

# Whaddon Conservation Area



*Designated by the Council 28th February 2007  
following public consultation*



## Whaddon Conservation Area



St Mary's Church

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*Designated by the Council 28th February 2007 following public consultation.  
Information contained in this report is correct at the time of compilation, Jan 2006*

## CHAPTER 1 - INTRODUCTION

Two Conservation Areas were designated at Whaddon on the 18th July 1990. One is located at the north-western end of the village (hereafter called High Street Conservation Area) and incorporates Whaddon Hall, much of the High Street, the eastern end of Nash Road, St Mary's Church and the Old Vicarage.

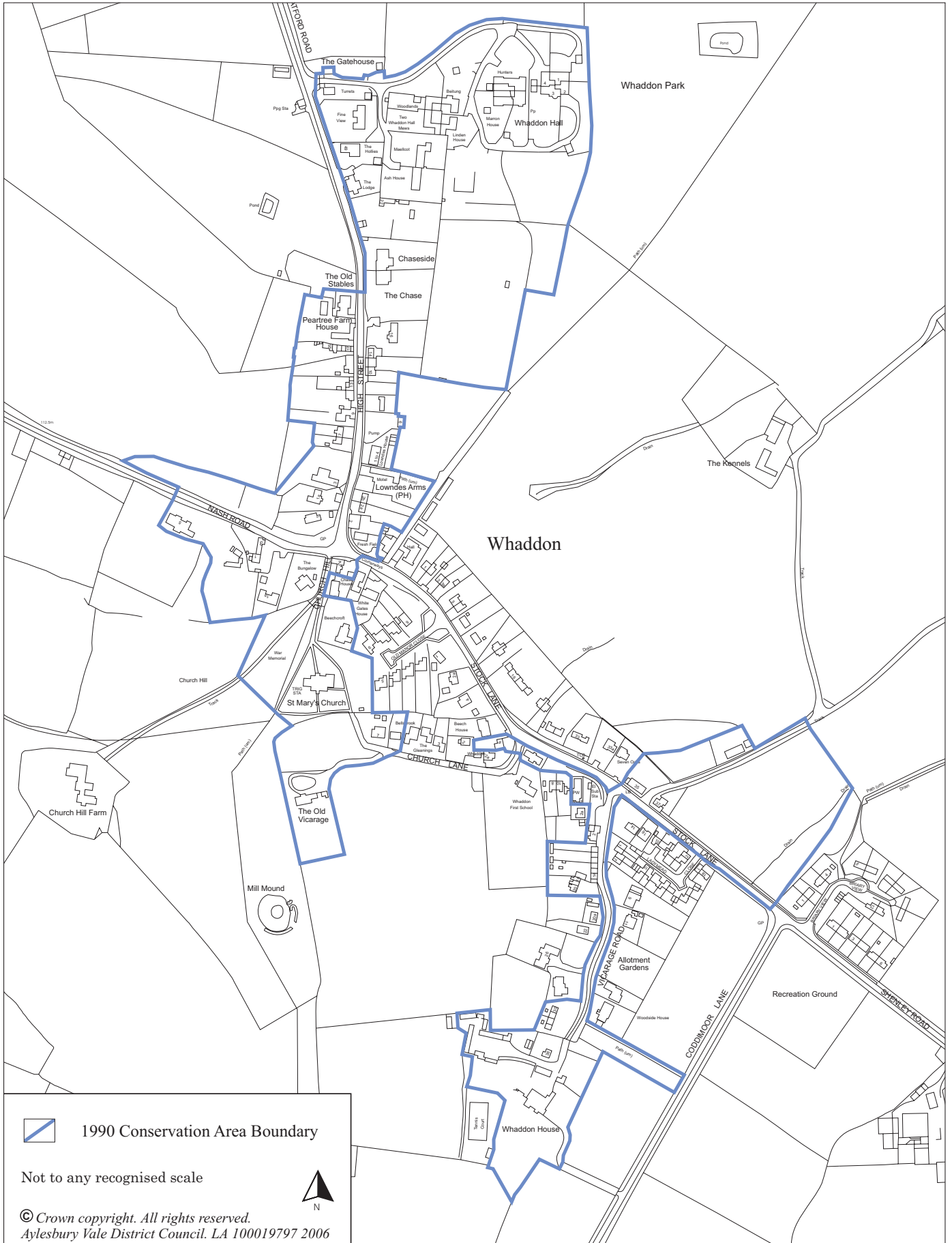
The other is located at the south-eastern end of the village (hereafter called Stock Lane Conservation Area) and extends along Vicarage Road to Whaddon House and along Stock Lane from no. 6 to the wooded area to the east of 37, Stock Lane.

Notwithstanding the requirement under The Planning (Listed Building and Conservation Areas) Act 1990 for the local planning authority to review from 'time to time'<sup>1</sup> the Conservation Areas within their boundaries, the need to review Whaddon sixteen years after the original designation has been prompted by the increased pressures likely to be exerted upon it by the potential future growth of Milton Keynes.

This appraisal identifies minor changes to the 1990 boundary<sup>2</sup> and qualifies those characteristics that make Whaddon special and worthy of Conservation Area designation. 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 insignificant.

<sup>1</sup> The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69(1)(a)

<sup>2</sup> A map of the Conservation Area is contained within Appendix I



Map showing 1990 Conservation Area boundary

## CHAPTER 2 – PLANNING POLICY

Section 69(1)(a) of the Planning (Listed Building and Conservation Areas) Act 1990, places a duty on local planning authorities to determine which areas within their district are of ‘special architectural or historic interest the character or appearance of which, it is desirable to preserve or enhance’<sup>3</sup>. Once identified these areas should be designated as Conservation Areas and regularly reviewed. As part of the designation and review process it is important to produce up-to-date appraisal documents that support and justify designation and which can be used to inform planning decisions affecting Conservation Areas.

The principal purpose of Conservation Area designation is the official acknowledgement of the special character of an area. This will influence the way in which the local planning authority deals with planning applications which may affect the area. Within Conservation Areas, permitted development rights are restricted, which 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 that are 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 Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

The process of public consultation adopted in the production of this document is laid out in the Aylesbury Vale District Council’s Statement of Community Involvement, as adopted in October 2006.

<sup>3</sup> The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69(1)(a)



## CHAPTER 3 – SUMMARY

### Situation and Topography

The key to Whaddon's distinctive character is its situation in the landscape. It occupies an elevated position on a low level ridge overlooking a valley. Extensive views of the surrounding landscape can be gained from various vantage points within and on the edges of the village. Views of Whaddon focus on landmarks such as St. Mary's Church and Whaddon Hall as well as groups and belts of trees.

### Form

The linear form of Whaddon is significant and relates directly to the topography of the surrounding landscape. The main street, High Street, runs in a north-south direction following the contours of the ridgeline. The principal secular and religious buildings within the village (Whaddon Hall and St. Mary's Church respectively) are located on elevated ground which reinforces their visual and social importance.

### Contrasts

There are a number of areas in Whaddon which contrast in the form and layout of their development. These areas are:

#### Whaddon Hall

An early 19th century country house built on the site of a former manor, the origins of which go back to the Norman Conquest. The building is set within the remnants of a parkland landscape.

#### High Street

This is the heart of the village and is an area of linear development containing a mixture of historic and modern properties. Buildings are situated hard up to the pavement on the western side of the street and set back from the pavement behind high brick boundary walls on the eastern side of the street. Development is vernacular in character and consists of a mixture of one and a half to two and a half storey semi-detached and detached properties. The linear character of development is emphasized by the building and boundary lines which create a strong sense of enclosure.

#### Vicarage Road

An area of 19th century development concentrated along Vicarage Road and a short section of Stock Lane. The buildings are similar in form, vernacular in character and, with some notable exceptions, are modest in scale.

### Unifying characteristics

The use of brick for the construction of buildings and boundary walls creates a visual unity throughout the village.

The two Conservation Areas at Whaddon recognize those characteristics that make Whaddon special. They enclose approximately two-thirds of the village, and with the exception of a number of modern infill properties, exclude most areas of post war development.

