

Singleborough Conservation Area



*Designated by the Cabinet on behalf
of the Council on 18th December 2012
following public consultation*

**Singleborough
Conservation Area
December 2012**



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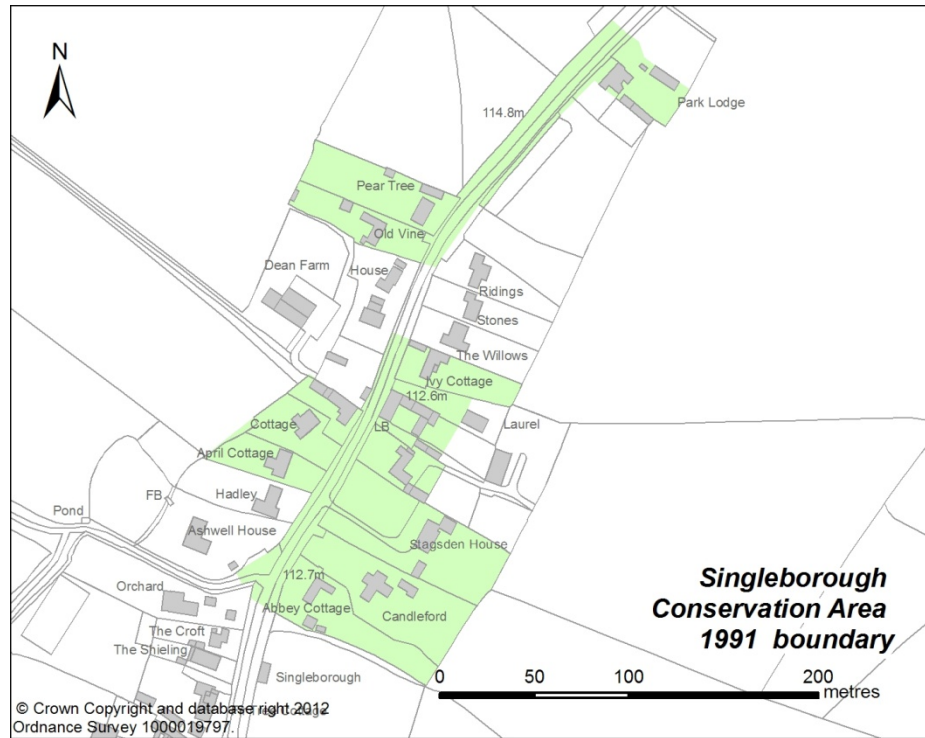
18th December 2012 following public consultation

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

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CHAPTER 1 – Introduction

The Singleborough Conservation Area was designated by Aylesbury Vale District Council on the 16th October 1991 and has 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 boundary of the Singleborough Conservation Area.



The Singleborough Conservation Area has now been reviewed and this new Conservation Area Appraisal has been produced. This appraisal identifies those elements which make the Singleborough Conservation Area special and worthy of designation. This document also outlines a number of proposed changes to the boundary of the area.

It is acknowledged that this document cannot be 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 with Aylesbury Vale District Council's statement of Community Involvement, as adopted in October 2006.

CHAPTER 2 – Planning Policy

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

The process of review and designation of Conservation Areas adopted by AVDC is laid out in the AVDC Conservation Areas Supplementary Planning Document (March 2011) and is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The process has also been laid out with regard to general principles in the National Planning Policy Framework 2012 (and associated guidance).

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

- explains the reasons and justifications for the designation
- defines the special architectural and historic interest of the area
- increases public awareness of the historic built environment
- informs decisions relating to design and development
- informs decisions regarding the management of the area
- guides the form and content of new development
- aids decision making in relation to planning appeals

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 within historic areas should not be allowed to obscure the special interest of a place, and designation, along with other forms of protection, must inform planning decisions relating to the historic environment.

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 contained within Appendix II of this document.

In Appendix III is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

CHAPTER 3 – Summary

Singleborough is a tiny hamlet situated within the Parish of Great Horwood roughly half a mile to the north west of Great Horwood village.

The Conservation Area in Singleborough is in two parts and covers only a small number of the most historic houses in the settlement. The 1991 boundary did not reflect the cohesive group of buildings (both modern and historic) which form the upper part of the hamlet. This draft appraisal proposes a number of small extensions to the designated area which will create a single, larger Conservation Area. This area will include historic buildings, and a small number of more recent houses which form a cohesive group with the historic buildings and whose plot forms follow historic boundary lines.

Landscape Setting

Singleborough occupies a springline position, roughly half way up a wide ridge which runs south-east from Great Horwood to Stewkley. There are a number of ditched streams bordering both the street and footpaths within the settlement, reflecting the springline location of the hamlet. The sound of running water is present in many locations within the hamlet, and adds to the individual character of the place.

Settlement Type

The hamlet is linear in form, with the majority of buildings being set back from the road edge in large plots.

Plan Form

Spaces between buildings are irregular, and there are some gaps between plots. In the southern half of the village, and on the approach from Great Horwood, the road level rises relatively steeply. From Ashwell House the road through the settlement is fairly level, with only small undulations in height.



Views over surrounding countryside



Views along Singleborough Lane



Open gulleys and streams line the street



Agricultural buildings reflect the settlement's history



Most houses are set back from the road edge behind gardens

Historic Development

There is little evidence of overall planning in the settlement today, although this may be due to historic settlement shrinkage. Early County maps from the 18th and 19th centuries indicate that the settlement was once larger than it is today.

Building Form

Buildings tend to be detached, and sit in the centre of their plots. Most are positioned parallel to the street, with ridge lines following the orientation of the street. Two storey buildings are the most common form in the hamlet, although there are examples of 1 and 1 ½ storey buildings.



Buildings generally sit in the centre of wide plots

Settlement Identity

Singleborough is a small hamlet, closely associated with the village of Great Horwood. The hamlet's identity is that of a small community. Throughout the hamlet there is a strong sense of ownership and residents take good care of their buildings and private space.

Pressure for change in Singleborough is very low, although there has been some 20th and 21st century development in the hamlet.

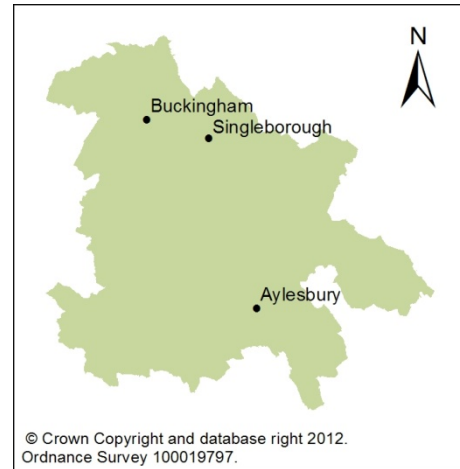


The wide grass verges and trees enhance the green appearance of the conservation area

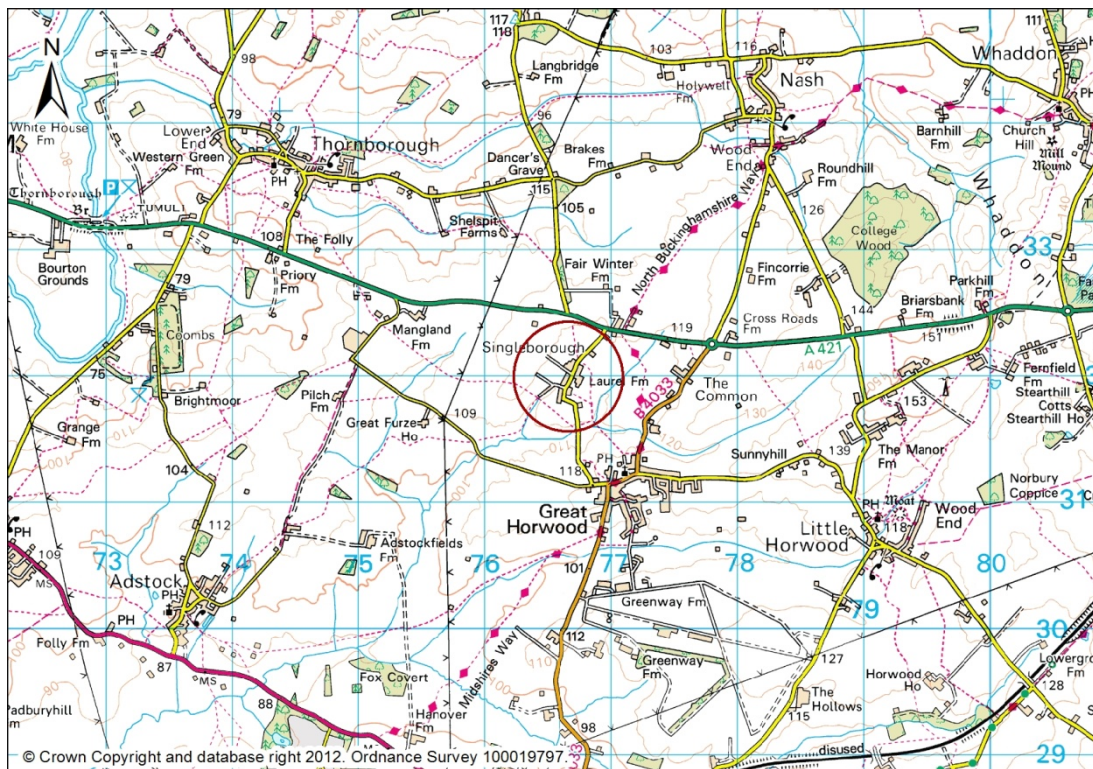
CHAPTER 4 – Location and Context

Location and Context

Singleborough is a tiny hamlet, situated roughly half a mile to the north west of Great Horwood village. The settlement lies 5 miles south-east of Buckingham and roughly 13 miles north of Aylesbury. The hamlet has a linear form, with houses in wide plots lining both sides of a single street. This plan form is characteristic of historic agricultural settlements, although most of the residents no longer rely on farming as their primary source of income.

