>	<p>Small cottage. 16th or 17th century in appearance. The building is a curtilage listed building associated with Old Oaks. Thatched roof with decorative ridge. Central brick chimney. Walls are a mixture of red brick and brick in-filled timber framing. Timber casement windows and timber planked door. The building has a small lean to extension to the left hand side.</p> <p>The building is prominent in views along the street and is of considerable historic and architectural interest. It forms part of a group of important historic buildings with the adjacent cottages on Wood End.</p>
<p>Old Oaks, 18, Wood End</p> 	<p>Grade II</p>	<p>House. Late 16th century, altered. Timber-frame with close studding to ground floor and jettied first floor. 20th century brick infill, part colour washed. Right gable and ground floor of left gable rebuilt 17th century in rubble stone, upper part of right gable now covered in colour washed roughcast. Old tile roof, hipped to left. Brick chimneys to gables and between right-hand bays. 2 storeys and attic, 3 bays. Irregular 20th century leaded windows, 3-light in left-hand bays, 2-light to lower right, 2 single lights to upper right. Lobby entry between right-hand bays has lintel with 4-centred arch, altered. 20th century attic dormer to left side. 20th century extensions in colour washed brick to rear and set back to left.</p>