## CHAPTER 4 – LOCATION AND CONTEXT

### Location

Whaddon is located in the north of the Vale of Aylesbury, situated to the north of the A421 between Buckingham (seven miles to the west) and Bletchley (four miles to the east). Surrounding villages include Beachampton (2 miles to the north-east), Nash (1.5 miles to the west), Mursley (3 miles to the south) and Newton Longville (2.5 miles to the south-east)<sup>4</sup>

Although Whaddon is a rural settlement, agriculture no longer forms the basis of its local economy.

The population of the parish is approximately 430.

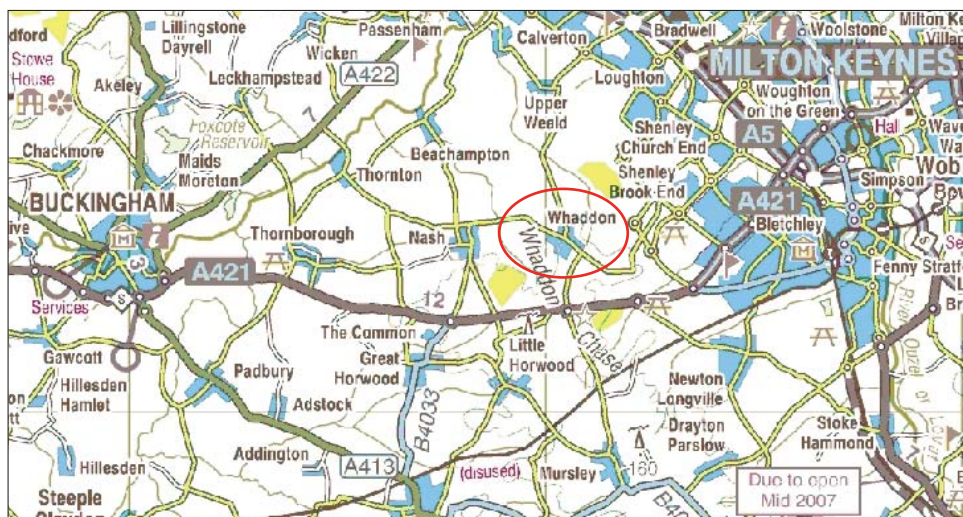
### Landscape setting.

Whaddon is situated approximately 500ft (140 metres) above sea level on a ridge aligned in a north-west direction. The settlement overlooks a valley to the north and west.

The geology of the ridge on which the village sits consists of Oxford Clay and glacial boulder clays with some sand and gravels. This results in a fairly heavy and poorly drained soil.

The surrounding undulating landscape is semi-rural in character, consisting primarily of arable and pasture farmland. Many of the historical field divisions still remain despite the enlargement of a number of fields through the removal of hedgerows and boundaries. Elements of the 19th century parkland associated with Whaddon Hall also survive, shaping the character of the landscape to the north-east of the village.

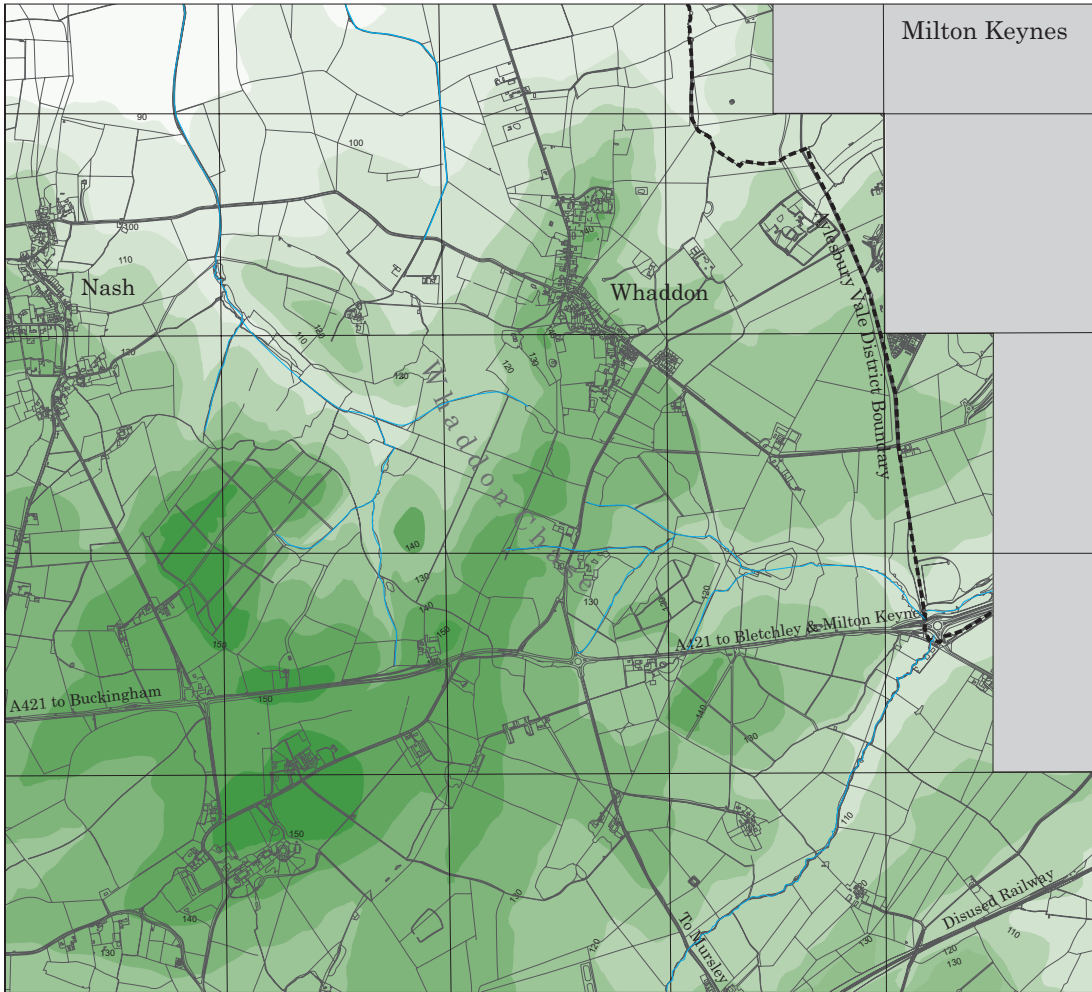
Situated to the south and east of the village are the remains of Whaddon Chase, a medieval hunting forest. This former hunting forest originally covered an area of 22,000 acres and included woodland, heath and common land as well as a monastery, hermitage, ponds and a warren. South of the village lay Queen's Park, a medieval deer park. The Chase was largely cleared for agriculture in the 19th century but small areas of historic broadleaf ancient woodland still survive. Some of the historic rides and boundaries of the Chase are reflected in the lines of the present day hedgerows.



Map showing location of Whaddon

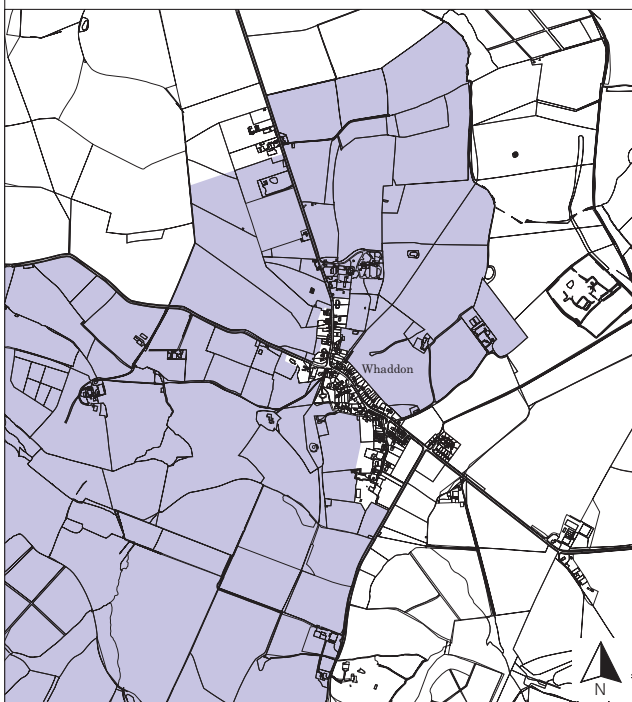
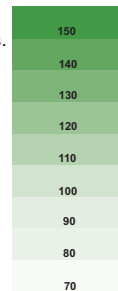
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<sup>4</sup> These are approximate distances



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Contours are shown in metres at vertical intervals.