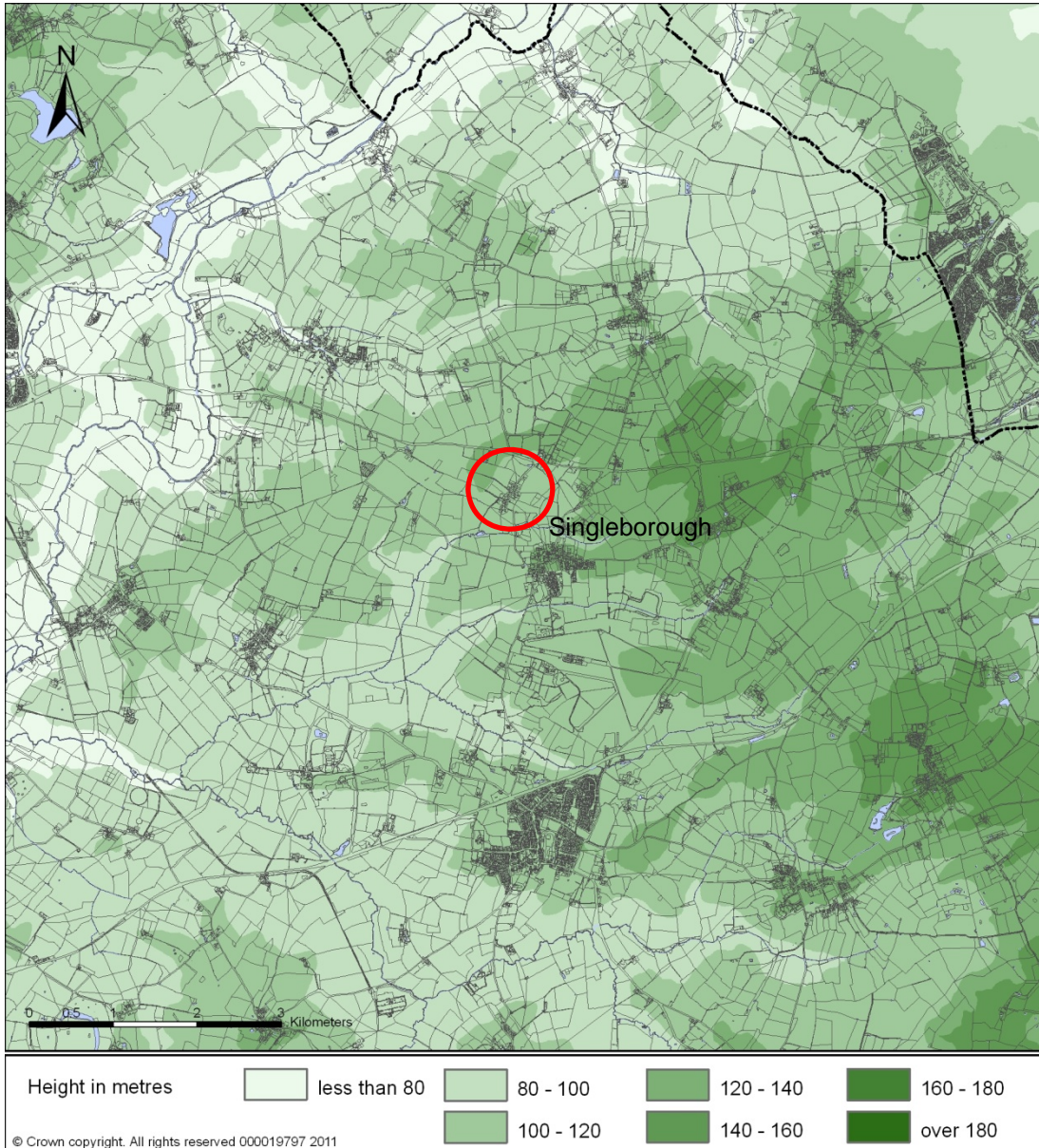


Singleborough contains just 26 properties and has a population of approximately 75 (Parish Council data, 2012).



Landscape Setting

Singleborough occupies a springline position, roughly half way up a wide ridge which runs south-east from Great Horwood to Stewkley. There are a number of ditched streams bordering both the street and footpaths around the settlement, reflecting the springline location of the hamlet. The sound of running water is present in many locations within the hamlet, and adds to the individual character of the place.



The underlying geology around Singleborough is mudstone, with glacio-fluvial deposits of sand and gravel. As a result there is very little nearby building stone available. This has influenced the design and structure of the buildings in the hamlet - building materials are predominantly brick and timber frame, with very few examples of stone or flint building.

CHAPTER 5 – Historic Development

Early Origins

The history of Singleborough is closely linked with that of nearby Great Horwood. Singleborough may be Saxon in origin. However, the first documentary reference to Singleborough is in the Domesday book (1086), when the manor was held by Walter Giffard, first Earl of Buckingham. Giffard also held the adjacent Manor of Great Horwood and the ownership of the two manors remained combined for much of their history.

Documentary records from the 15th century reference the presence of a chapel at Singleborough, and archaeological remains visible today suggest that this might have been located to the east of the Singleborough to Great Horwood Road.

18th and 19th centuries

During the post-mediaeval period Singleborough benefitted from its position, sitting astride the principal post mediaeval road from Buckingham to London. To the north east was the Harwood Common, and beyond that the Royal hunting forests of Whaddon Chase.

The Jefferies County Map of 1770 shows the street through Singleborough to be considerably wider than today, with buildings abutting the road edge. The road has since narrowed, but the overall plan form of Singleborough has changed little since the late 18th century.

In 1799 Singleborough was enclosed by Act of Parliament. It may be that the road was also narrowed at this point. Otherwise, enclosure appears to have had little impact on the overall shape and size of the settlement, but changed considerably the shape and layout of surrounding fields and the Harwood Common area.

The Bryant Map of 1825 shows Singleborough to be a linear development of scattered groups of buildings – presumably farms.



Above: Jefferies Map, 1770 and

Below: Bryant Map, 1825, showing the changing relationship between Singleborough and Great Horwood (Harwood Magna) and Harwood Common.

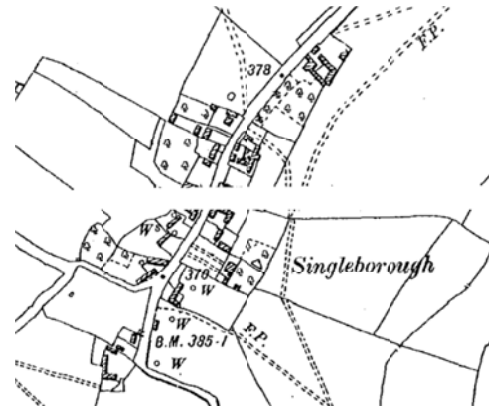


20th century

This basic form of Singleborough has changed very little since the early 19th century, although a number of the buildings have been replaced over the years, and a small number of new houses have been constructed in the hamlet.



1882 Ordnance Survey

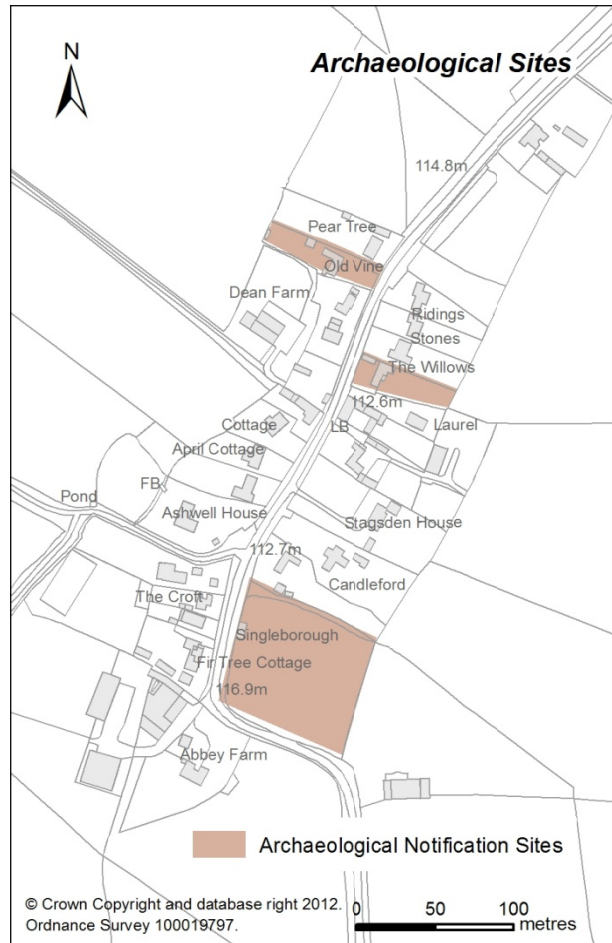


1900 Ordnance Survey

Archaeology

Singleborough, as a settlement with possibly Saxon origins, is an area of high archaeological potential. The hamlet contains three archaeological notification sites – areas of particularly high archaeological potential. One of these sites, at the southern end of the village, contains a number of earthworks which may be remains of mediaeval house platforms, possibly associated with the footings of the mediaeval Singleborough Chapel. These buried remains, whilst obvious on aerial photographs, are not easily visible on the ground.

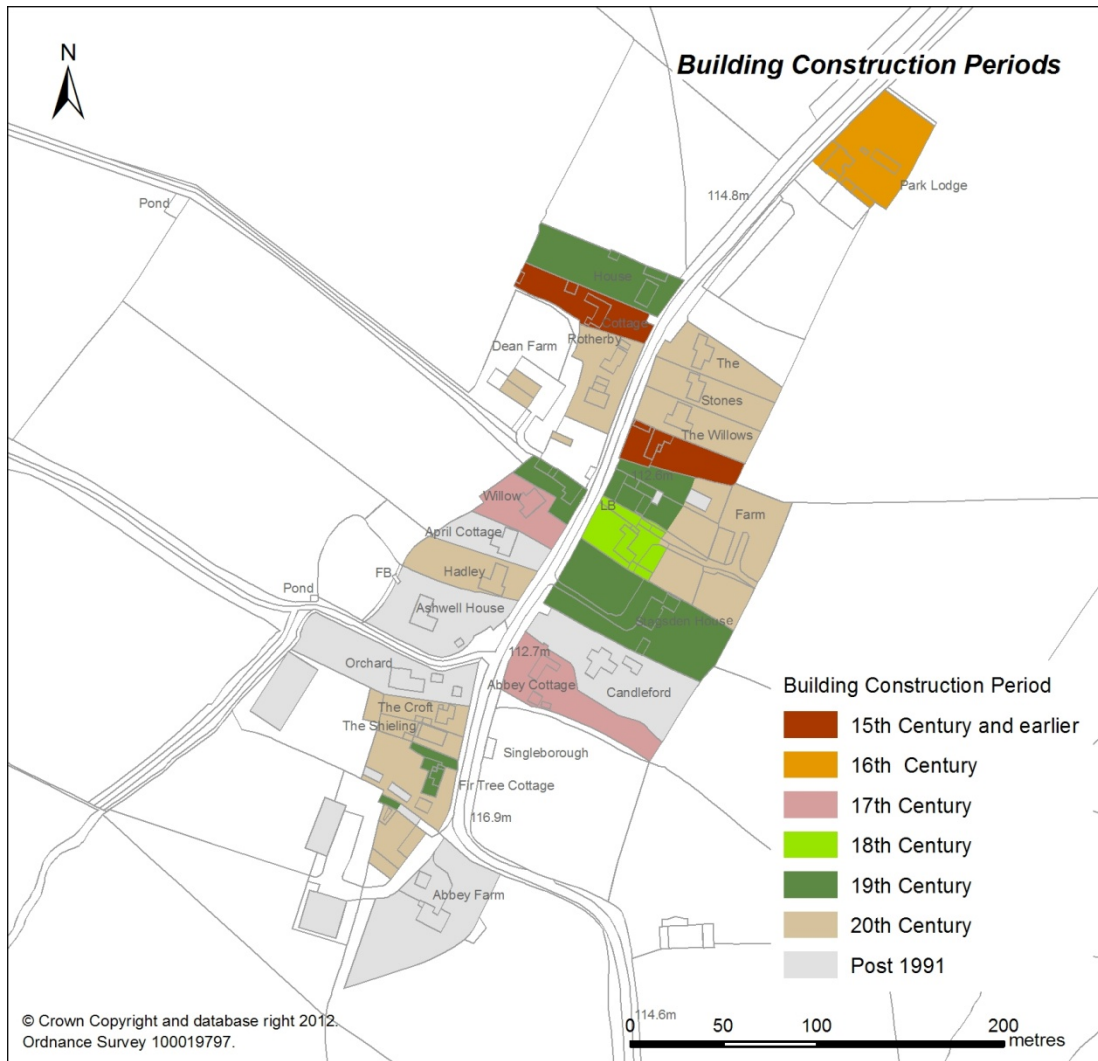
The plan (right) shows the recognised archaeological notification sites in Singleborough.



© Crown Copyright and database right 2012. Ordnance Survey 100019797. 0 50 100 metres

Surviving historic buildings

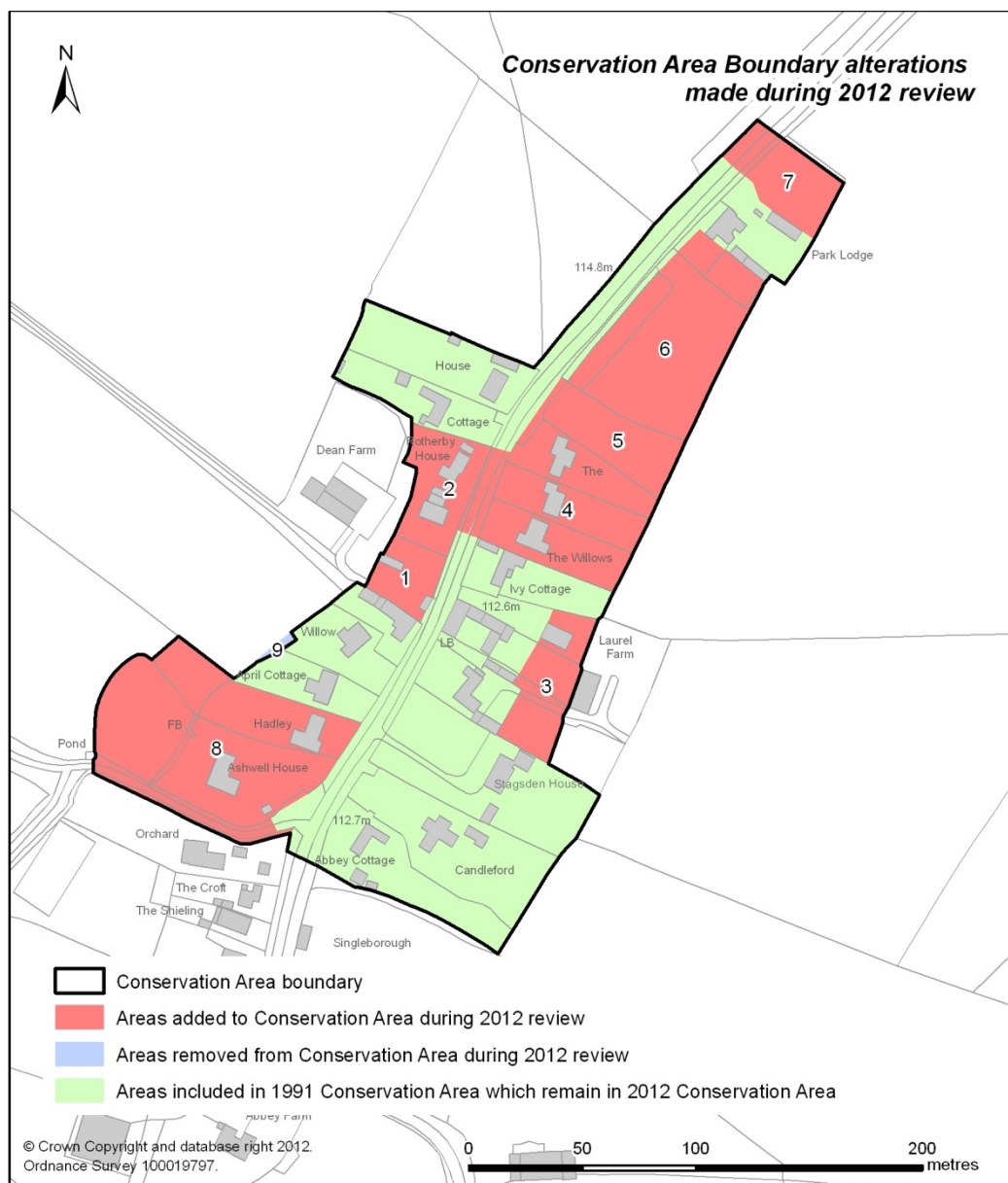
The plan below shows the earliest surviving period of construction of each building within the core of Singleborough.



CHAPTER 6 – Alterations to Boundary

The principles applied in defining the Conservation Area boundaries are included in the AVDC Conservation Area SPD (published in March 2011). 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.

The following alterations to the 1991 Conservation Area boundary were approved by Cabinet on 18th December 2012.



Areas added during 2012 review

1. Land between Old Dean Farm and Dean Farm

This area of land is an important gap site. The 1991 boundary included the farmhouse, but the associated 19th century outbuildings and land were not within this boundary. For this reason the area of land to the east of Old Dean Farm has been included within the Conservation Area boundary. The large 20th century open Dutch barns to the north of the site are not of any architectural or historic interest and are not to be included within the Conservation Area.



Land between Old Dean Farm and Dean Farm

2. Dean Farm and Rotherby House

Although these buildings are not of any great age, their scale and position within their plots reflects the historic grain of Singleborough Lane. Dean Farm occupies part of the site of an old rickyard. Rotherby House occupies the site of an earlier cottage, which burnt down in the 1950s. Both form part of a cohesive group of buildings which occupy the upper end of Singleborough Lane. The buildings have been included for their value and contribution as part of this group.



2. Dean Farm and Rotherby House

3. Land to the rear of Laurel Farm

The 1991 Conservation Area boundary at Laurel Farm cut through the curtilage of the historic farm buildings. The boundary has been amended to include the garden land associated with Laurel Farm. This amended boundary follows the line of the historic plot boundaries shown on the 1880s OS map of Singleborough.