 Local Landscape Area

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 Not to any recognised scale

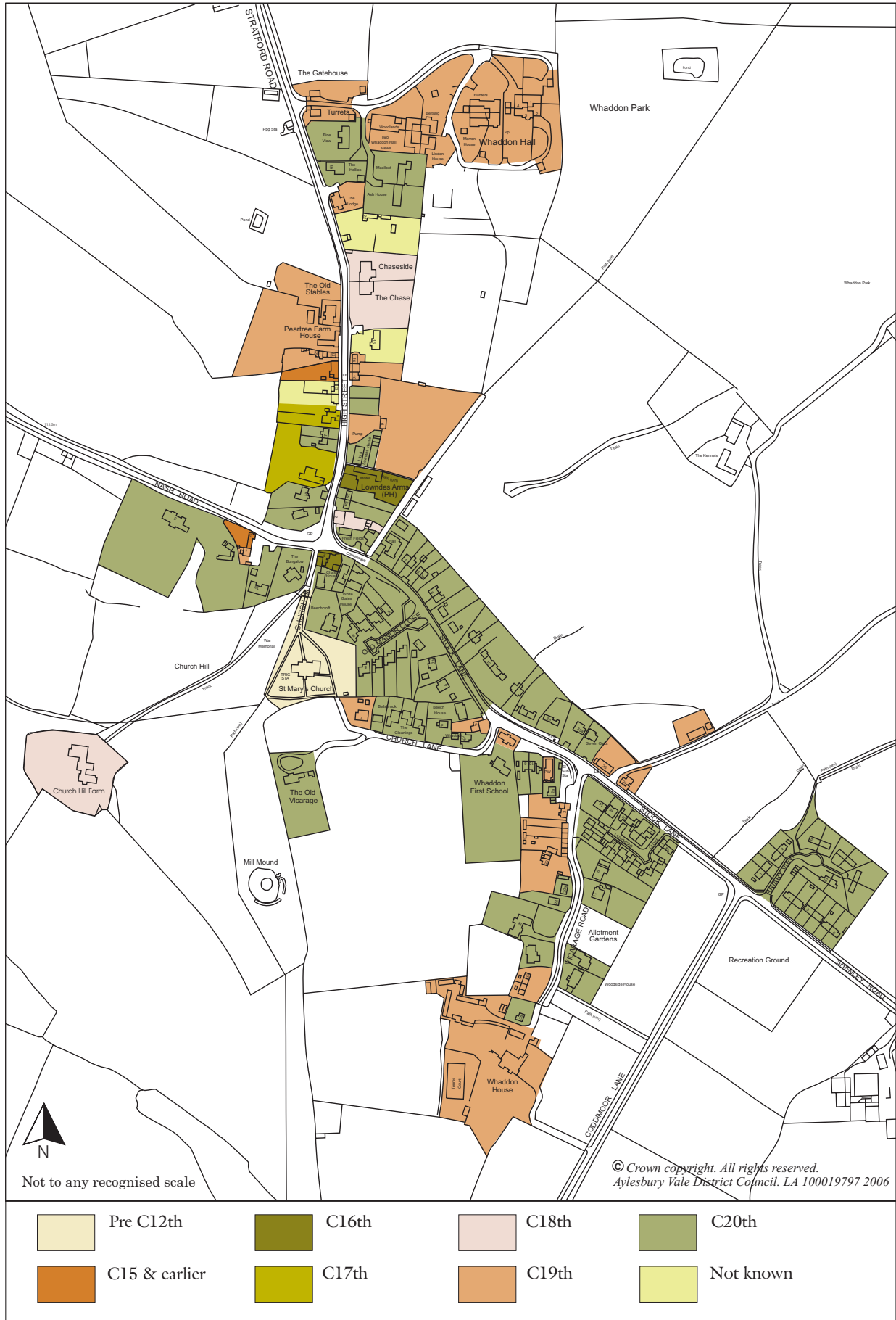
Local Landscape Areas are areas of distinctive quality identified at the District level. They are areas that make a special contribution to the appearance and character of Aylesbury Vale.

## CHAPTER 5 – GENERAL CHARACTER AND PLAN FORM

The village is linear in form with the main street (High Street) following the line of the ridge. There are two Conservation Areas located within Whaddon which cover approximately two thirds of the village. The High Street Conservation Area incorporates the majority of the northern section of the village, including the grounds of Whaddon Hall, High Street, the eastern end of Nash Road, St Mary's Church and the Old Vicarage.

At the southern end of the High Street is the junction with Nash Road and Stock Lane. At this point the ridge broadens and Stock Lane runs in a south-easterly direction, following a line roughly parallel to the contours of the hill. Development along Nash Road extends for a short distance from the junction and the road continues westwards descending quite steeply into an agricultural landscape.

The Stock Lane Conservation area is situated at the south-eastern end of the village. It contains primarily 19th century development and includes Vicarage Road and a section of Stock Lane stretching from the junction with Church Lane, south-eastwards to the rear of the properties along the north-western side of Briary View. Despite clear distinctions in the character of the buildings at the south-eastern end of the village, development remains loosely linear in form.



Map showing construction periods of properties within Whaddon

## CHAPTER 6 - HISTORIC DEVELOPMENT AND FORMER USES

### Origins

The earliest documentary evidence of Whaddon is found in an Anglo-Saxon will of Aelfgifu dating from 966-75. He bequested the land of Whaddon to Christ and St. Mary at Romsey. However, evidence of extensive occupation in the Milton Keynes area during the Iron Age and Roman periods, together with more local finds suggests that there was probably activity in this area at a much earlier date.<sup>5</sup>

The name Whaddon is thought to derive from the Old English 'Hweataedun', meaning 'wheat hill'. The word 'dun', usually refers to hills that are long, low and situated in open country.<sup>6</sup> Although it is likely that Whaddon was located on elevated ground because it was a visually prominent defensible position, the name 'Wheat Hill', also indicates that the surrounding fertile land influenced the location and development of the village.

Whaddon is mentioned in the Domesday Book as being held by Edward Cilt, a thegn of King Edward the Confessor. Thereafter the documented history of the various lords of the manor is complicated. Contained within Appendix IV is a table that aims to summarize the most important dates, events and personalities within the history of the village up until the 20th century. For further information on the history of Whaddon, please refer to the Bibliography at the back of this document.<sup>7</sup>

### Historic Development

Whaddon is a linear village which until the 20th century had two distinct ends. The earliest properties in the village are concentrated at the northern end along the High Street and around the junction with Nash Road and Stock Lane.

The principal secular and religious buildings within the village, St Mary's Church and Whaddon Hall are situated at either end of the High Street. St Mary's Church is slightly dislocated from the High Street, but is given prominence by its elevated position at the highest point of the village. Whaddon Hall occupies a very visible site at the northern end of the ridge. The building faces away from the village and over the surrounding countryside.

Early maps of the village show that between the 14th and mid 20th centuries there was a physical break in development between the southern end of the High Street and properties at the junction of Stock Lane and Church Lane. Archaeological excavations indicate that there may have been a manor located adjacent to the Church in the area now occupied by the appropriately named Old Manor Close development. However, occupation on this site is thought to have ceased during the 14th century and later historic maps show open fields.

At the south-eastern end of the village, along Vicarage Road and part of Stock Lane, is an area of 19th century development. Formerly called Pinks End, this area originated as a common edge settlement in the 17th or 18th centuries. Vicarage Road followed the western edge of Whaddon Common and the first houses were built on its western side fronting the common. Houses on the eastern side of Vicarage Road were built during the 20th century, a long time after the common had been enclosed.

<sup>5</sup> Refer to Chapter 7 - Archaeology - for more information

<sup>6</sup> Usually between 200ft and 500ft

<sup>7</sup> Information on Whaddon including primary sources are held at the Local Records Offices in Aylesbury and Milton Keynes.