3. Laurel Farm

4. The Willows, Stepping Stones and The Ridings

These buildings, whilst not of any great age or historical interest, occupy plots which have been formed through the subdivision of an historic farm. The rear boundaries of the plots follow the line of the historic field as shown on the 1880s OS map. In addition, the stone wall fronting Singleborough Lane to the front of The Ridings (once the outer wall of a farmyard building) is an important structure in views along the street, and is recognised as a structure of local note. The scale and position of the houses within their plots reflects the historic grain of Singleborough Lane, and they form part of the cohesive group of buildings which occupy the upper end of Singleborough Lane.



4. The Ridings with its boundary wall (once part of a farmyard building)

5. Land to the north east of The Ridings

This small piece of land, with a public footpath running through it, is an important green space in the hamlet. The eastern boundary of the land follows the historic boundary shown on the 1880s OS map.



5. Land to north east of The Ridings

6. Land to the south west of Park Lodge

This land is part of the curtilage of the listed building Park Lodge. At present the Conservation Area boundary cuts through the curtilage. The boundary has been amended to follow the boundary of the land to include the whole curtilage of Park Lodge.



6. Land to the south west of Park Lodge

7. Land to the north east of Park Lodge

This land is part of the curtilage of the listed building Park Lodge. The 1991 Conservation Area boundary cut through the curtilage of this building. The boundary has been amended to follow the boundary of the land to include the whole curtilage of Park Lodge.



7. Land to the north east of Park Lodge

8. Ashwell House and Hadley

These houses are of little historic or special architectural interest. However, the boundary features of the plots in which they sit are of historic interest (they are clearly visible on 19th century maps of Singleborough). The lane to the south-west of Ashwell House is of considerable age and part of the early plan form of the settlement. In addition these buildings form a close visual relationship with the cluster of historic buildings contained within the 1991 Conservation Area boundary.



8. Ashwell House

Areas removed during 2012 review

9. Small area of land to the rear of April Cottage and The Old Cottage

The 1991 Conservation Area boundary line did not exactly follow the rear boundaries of these plots. It has been amended to follow the boundaries of the plots to avoid confusion.

Areas not included in the Conservation Area boundary

Buildings at the southern end of Singleborough to the west side of Singleborough Lane (to the south-west of Ashwell House)

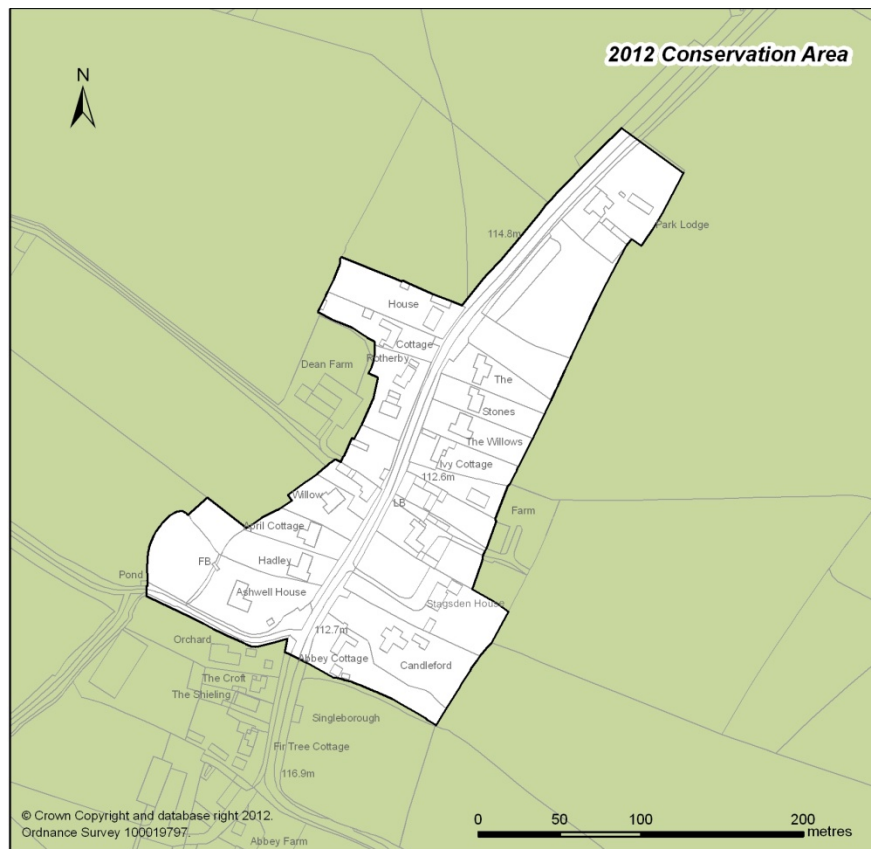
With the exception of Fir Tree Cottage which is of some historical interest, these buildings are not of any great age or architectural interest. The buildings at this end of the street are less visually connected with the cluster of historic buildings contained within the 1991 Conservation Area boundary.

Land to the south of Abbey Cottage and east of Fir Tree Cottage

This field is of some historic interest as the potential site of an early chapel, and it contains the remains of mediaeval house platforms. However, whilst these remains are visible on some aerial photographs, they are not so clearly distinguishable on the ground.

The site of the old chapel and house platforms in Singleborough is considered to form an important part of the setting of the Conservation Area, and views of, from and across the site are important to the character and appearance of the Conservation Area as a whole.

In general terms the inclusion of such archaeological sites within Conservation Areas does not add any extra protection to the remains.



CHAPTER 7 – Key Views and Vistas

Key views within and from Singleborough are identified on the plan below.

Views from and of the settlement are predominantly over adjacent fields, and the hamlet has a strong rural character. This is particularly true in the winter months, when the boundary hedges and hedgerow trees are not in leaf.

Views within the settlement are channelled along the main street, and are contained by buildings, walls and hedges, creating interesting unfolding views along the street.

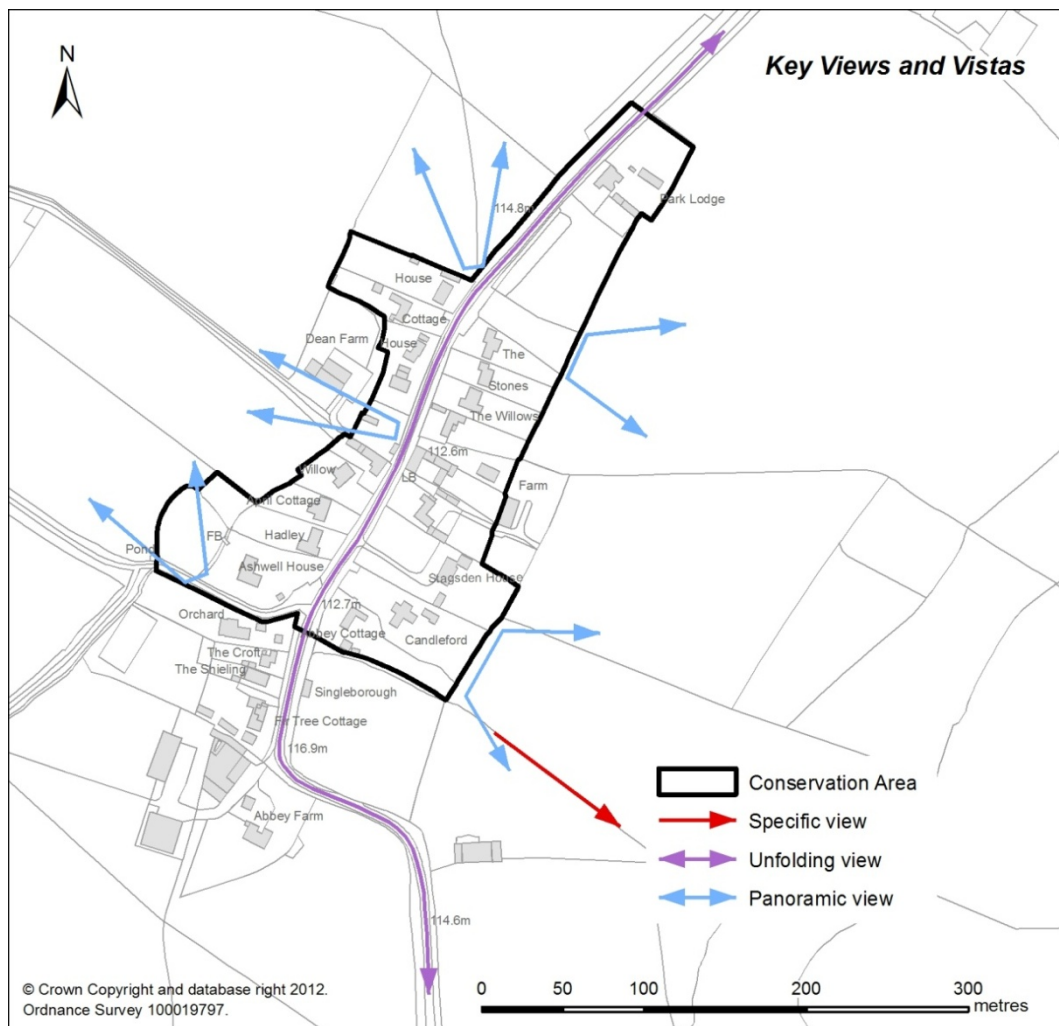
At the northern end of the hamlet, there are good views across the surrounding agricultural landscape. Similar landscape views are afforded between buildings within the hamlet (e.g. those adjacent to Park Lodge and Old Dean Farm).



Views from and of the settlement are predominantly over adjacent fields



Views within the settlement are channelled along the street

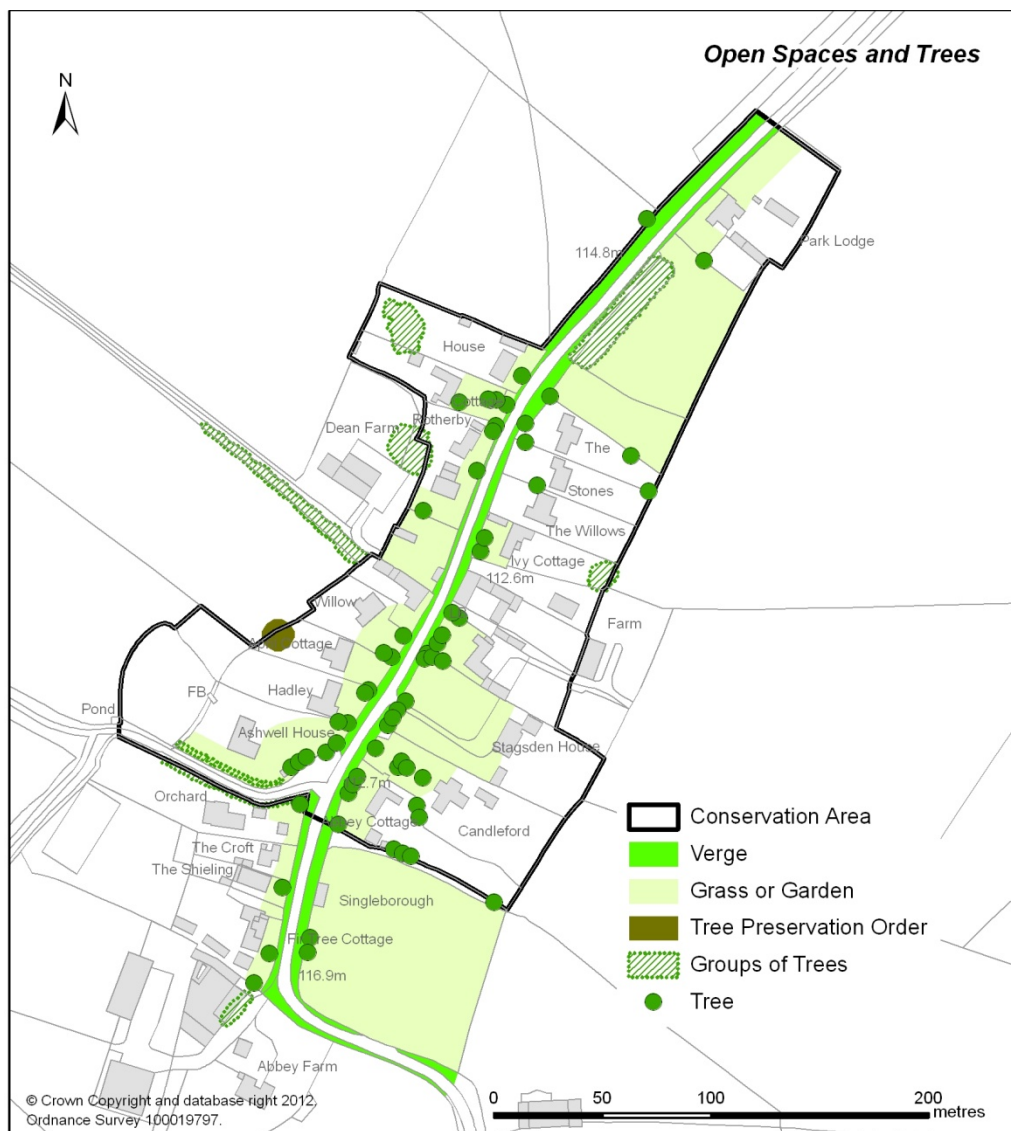


CHAPTER 8 – Open Spaces and Trees

Singleborough is very green, with a large number of trees and thick hedges lining plots and the main street create channelled views along the street. The wide grass verges on both sides of Singleborough Lane, give the impression of openness within the settlement, and the views to, from and of the hamlet over agricultural land provide a visual link between the buildings and the pasture and arable fields. This visual connection between built and green environment reflects the agricultural origins of the settlement.



Singleborough is very green, with many mature trees and hedges and wide grass verges

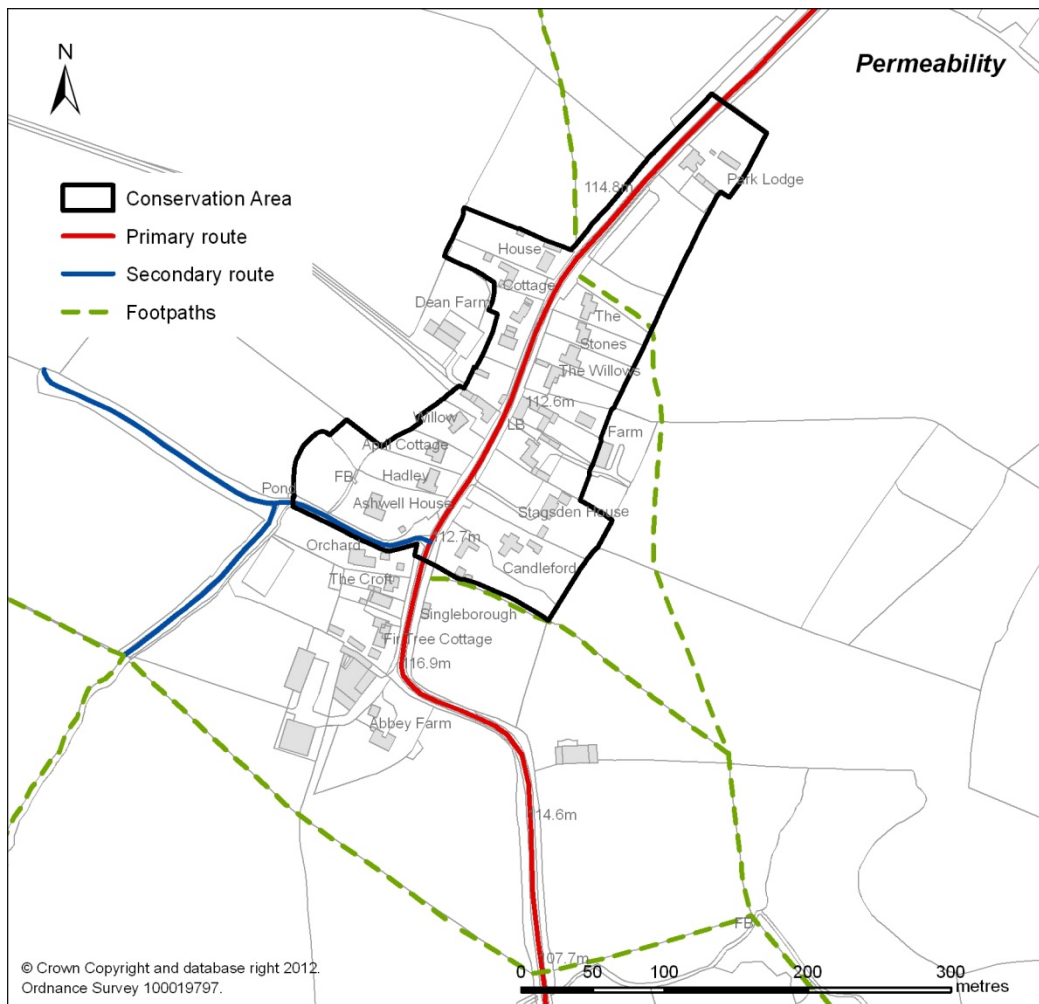


CHAPTER 9 – Permeability and Road Layout

The linear nature of the hamlet means that permeability is relatively low within Singleborough. All plots in the settlement are accessible from the single, vehicular street. Pedestrians have access to a number of footpaths, but these do not link different parts of the hamlet together. They lead instead to various nearby settlements such as Great Horwood, Adstock and Thornborough.