Post war development has had an impact on Whaddon, infilling the formerly hedged fields between the southern end of High Street and the 19th century development along Vicarage Road. This has resulted not only in the loss of the once clearly separate ends of the village, but also upon the setting of St Mary's Church. This area of later development forms the modern context to both Conservation Areas. It is also the location of several significant views of key historic structures contained within Conservation Area boundaries.

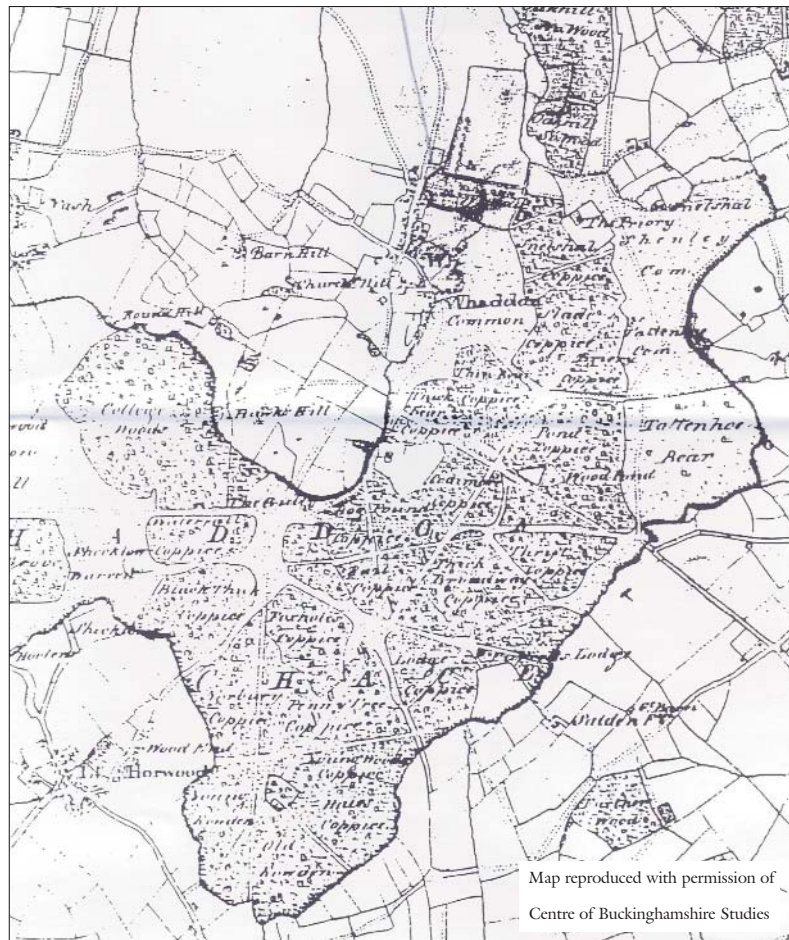
### Former Uses

#### Whaddon Chase

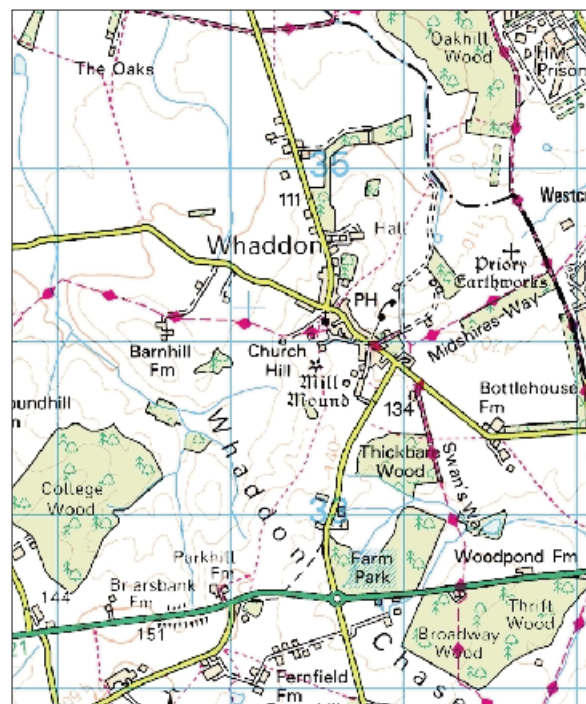
Analysis of the historic activity within the Whaddon area would be incomplete without reference to Whaddon Chase, the remains of which are located to the south and east of the village. A former medieval hunting ground, this area of woodland, heath and common land which stretched across the parishes of Whaddon, the Horwoods and Shenley, supported approximately a thousand deer.

The origins of the forest at Whaddon are not well documented although the title of The Chase was granted by Henry III to John FitzGeoffrey in 1242. When Queen Elizabeth hunted in the Chase during the 16th century she is reputed to have described it as 'a magnificent amphitheatre of wooded scenery'<sup>8</sup>, but it gradually fell into decline during subsequent centuries.

The pre-enclosure Ordnance Survey map of The Chase dated 1815 shows a series of coppiced enclosures separated by woodland rides. The lines of many of these rides were preserved as tracks or field boundaries after the area was enclosed. Also surviving are parcels of woodland such as College Wood to the south-west, Thickbare wood to the south and Thrift and Broadway to the south-east of the village.



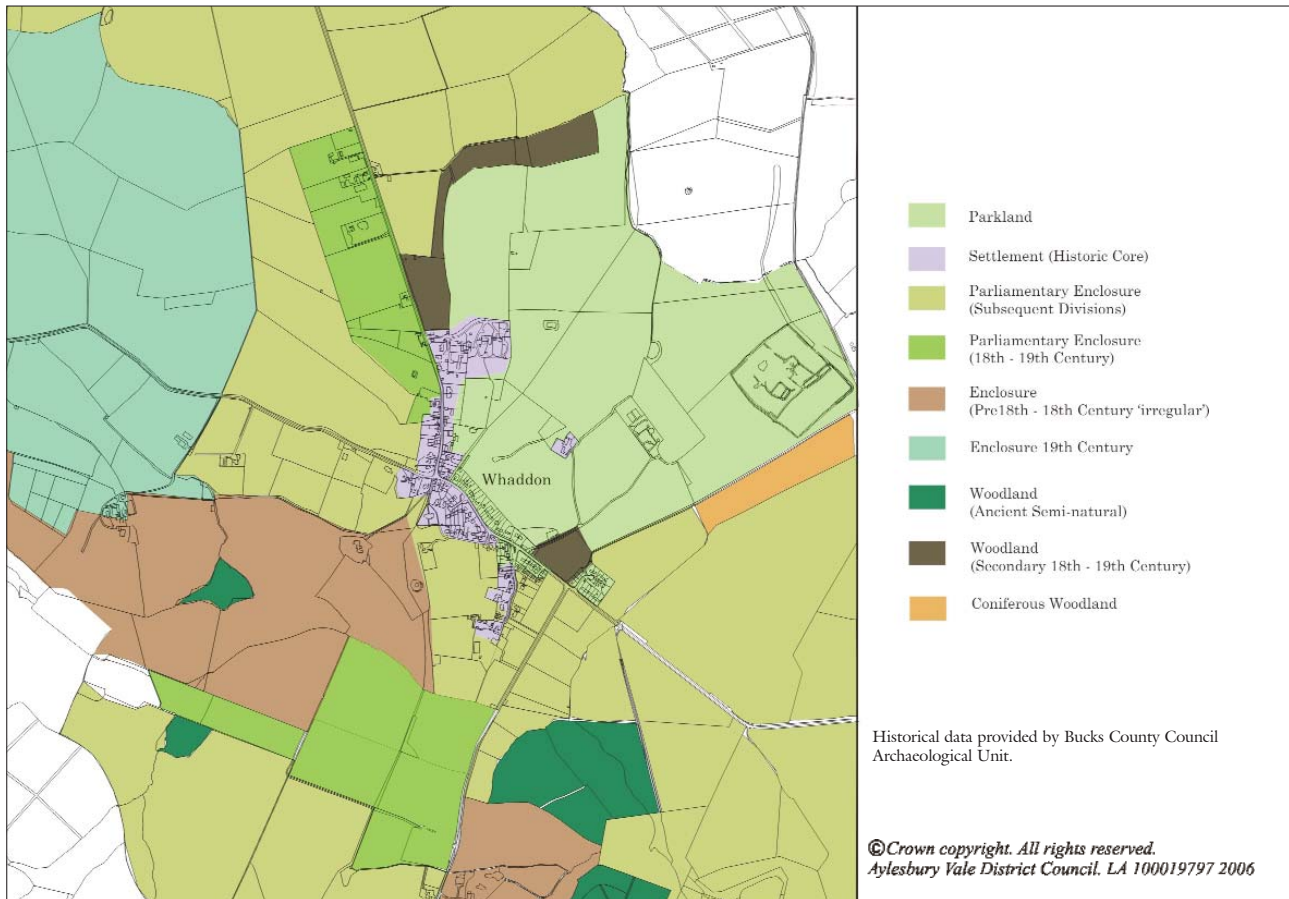
Ordnance Survey map of Whaddon 1815



Map showing surviving areas of woodland

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Aylesbury Vale District Council. LA 100019797 2006