The footpath to the north of The Ridings



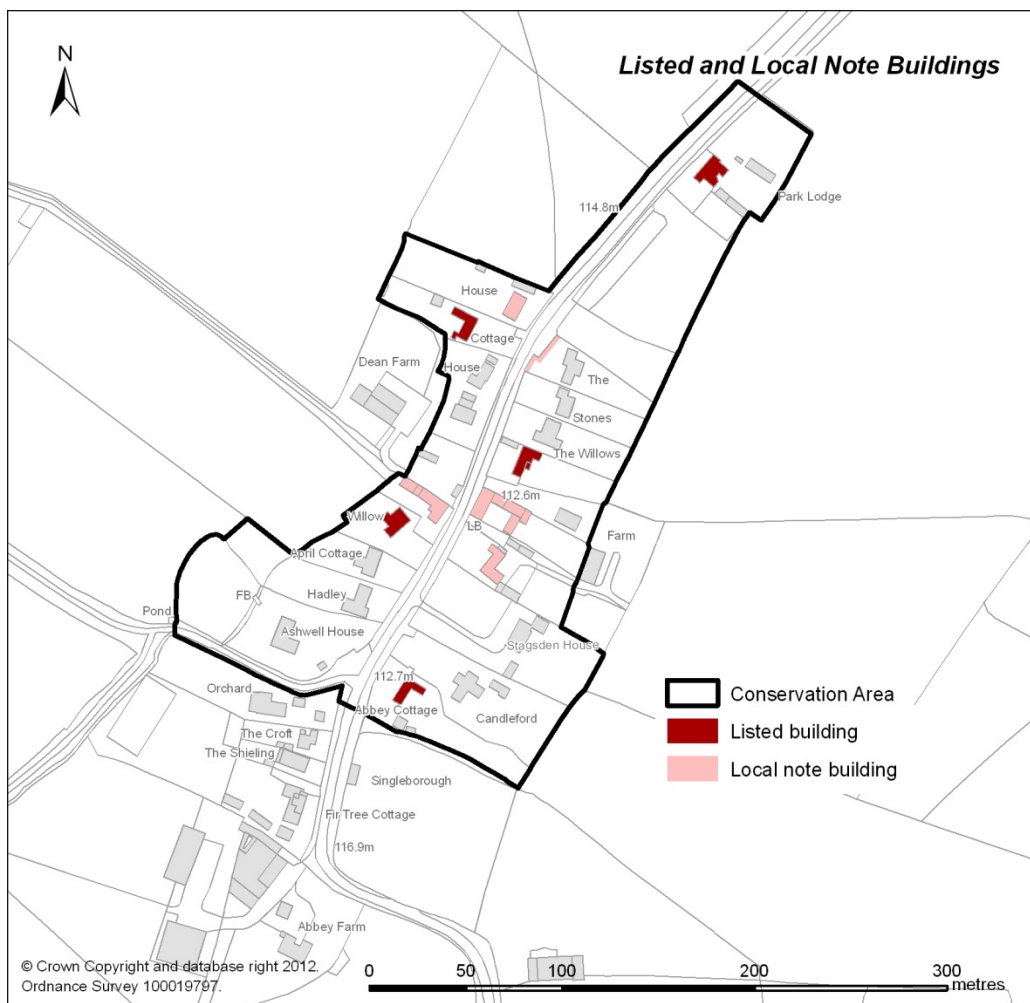
CHAPTER 10 – Key Buildings

Singleborough hamlet comprises just 26 properties, with a selection of associated storage buildings and ancillary structures. Of these, 18 are within the 2012 Conservation Area boundary. The buildings within the Conservation Area boundary include 5 listed buildings and a further 6 buildings or structures which are unlisted but identified as making a positive architectural, historical or visual contribution to the hamlet. These unlisted buildings and structures are considered to be of local note – it is unlikely that any are listable, but they are important to Singleborough.

All the identified listed buildings and local note buildings are identified on the plan below and described briefly in Appendix IV of this document.



Singleborough contains a variety of building styles and types



CHAPTER 11 – Settlement Morphology

Singleborough is a small hamlet. The buildings and spaces within the Conservation Area form a single cohesive group. For this reason the Conservation Area is not split into areas of different identity.



Street Form

Singleborough hamlet is linear in form, with a single street running roughly north-south, through the settlement before turning east at the southern end to connect with Great Horwood. The majority of buildings in the hamlet are positioned in the centre of wide plots. The earlier buildings are set back considerably, possibly indicating that the original street form was much wider (possibly a common or green type of formation). Later buildings are set closer to the road edge.

Singleborough occupies a springline position and there are a number of ditched streams bordering the street and footpaths around the settlement.

Spaces between buildings are irregular, and there are some gaps between plots. The road through the settlement is fairly level, with only small undulations in height.



The street runs north-south through Singleborough



Ditched streams border the street



Spaces between and in front of buildings are important

Building Form

Due to the small scale of Singleborough, and the wide variety of building dates and styles, there is no clear uniformity in building design. However, there are some key characteristics in built form which draw together all the buildings in the hamlet.

- Buildings tend to be set back from the road edge behind verges and front gardens
- Buildings tend to be low, two storey or tall single storey designs
- Buildings do not have particularly deep spans
- Roof forms are steep in thatch/tile buildings and shallow in slate buildings
- Gaps between buildings are important. Buildings do not completely fill plot widths
- Brick chimneys are present on all buildings except the new house adjacent to Abbey Cottage. Chimneys are an important feature of the roof scape



A variety of different building types and styles that share some basic characteristics

Details and Materials

Singleborough contains a mix of different materials. Key traditional materials within the hamlet include:

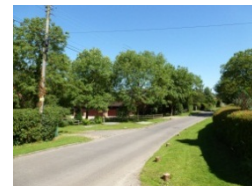
- Brick
- Render in combination with timber framing
- Thatch, or tile as a replacement for thatch
- Slate roofs in 19th century buildings (these have taller eaves heights)
- Decorative brickwork in later (19th century) buildings



Timber frame and render, hipped thatch, brick with slate roof and decorative brickwork

Boundary Treatments

Boundaries tend to be hedged, or have $\frac{3}{4}$ height walls (between 1 and 1.5 meters). There are examples of agricultural post and rail fencing. Close boarded fencing and urban, metal railings are not a traditional feature of the area and should be avoided.



Hedged boundaries

Surface Treatment and Street Furniture (Public Realm)

The main street through Singleborough is black top, lined on both sides with wide grass verges. Kerbs (where present) are traditional stone, and are broken in places by stone lined gutters.

Portions of the grass verge are ditched, with open streams running along them. These ditches appear to be of some historic interest in their own right.

There are very few road signs present, and those that are have been installed on shared posts to reduce street clutter. The post box and neighbourhood noticeboard are attached to one of the buildings. This reduces the visual impact of the items.

The most visually intrusive elements of the street scene are the telegraph poles which line the street. These poles intrude upon views of the important buildings along the street.



Stone lined gutters, highways signage, street furniture and telegraph poles in Singleborough

Design Guidance

Singleborough has seen some small scale change over recent years. It is likely that further growth or change within the hamlet will also be small scale and sporadic. The construction of new houses within the settlement should be limited to individually designed, detached dwellings.

Singleborough appears to have suffered some settlement shrinkage and plot amalgamation in the past and as such there are some large plots within the hamlet that might experience pressure for subdivision in the future. If this occurs care must be taken to ensure that gaps are retained between buildings. Where plots have already been subdivided there is unlikely to be any further scope for division.

New plots and buildings should always be accessible directly from the main street. Cul-de-sac or rear plot development would not be in keeping with the character or linear form of the hamlet.

Small scale additions and alterations to existing buildings should be simple in form and design and small in scale. Each building has its own character, and extensions should be designed to reflect the character of the building as a whole.

Trees, hedges and spaces are critical to the character of the area. For this reason careful landscape design would be a crucial element of any successful future development in the hamlet. Every care should be taken to retain existing trees and hedged boundaries.



Singleborough has seen some limited development in recent years



Extensions and alterations should be small scale and simple in form



Trees, hedges and agricultural style timber barred gates add to the rural character of the area, and should be retained

CHAPTER 12 – Management Plan

AVDC has laid out general principles of Conservation Area Management in the AVDC Conservation Area Management Plan District Wide Strategy (AVDWS), published in May 2009, and the AVDC Conservation Areas Supplementary Planning Document (CASPD), published in March 2011.

Singleborough is a small hamlet, and faces very few direct threats or pressures to its character. The main issues facing the settlement are similar to those facing a number of the Districts smallest historic settlements:

- The preservation of views over fields adjacent to the Conservation Area
- Retaining the character of the settlement by ensuring that any future new development avoids multiple units and cul-de-sac development
- Maintenance of the rural character of the area through the avoidance of urban fencing and boundary treatments
- Avoiding the installation of excessive road signage or street furniture which will lead to a cluttered appearance to the street

This list includes principles put forward by residents as part of the Conservation Area Appraisal and Management Plan consultation.

CHAPTER 13 – Glossary of terms

Aisles Part of a church. Running parallel to the nave (main body of the church) and usually separated from it by arcades or colonnades. Usually lower in height than the nave.

Apex The highest point of a structure.

Arcade A series of arches carried by columns, piers or pilasters.

Architrave Moulding detail or frame surrounding windows, doors, panels or niches.

Arched lintel An arch spanning an opening which supports the wall above.

Attic Rooms within a roof space.

Battlemented A parapet which has raised sections (called merlons) alternating between gaps or spaces (called crenelles).

Bays Regular visual or structural divisions within the design of a building.

Bond The pattern in which bricks or masonry are arranged within a wall.

Buttress A projection which is physically attached to a wall providing support and giving it greater strength.

Cambered A shallow curve.

Canted Any part of a building which is constructed on a polygonal plan, for example bay windows.

Casement A metal, timber or plastic frame in which the opening lights are hung window on hinges rather than sliding sashes or pivot hung.

Canopy A covering or hood above a door window.

Capping The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called coping.

Chancel The eastern part of a church containing the choir and sanctuary.

Cills A horizontal piece of timber, or metal or a course of bricks or stone, forming the bottom of a window or door opening.

Collar beam A horizontal timber running across the roof span, at any point below the ridge

Column Any shaped upright which usually supports a lintel.

Combed wheat reed Form of thatch using cereal straw (usually wheat). Produced by passing the straw through a reed comber which removes the grain, but does not crush the stem. Grouped in bundles with the stems laid in the same direction.

Console bracket An S shaped bracket or corbel used to support elements above it, e.g. a cornice.

Colonnade A row of columns with an entablature above.

Coping The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.

Corbel A projecting or cantilevered block supporting elements above it.

Cornice A moulded projection on top of an entablature, moulding, wall or opening.

Cruck A pair of curved timbers which rise from ground level or the top of a wall to join together at the apex of the roof.