<sup>8</sup> Article - Hatton, S.I., *Whaddon - Village, Hall and Hunt*



Map showing previous historic uses in area surrounding Whaddon

The tradition of hunting in and around the Chase continued post-enclosure with the establishment, in 1842, of the Whaddon Hunt. Evidence of the Hunt's impact upon the appearance of the landscape is still visible today in the form of small, generally rectangular areas of woodland called coverts<sup>9</sup>, which were created to provide cover where foxes could rest during a chase<sup>10</sup>. Located at the northern end of the High Street are former stables and to the east of the village are the former kennels which used to house the hounds.

### Agriculture

Like many of the villages within the surrounding area, agriculture formed the economic mainstay of Whaddon. Still surviving within the village are a number of former farms including Church Hill Farmhouse and Peartree Farmhouse. The area was enclosed by Act of Parliament in 1831 and 1840 and this has had a fundamental impact upon the appearance of the village and the surrounding landscape. Most of the woodland was cleared and all of the common grazing land and medieval arable open fields were converted to enclosed fields defined by regular surveyed hedgerows.<sup>11</sup> These enclosed fields were used primarily for pasture. To the south west of the village a block of irregular pre 19th century fields have survived as shown on the map above.

<sup>9</sup> An example of a covert is Oldlands Covert located to the north of Whaddon Hall.

<sup>10</sup> These wooded areas were also used for shooting birds.

<sup>11</sup> Usually hawthorn hedgerows.



### Clay Pits

Peppering the landscape around the village are a number of small ponds. These may have been former pits where clay was quarried. However, unlike nearby Newton Longville, no evidence has been found at Whaddon for quarrying clay on an industrial scale.

### Lace making

The craft of lace making was brought to this country during the 1560s with refugees from Flanders. It quickly became an important cottage industry practised primarily by women and children, but eventually died out in the early 19th century following the invention of lace making machines. There is believed to have been a lace-making school located in a now demolished property on Vicarage Road. Lace made in the village was taken to nearby Olney for sale.

### Special Communications Unit

During World War II Whaddon became an important secret communications centre. In 1938, the former communications department of MI6 was moved along with the Government Code and Cypher School from Westminster to the relative safety of Bletchley Park. Nearby Hanslope Park became the headquarters of the Radio Security Service which listened to the German secret service radio network. Whaddon Hall became the headquarters of the Special Operations Group of the Special Communications Units which was under the command of Brigadier Richard Gambier-Parry.

Whaddon played a key role in the war providing radio communication with British embassies and secret agents working in the field. It also built radio sets for field agents and researched and developed communication equipment.

At Windy Ridge, immediately to the south of St. Mary's Church, a two-way radio station was located which consisted of a radio operating hut and a teleprinter hut, the foundations of which are still visible today. To the south of Church Hill was a field of antenna from which decrypted German intelligence from Station X at Bletchley Park was transmitted to commanders in the field. Also to the south of the village, cut into a field, is a curious and unexplained 'H' which is visible from the air.

After the war the station at Windy Ridge continued to be used for several years before closing. The buildings were left to decay, and were eventually destroyed by vandals. The operations at Whaddon Hall were transferred to Hanslope Park.



Aerial photograph of Whaddon Hall during WWII



Concrete foundations of WWII radio station at Windy Ridge



Grave in St. Mary's Churchyard of a Royal Signals Soldier electrocuted by a transmitter at Windy Ridge

## CHAPTER 7 - ARCHAEOLOGY

Whaddon parish has a rich archaeological heritage including two Scheduled Ancient Monuments and many other finds and sites of archaeological interest. The following summary is based on information held in the County Council's Sites and Monuments Records.

The prominent mound on Windy Ridge is supposedly the earliest monument in the parish as it is described in the Schedule of Ancient Monuments as a bowl barrow, a form of Bronze Age, burial mound. However, this interpretation is uncertain as the mound has never been excavated and historic maps describe it as a mill mound, an interpretation which seems consistent with its form and location.

Investigations during the development of Milton Keynes have shown that the area was intensively settled during the Iron Age and Roman periods with many small farmsteads dotted across the landscape. On the clay soils away from the rivers the Iron Age settlements seem to have concentrated on ranching cattle and horses – an example has been found next to Oakgrove Wood in Milton Keynes. In 1849 a large hoard of late Iron Age coins was found south of the village in Whaddon Chase which may indicate the presence of a more unusual site. Roman finds have been recorded at several locations in Whaddon parish, including on the manor house excavation (see below), whilst the A421 follows the line of a Roman road from the Roman town of Magiovinium (Fenny Stratford) to a temple complex at Thornborough.

Documentary evidence indicates that Whaddon was a substantial village by the 11th century as the Domesday Book records a population of 14 villages and 9 smallholder households plus 10 slaves who exploited a landscape of arable fields, meadow and woodland. Whaddon Chase was established across an area of pre-existing heath and woodland sometime before the mid 13th century. As a result, medieval remains are more common both in the village and across the parish. The earliest archaeological evidence for medieval occupation within Whaddon village comes from an excavation undertaken in 1968 just to the north of the church prior to construction of the Old Manor Close development where both early and late Saxon pottery was found. The excavation uncovered a substantial stone-built manorial complex of the 12th to 14th centuries comprising a hall, solar undercroft, barn, kitchen, gatehouse, smithy and carpenter's workshop all set around a cobbled yard. There was a rich material culture including unusual items such as painted and stained window glass and wooden objects preserved in a cistern. Almost thirty years later, the site remains the most completely excavated medieval manor house in Buckinghamshire. Little other archaeological investigation has taken place within the village, although earthworks to the west of Vicarage Road and north of Stocks Lane have been interpreted as possibly relating to medieval settlement.

Beyond the village, the parish's medieval archaeology is notable for two monastic sites, Snelshall Benedictine Priory and Coddimore Hermitage, both of which survive as earthworks. South of the village the site of Queen's Park, a medieval deer park is preserved by a circular 1km diameter pattern of hedgerows which presumably followed the park pale. Queen's Park is linked to the village by an embanked green lane, now a public right of way. Wood Pond in the former Chase to the south of the village may also have medieval origins whilst the ancient woodlands are an inheritance from this period, and may preserve further remains within them. These sites were intimately related with the village in the medieval period and still provide it with a highly distinctive historic landscape setting.

In the medieval period the village was most probably even more strongly linear than it appears today with its spine provided by the north-south alignment of the High Street which probably extended south beyond the Nash Road/Stock Lane crossroads, past the church and mound to enter Queen's Park. This linear arrangement hints at an act of deliberate medieval planning often recognized in Midland villages.

Snelshall Priory was dissolved in 1535 and became a farm but the other essential elements of medieval Whaddon continued to define the landscape up until the enclosure of the parish and Chase in 1840.

Areas of known archaeological potential are identified on an 'archaeological notification map' supplied to the local planning authority and regularly updated. However, in view of the substantial evidence for human occupation from later prehistoric period onwards, and most particularly Whaddon's distinctive medieval heritage, there is significant potential for new archaeological discoveries within both the historic village and wider parish.



Aerial photograph of Whaddon and surrounding countryside - 1999  
Aerial photograph by UK Perspectives

## CHAPTER 8 – ALTERATIONS TO BOUNDARY<sup>12</sup>

It is proposed that the following alterations are made to the Conservation Area boundaries at Whaddon.

### High Street Conservation Area

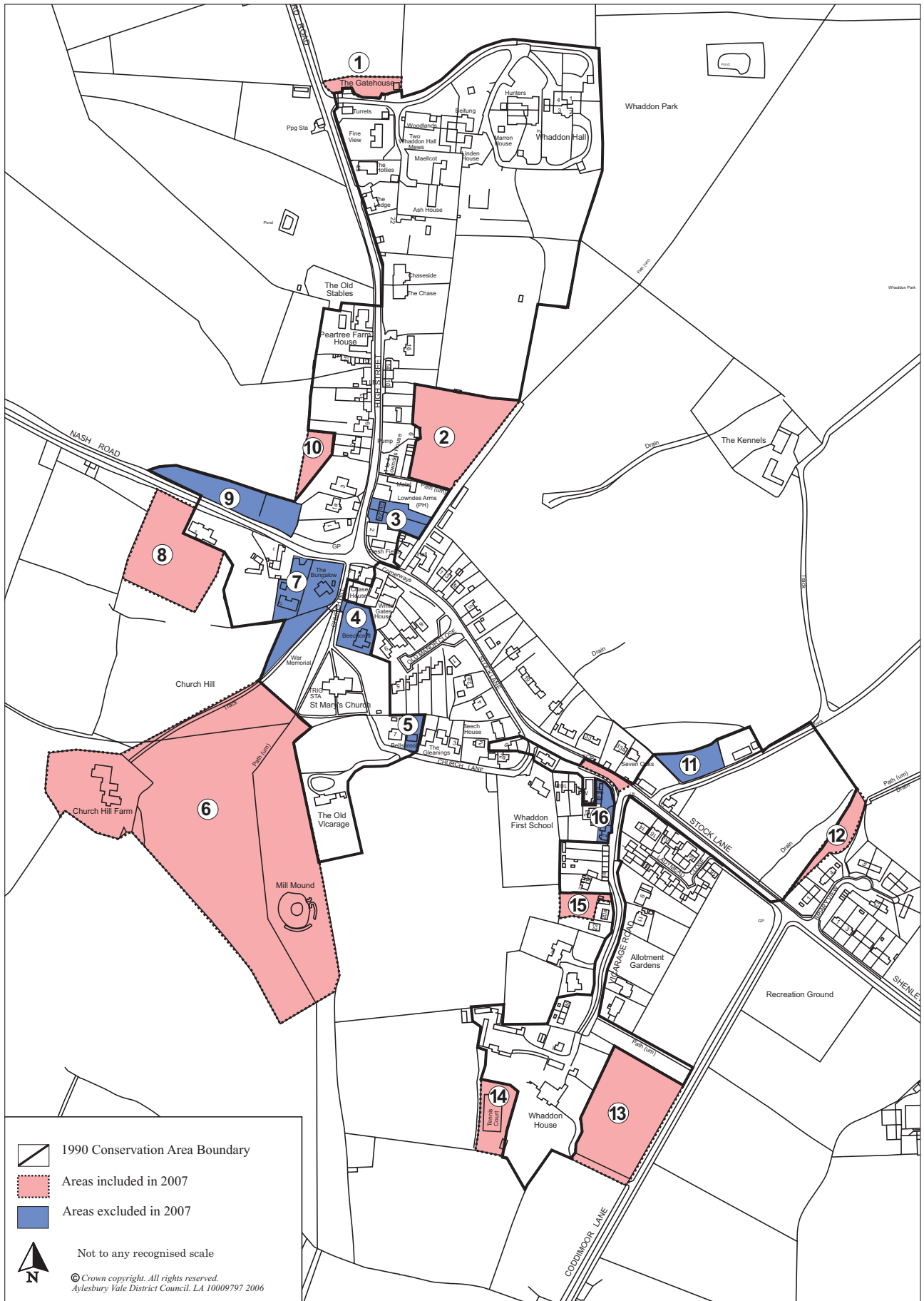
1. The boundary has been extended to include the whole of the garden of the Gatehouse, Stratford Road.
2. The boundary has been extended to include the whole of the garden of 6, High Street.
3. The modern properties 2a and 2b, High Street have been removed from the Conservation Area.
4. The modern property Beechcroft on Church Hill has been removed from the Conservation Area.
5. The modern property Bells Rook, Church Lane has been removed from the Conservation Area.
6. The boundary has been extended to include Windy ridge. This area was the location of a radio station during the Second World War and also encompasses Mill Mound, a Bronze Age barrow which was later used as the foundation for a windmill, and the grade II listed Church Hill Farm.
7. The modern properties The Bungalow and 1a, Nash Road have been removed from the Conservation Area.
8. The boundary has been extended to include the grounds of 5, Nash Road.
9. The orchard and field opposite 5, Nash Road have been removed from the Conservation Area. Although this area is attractive it does not relate visually to an individual building and forms part of the surrounding landscape rather than the historic built core of the village. It contains no archaeological remains or views of outstanding significance and in this respect, its inclusion within the Conservation Area boundary cannot be justified.
10. The boundary to the rear of 3 to 7, High Street has been altered to follow the line of the rear boundaries of the properties.

### Stock Lane Conservation Area

11. The boundary has been changed to follow the line of the rear boundary of 35, Stock Lane and the north western side of the adjacent track which leads up to the Kennels.
12. The boundary has been extended to follow the rear boundaries of 1 to 4, Briary View and the line of the public footpath leading from Briary View north-eastwards.
13. The boundary has been extended to include the field to the south-east of Whaddon House. This field, which forms part of the grounds of Whaddon House, contains groups of mature trees and provides an attractive foreground to views of the house from the public footpath to the north-east.
14. The boundary has been extended to include the tennis court at Whaddon House which forms part of the building's curtilage.
15. The boundary has been extended to include the gardens of 16 to 20, Vicarage Road
16. Remove 2, Vicarage Road, a greatly altered 19th century building, and the electrical substation at the junction with Stock Lane.

<sup>12</sup> The following principles have been applied in defining the boundary:-

- Wherever possible the boundary follows features on the ground which are clearly visible, for example walls, hedges, building frontages. This is to minimise confusion.
- Where there are important buildings, the boundary includes their curtilage. This is due to the fact that the setting of a building can be important and also to ensure that the Conservation Area is not eroded if land is sold or sub-divided.
- Where landscape features such as a row of trees or an important hedge define a boundary, then the Conservation Area status is assumed to apply to features on both sides of the boundary. It is not therefore necessary to define the width of a hedge or the span of a tree.