Cul-de-sac A dead-end street, alley or passage.

Curtilage The land contained within the boundary of a property.

Cusped A point formed at the junction of two curves or arches.

Decorate Period of English medieval architecture dating from late 13th century to second half of 14th century.

Dentillated Effect created by the projection of alternate headers to brickwork create a tooth-like pattern.

Diaper work Pattern created by the use of different coloured or vitrified bricks.

Dogtooth Pattern created by bricks laid diagonally to expose one corner pattern creating a serrated effect.

Doric One of the five Classical Orders.

Dormer A window inserted vertically into a sloping roof with window its own roof and sides.

Dressed A surface finish e.g. planed timber, worked masonry

Eaves The bottom edge of a roof slope which overhangs the wall face.

Ecclesiastical Term relating to the Christian Church.

Elevation The face of a building.

Enclosure A form of land subdivision where small strip fields are amalgamated to form larger fields which were in turn enclosed. Up until 1750 this was a piecemeal process. Between 1750 and 1850 Enclosure Acts of Parliament made the practice widespread and changed the face of the countryside. An Enclosure map is a map showing the post Enclosure field divisions.

English Bond Pattern created by bricks being laid in alternate courses of headers and stretchers.

Entablature In classical architecture, the section above the columns containing, architrave, frieze and cornice.

Engaged An architectural element which is attached or partly buried within a wall, e.g. column.

Eyebrow Where the roofing material (thatch) has been swept over the dormer continuation of dormer in a the roof form.

Fan lights Any glazed opening above a doorway.

Fenestration The arrangement of windows in an elevation.

Flat Lintel Flat beam or brickwork spanning an opening which supports the wall above.

Flemish bond Pattern created by bricks being laid in alternate headers and stretchers.

Flemish garden wall bond Pattern created by bricks where three stretchers are laid between-each header. Also called Sussex bond.

Finials A decorative ornament found on spires, gables, pediments, canopies and pinnacles.

Fixed panel A window pane which does not open.

Flush fitting windows Window panes positioned on the same plane.

Frieze In Classical architecture the section between the cornice and architrave of an entablature, sometimes decorated with patterns or figurative sculpture.

Gable The end wall of a building.

Gauged brick Precise brickwork, bricks laid with tight mortar joints.

Gothic Architectural style of the 18th century associated with the Picturesque Revival movement arising from a resurgence in interest in medieval architecture.

Headers A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.

Hipped gable A roof that slopes on all three sides at the gable.

Hoggin A form of compressed earth eg. found on driveways often with gravel.

Infill panels Section of wall between timber frames. Usually infilled with lath and plaster (inter-woven strips of timber which are plastered) or bricks.

Ionic column One of the five Classical Orders.

Joists Parallel timbers, laid horizontally onto which a floor is laid or a ceiling fixed.

Kerb A stone or block at the edge of a footpath which divides it from the carriageway.

Keyblocks The block at the centre of an arch which works in compression to hold or keystone the arch together.

Lancet A tall narrow window with a pointed arch to the top. A form of arched window windows founded from the end of the 12th to mid 13th centuries and in late 18th and 19th century Gothic Revival architecture.

Lintel A horizontal beam spanning an opening which supports the wall above.

Long straw Form of thatch using cereal straw (usually wheat, though sometimes rye). Length of stem usually more than 80cms and grouped into loose bundles with stems laid in different directions.

Mansard roof Roof formed from two incline panes, the lower slope of which is steeply pitched.

Mesolithic Period between about 12,000 and 3,000 BC

Order The detailing of a column in accordance with one of the Five Orders of Classical architecture i.e. Doric, Tuscan, Ionic, Corinthian and Composite.

Palaeolithic Period between approximately 2.5 to 3 million years ago and 12,000 B.C.

Pane The glass light of a window as in window pane.

Panelled A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.

Parapet A low wall along a roof, balcony or terrace.

Permeability Ease of movement within an area/passage of people and/or vehicles.

Pediment In Classical architecture a shallow pitched gable positioned on top of a portico or a façade.

Picturesque An 18th century architectural movement. The work picturesque derives from “pittoresco” which means “in the manner of the painters”, referring to the 16th/17th century French and Italian artists Poussin, Claude and Salvator Rosa.

Pier Similar to a column or pillar but more massive in construction.

Pilaster Similar to a column, but rectangular and attached to a wall.

Pinnacles The top of a spire, turret or buttress.

Pitch The slope or incline of a roof.

Plain clay tile The common clay, roofing tile.

Plan The layout of a building.

Plinth The bottom section of a building designed to suggest that the building is sitting on a platform.

Plot The land occupied by a building and its grounds.

Polite architecture The term implies that aesthetics and architectural fashion have architecture consciously been given consideration above functional requirements in the design of a building.

Portico A porch in front of a building consisting of a roofed space with open or partially enclosed sides and columns forming the entrance. Often carries a pediment.

Proportion The relationship between parts/elements of a building in terms of their size and scale.

Quoin The corner of a building emphasised with raised brick or stonework laid in a pattern.

Rafters An inclined timber forming the sides of a roof.

Render Where a surface is finished in a material such as plaster, stucco or pebbledash.

Ridge link The uppermost horizontal line of a roof, situated at the apex of the rafters.

Roughcast Rough textured render.

Rubble Rough and random sized un-worked stone.

Sash window Windows where the frames are positioned in vertical or horizontal grooves and are capable of being raised or lowered vertically or slid from side to side.

Scale The size of a building or parts of a building considered in relation to other elements, objects or features for example the landscape, another building or the size of a person.

Segmental arch An arch which is formed from part of a circle but which is less than a semi-circle.

Sequestered Term meaning temporarily removing a property from the possession of its owner.

Solid to void ratio The ratio of areas of walls to areas of windows and doors.

Spalling Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action.

Stack A chimney.

Stretchers A brick or stone laid with its longest dimension parallel to the face of the wall.

Stringcourse A horizontal band of moulding, usually located between storeys on a building.

Terrace A row of adjoining houses, usually similar in appearance.

Tie beam A horizontal timber connecting a pair of principal rafters designed to prevent the roof spreading.

Timber- framed This term implies that the main structure of the building is formed from timber.

Tile creases A row of tiles hanging out over a wall, eaves or roof verges which are designed to throw rainwater clear of the wall. The crease is held in place with a coping.

Tracery Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc.

Tripartite Divided into three.

Tympana Name given to the space between a lintel and an arch above a lintel.

Trusses Timber frames which support the roof, normally equally spaced along the length of the building.

uPVC Plastic framed windows (unplasticised polyvinyl chloride).

Vault An arched roof covering a room or space.

Vergeboards Where a roof hangs over the face of the wall and is finished with a board this is called a vergeboard. These vergeboards were often carved to form decorative patterns.

Vernacular Traditional local building designs and techniques using locally sourced materials.

Village morphology Morphology is the analysis of the layout and form of places.

Vitrified brickwork Bricks with a glazed finish typically darker in colour.

Voussoirs A wedge shaped stone or brick forming part of an arch or vault.

Wall-plate Horizontal timber at the top of a wall to which are attached joists, rafters and roof trusses.

Water reed (*Phragmites australis*) wetland plant using for thatching roofs. Traditionally its use was confined to Norfolk, the Fens and small areas along the south coast. Its use is now widespread and most water reed is sourced from abroad.

Windbraces A timber within a timber frame, used to strengthen the structure against the wind. Usually forming an arch or diagonal.

CHAPTER 14 – Guidance and useful information

- English Heritage & Planning Advisory Service, DCMS, Guidance on the Management of Conservation Areas, 2006
- English Heritage & Planning Advisory Service Guidance on Conservation Area Appraisals
- HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9.
- Department for Communities and Local Government, National Planning Policy Framework 2012
- Aylesbury Vale District Council, Advisory Guide, Conservation Areas June 2003.
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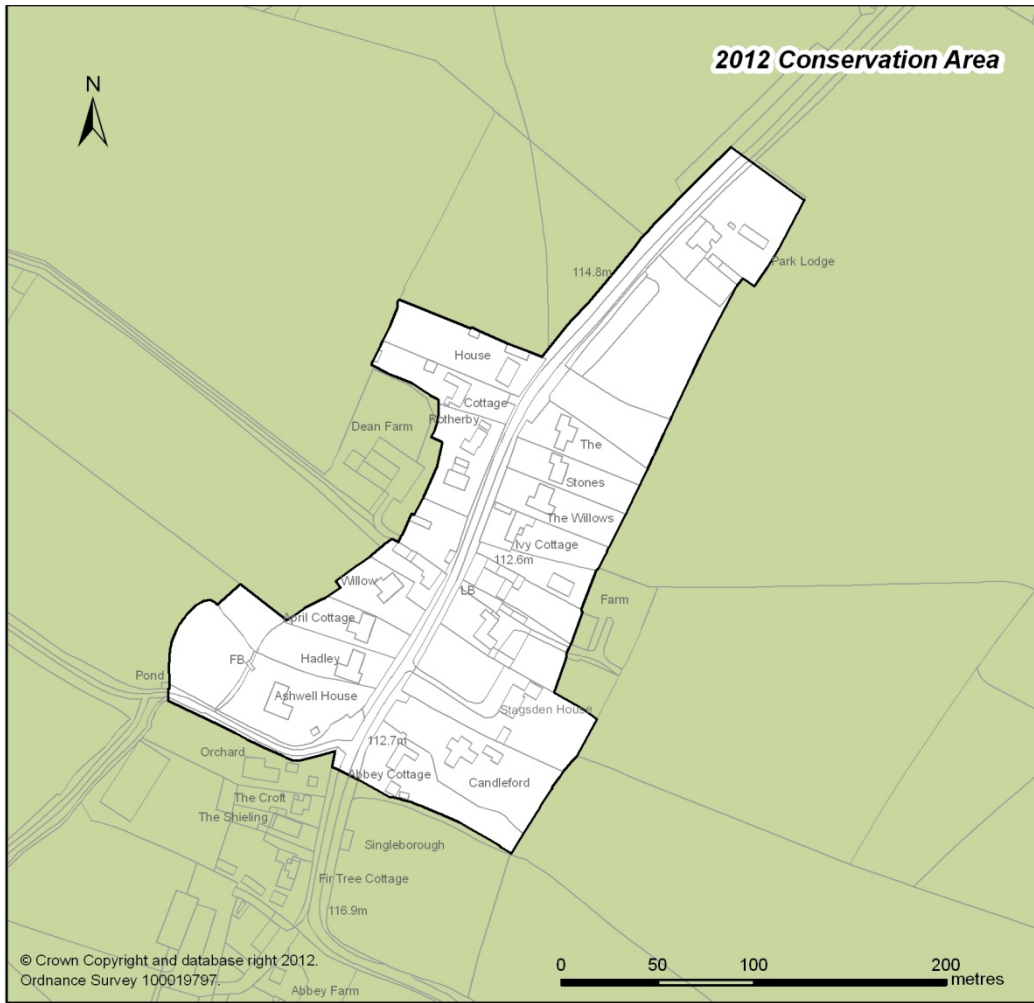
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- Thanks to the Great Horwood Book Group
- Thanks to the Bucks County Council Historic Environment Record