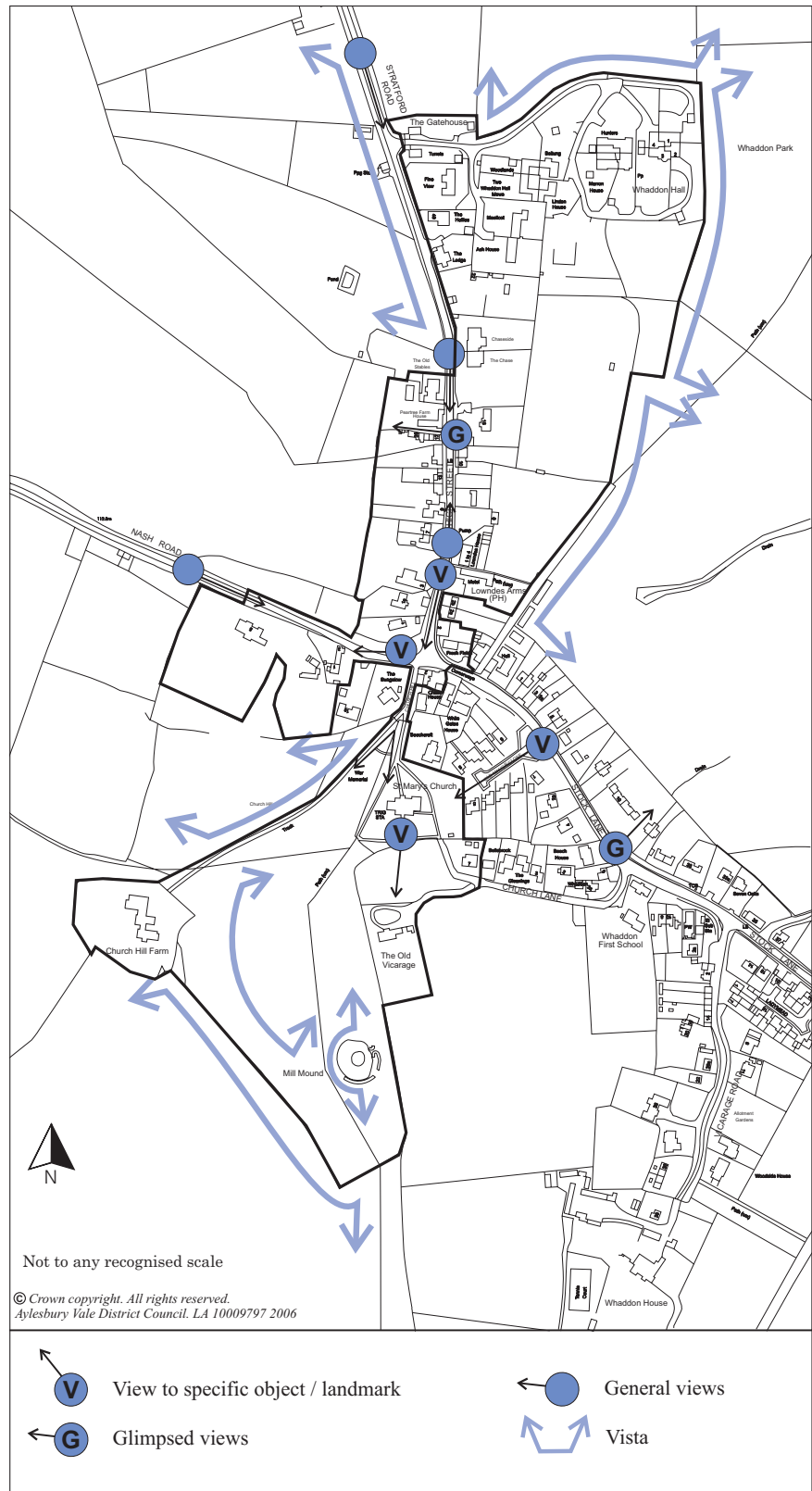
Map showing changes to the boundary

## CHAPTER 9 – KEY VIEWS AND VISTAS

Whaddon’s elevated location is a fundamental element of the village’s character. Views from the village looking to the north, east and west are extensive. Of particular importance are the views both into and out of the village from the area around Whaddon Hall. The agricultural land to the north and north-east of the village is extremely important in terms of the setting of the Conservation Area and the grade II listed hall. It also provides the foreground to long reaching views from Whaddon Hall to the landscape beyond Milton Keynes.

Views gained from the western side of the village extend across Whaddon Chase to the ridgeline behind Nash and north-westwards across the valley to beyond Beachampton. Views to the south and south-east of the village are contained by rising land.

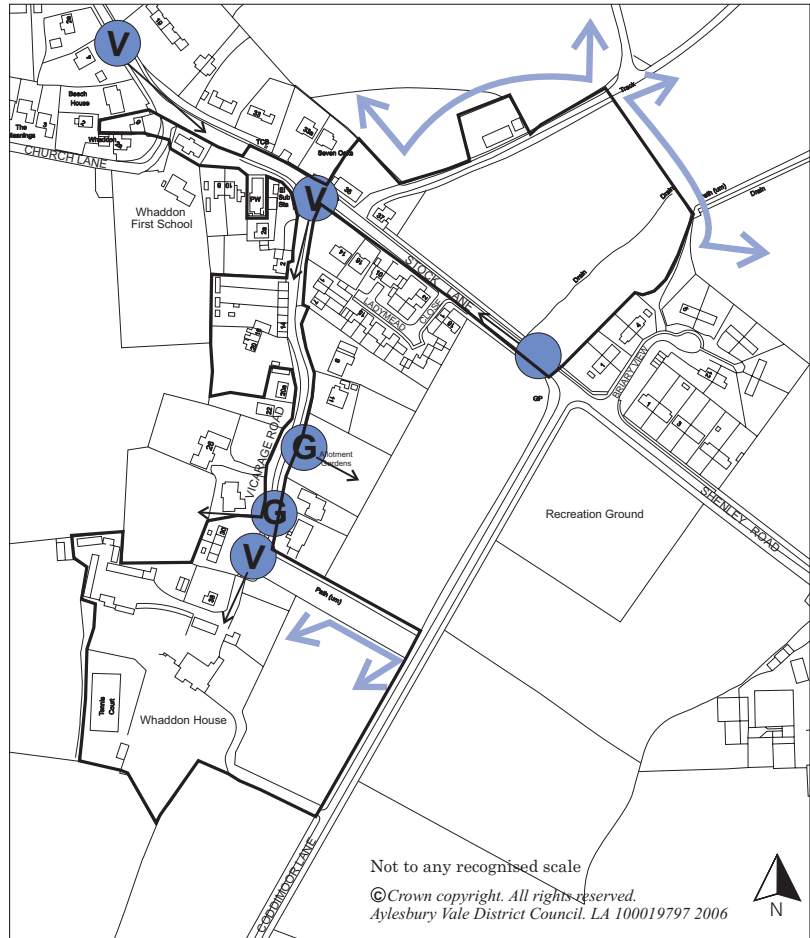
Contained views within the Conservation Areas tend to focus upon individual buildings such as St. Mary’s Church and 2, Nash Road.



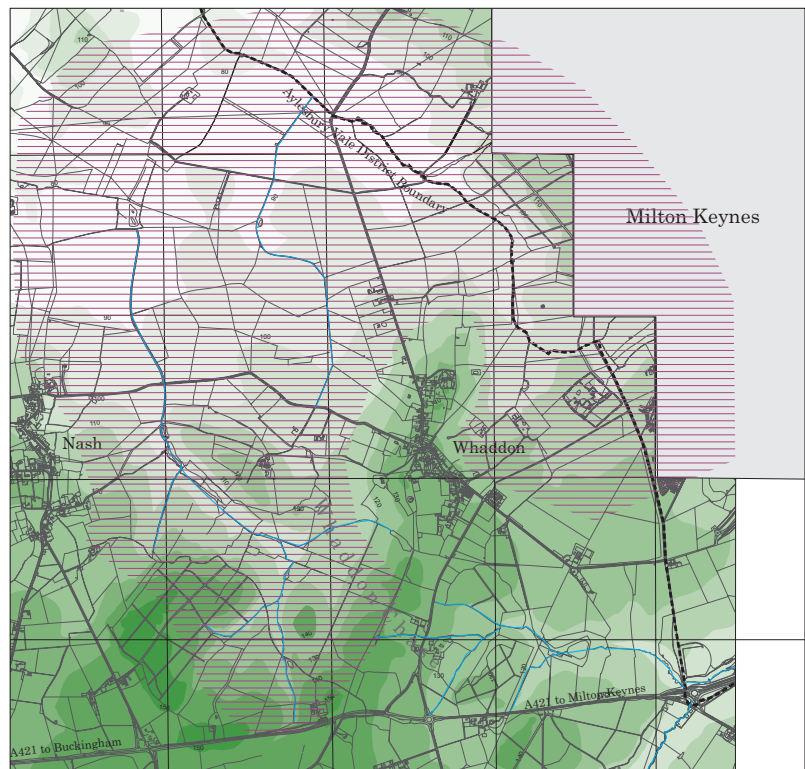
Map of High Street Conservation Area showing key views and vistas.

There are also a number of general views that include sections of the principal streets and the properties which border them. At various points within the village, breaks between buildings allow glimpsed views of the surrounding landscape.

Long distant views of Whaddon, in particular the tower of St. Mary's Church and Whaddon Hall, are visible from the surrounding countryside. Notable views of the village are gained from points along the A421, from Nash and from Beachampton. To the bottom right is a visual envelope map which aims to show the area of land within which there are potential views of the village. This map is indicative and does not take into account constraints such as fences, hedges, woodlands and buildings which may interfere with these views.