APPENDIX I – Conservation Area Boundary



APPENDIX II – Conservation Area Constraints

Below is a list of the types of development that are subject to additional control by Conservation Area designation, therefore require planning permission, advertisement consent or Conservation Area Consent. This list is not exhaustive.

- Demolition of all and in some cases part, of any building or structure.
- Any extension of two or more storeys that extends to the rear and any extension that extends to the side.
- Cladding, any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Any enlargement consisting of an addition or alteration to its roof, such as a dormer window.
- The erection, extension or alterations of garden structures and outbuildings (such as a shed), situated on land between the side elevation of a dwellinghouse and the boundary of the curtilage of that dwellinghouse.
- A satellite dish or a chimney, flue or soil and vent pipe, installed on a front or side wall or roof slope that fronts a highway.
- Solar panels installed on a wall that fronts a highway; or a stand-alone solar array that would be closer than the existing dwelling to any highway which bounds the property.
- Tighter advertisement controls.
- Trees within Conservation Areas with stem diameters of 75mm or greater when measured at a height of 1.5m above ground level are protected. Anyone wishing to work on such trees must normally give six weeks notice to the Local Authority. Replacement planting duties may apply.

This information is correct as at December 2012. Please be aware that it is subject to change, so for further information please contact the Planning Department.

APPENDIX III – Planning Policy

Below is a list of Aylesbury Vale District Council's Planning Policies relating to the management of Conservation Areas and the wider built historic environment. These policies should be read in conjunction with National legislation and guidance on the historic environment.

- GP.35 Design of new development proposals
- GP.38 Landscaping of new development proposals
- GP.39 Existing trees and hedgerows
- GP.40 Retention of existing trees and hedgerows
- GP.45 "Secured by Design" considerations
- GP.53 New development in and adjacent to Conservation Areas
- GP.59 Preservation of archaeological remains
- GP.60 Development of Parks and Gardens of Special Historic Interest

Aylesbury Vale District Council Conservation Areas Supplementary Planning Document
(published March 2011)



Aylesbury Vale District Council District Wide Strategy Conservation Area Management Plan
(published May 2009)

APPENDIX IV – Asset Sheets

The following pages give list descriptions and photographs of the listed buildings in the Singleborough Conservation Area together with details of local note buildings.

Structure		Status	Assessment of Significance
Willow Cottage, Singleborough Lane		Grade II	House. C17. Timber frame with whitewashed brick infill weatherboarded to left-hand bay and with whitewashed rubblestone infill in left gable. Thatched roof hipped to left chimney stack of thin brick between left-hand bays smaller brick stack to right gable. 1.5 storeys 3 bays. That to left wider and slightly lower. Leaded casements. Ground floor has 2 single lights in left-hand bay canted bay window to centre and paired casement to right. 3-light casements in thatch of right-hand bays. Lobby entry with board door in large open gabled porch.
Old Vine Cottage, Singleborough Lane		Grade II	Small house c15. Altered and extended c17 and later. Timber frame with pilastered infill cruck trusses flanking second left-hand bay. Thatched roof half-hipped to left hipped to right. 2 intermediate brick chimneys that to left with thin brick. 1? Storey 4 bays. Irregular leaded casements ground floor has 3 paired casements in second bay and 3-light to remainder those to right c20. 1 single light to centre. First floor has 2 small paired casements in thatch to left. Door between left-hand bays. Sun fire insurance plaque to centre. C20 extension to rear.
Park Lodge, Singleborough Lane		Grade II	House. Late c16-c17 altered c19. Timber frame with heavy curved braces and whitewashed brick infill. Tiled roof raised eaves brick stacks to right and between main left-hand bays. 2 storeys and attic 3? Bays with half bay to left. 3-light leaded casements 4 to ground floor 3 to first floor the latter with c19 Tudor hoodmoulds. 2 skylights to attic. Square porch projection between right-hand bays. Is half timbered and gabled with leaded casements 6-panelled top-lit door and open porch in front.
Ivy Cottage, Singleborough Lane		Grade II	House. C15. Extended late c16 re-fronted c19. Right-hand bay has concealed cruck trusses brick to front rubble stone and weatherboarding to right gable thatched roof. One storey and attic. 3-light leaded casement to left 6-panelled door to right both with segmental heads and c20 attic window in gable. 2 c16 bays to left are of chequer brick with cut brick eaves thatched roof and flanking brick chimneys that to right with some thin brick. 2 storeys 3-light leaded casements those to ground floor with cambered heads. 2 blocked doorways with similar heads that to right with small leaded window. Interior has stop-chamfered spine beams and joists moulded lintel to fireplace in central bay and old boarded and 2-panelled doors.

Structure		Status	Assessment of Significance
Abbey Cottage, Singleborough Lane		Grade II	House circa 1700 altered right-hand bay rebuilt timber frame with diagonal braces whitewashed brick and plaster infill and brick plinth partly pebbledashed. Whitewashed rubble stone base of chimney stack shows between left-hand bays. Thatched roof. Main chimney has some thin brick another brick chimney external to right gable. 1.5 storeys 3 bays. Leaded casements 3-light to ground floor 2-light above in thatch eyebrows. C20 door and porch between right-hand bays.
Old Dean Farm, Singleborough Lane		Local Note	19 th century farmhouse, 2 storey with slate roof. Single chimney to right hand side. Brick – pale brown/red and red brick detailing. Two projecting bay sash windows at ground floors level with central door, all under projecting slate roof. Three 2 over 2 timber sash windows at first floor level. Single span building, with rear extensions at 90 degrees to main house. The building is visually attractive and occupies a prominent position, easily visible in views along Singleborough Lane.
Pear Tree House, Singleborough Lane		Local Note	19 th century farmhouse, 2 storey with slate roof. Two chimneys to right and left hand side of main house. Brick, painted white. Two 2 over 2 sash windows at ground floors level with central door and projecting enclosed porch under slate roof. Three 2 over 2 timber sash windows at first floor level. Deep single span building, with left hand side extension set back slightly from front elevation of main house, and with ridge and eaves lines stepped down. The building is visually attractive and occupies a prominent position, easily visible in views along Singleborough Lane
Wall at The Ridings, Singleborough Lane		Local Note	Unknown date. The boundary that it follows is visible on early 19 th century maps. Roughly coursed stone wall with brick quoins at corner. Roughly 2m tall. This is the only example of a coursed stone structure in Singleborough. Stone is not an easily available material in the area, and the wall does not correspond with an important building such as a Rectory or Manor House as might usually be expected. The wall is visually prominent in views along the street, and is an interesting contrast to the other short brick wall or tall hedged boundaries.

Structure		Status	Assessment of Significance
Laurel Farm, Singleborough Lane		Local Note	<p>18th century farmhouse. Chimneys to far right and left hand gables. Timber frame with rendered infill to left hand side with slate roof. Rendered frontage to right hand side with tile roof. Right hand side 2 storey with shallow pitch roof. Left hand side 1 ½ storey with slate roof.</p> <p>Two 2 over 2 sash windows at ground floors level with central door and projecting left hand wing projects at 90 degrees towards road, tall single storey with brick chimney at roadside elevation gable end. 2 over 2 timber uPVC sash windows to right hand portion. Off-centre timber door with projecting canopy over. Deep single span building. The building is visually attractive and is easily visible in views from Singleborough Lane.</p>
Barns at Laurel Farm, now Linhays Singleborough Lane		Local Note	<p>Collection of 19th century barns at Laurel Farm. Part of the original curtilage of the farm. Tall single storey barn on road frontage in red and tan decorative brickwork with slate roof. Post box in road side frontage. Decorative brickwork to right hand gable states "1871" date of building above small casement windows. Smaller barn to rear, single storey with slate roof, converted to domestic use. Casement windows and recessed door.</p>

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