Map of Stock Lane Conservation Area showing key views and vistas.



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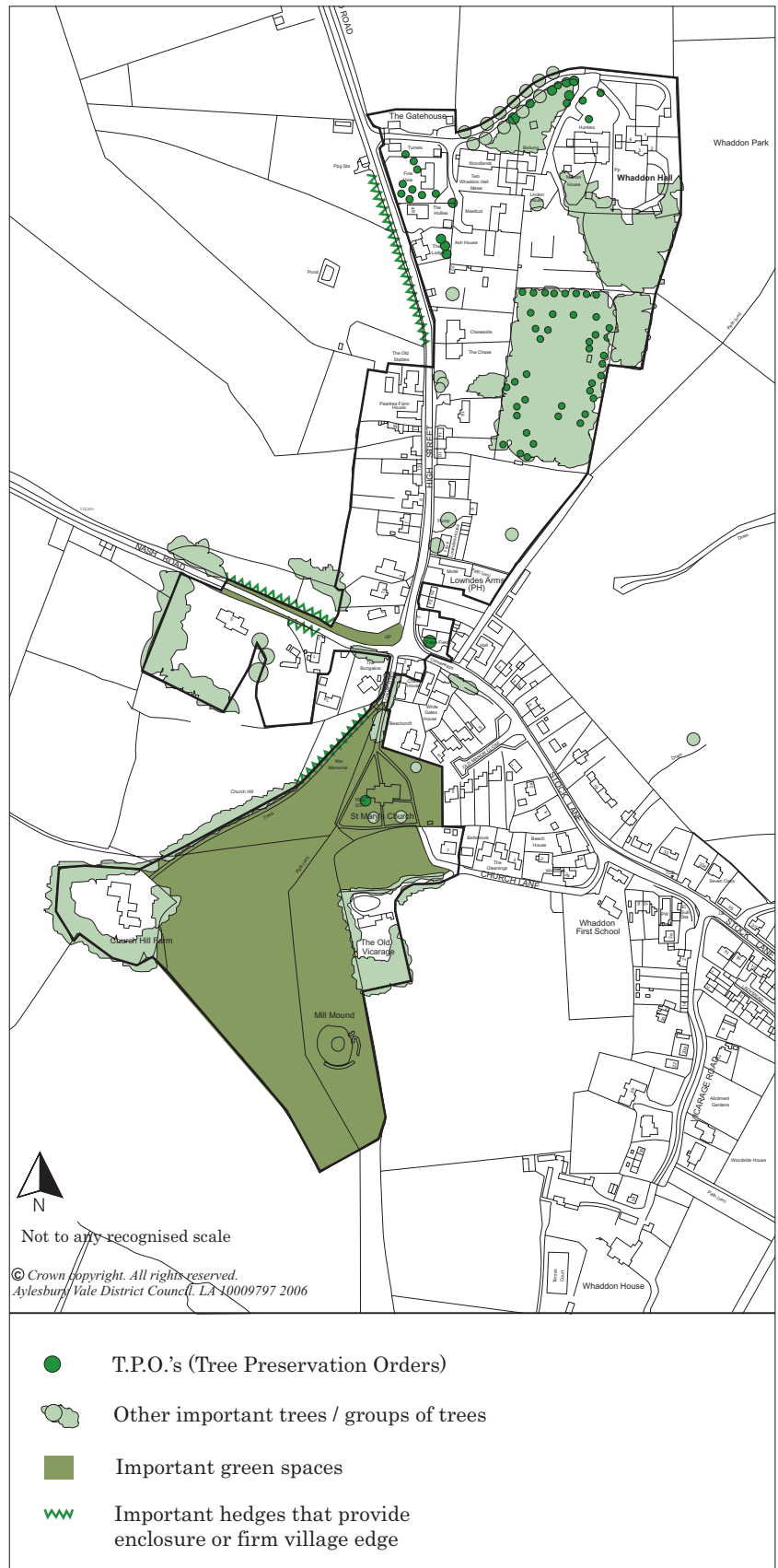
Visual envelope map

## CHAPTER 10 – OPEN SPACES AND TREES

Despite its rural location there is little public open space within the heart of Whaddon. The linear form of development means that open spaces are restricted to the narrow grass verges along Vicarage Road and Nash Road and small grassed areas to the east of Whaddon First School and around the junction of High Street and Nash Road.

On the fringes of the village where the built environment gradually dissolves into the surrounding rural landscape, open space and vegetation play a fundamental role in defining the character of the village and form the setting to a number of individual buildings. A sense of space is created by the expansive views of the surrounding countryside gained from various public vantage points and glimpsed views between buildings within the village core.

The character of the north and north-eastern end of the village is defined by the remnants of the parkland landscape associated with Whaddon Hall. Despite significant erosion of this landscape, elements of the parkland remain to the south and south-east as individual groups or belts of trees.



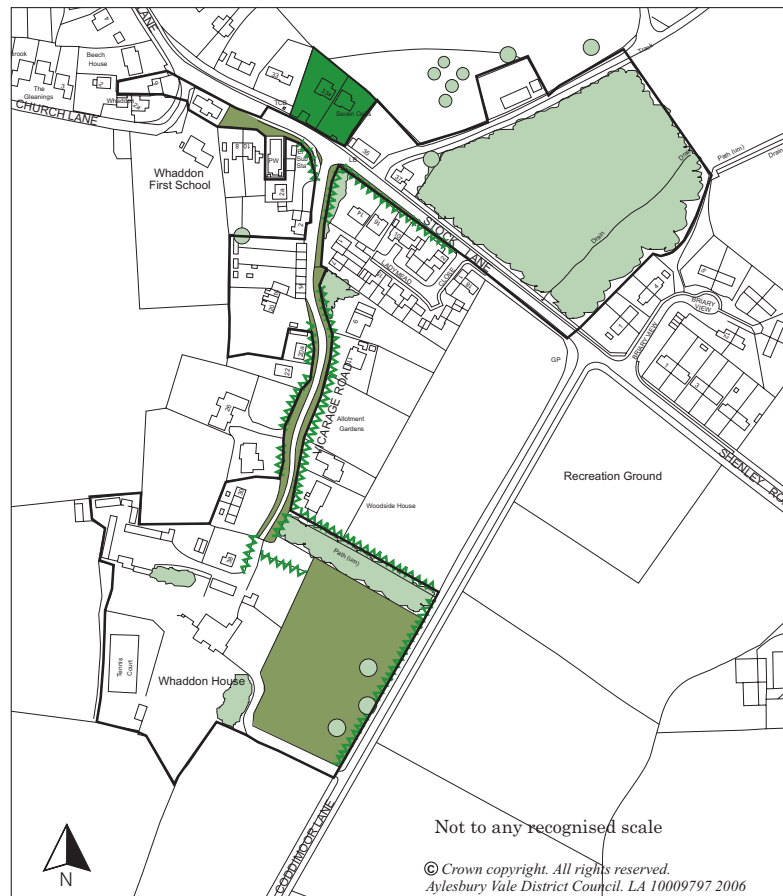
Map of High Street Conservation Area showing extent of greenery



Trees within this area have been used to reinforce the status of the Hall. An avenue of yews lining part of the access road gives a sense of grandeur to the approach to the building and provides enclosure to the north-west. A large area of trees encloses the Hall to the south and south-west and screens it from the village. These trees open out around the Hall and serve as an attractive backdrop to prominent views of it from the east and north-east. Local legend states that it was under a tree within the grounds of the manor that Spenser wrote 'The Faire Queen'.

Located at the south-eastern end of the village, within the Stock Lane Conservation Area, is a surviving area of 18th or 19th century woodland which is prominently located at the entrance to the village. This forms a backdrop to views of 35 and 37, Stock Lane when approaching from the north-west.

Along Vicarage Road, trees, hedgerows and grass verges form a fundamental part of the character of the lane creating soft organic edges to the carriageway and truncating views in both directions along the road.



Map of Stock Lane Conservation Area showing extent of greenery



Avenue of Yew trees  
Whaddon Hall

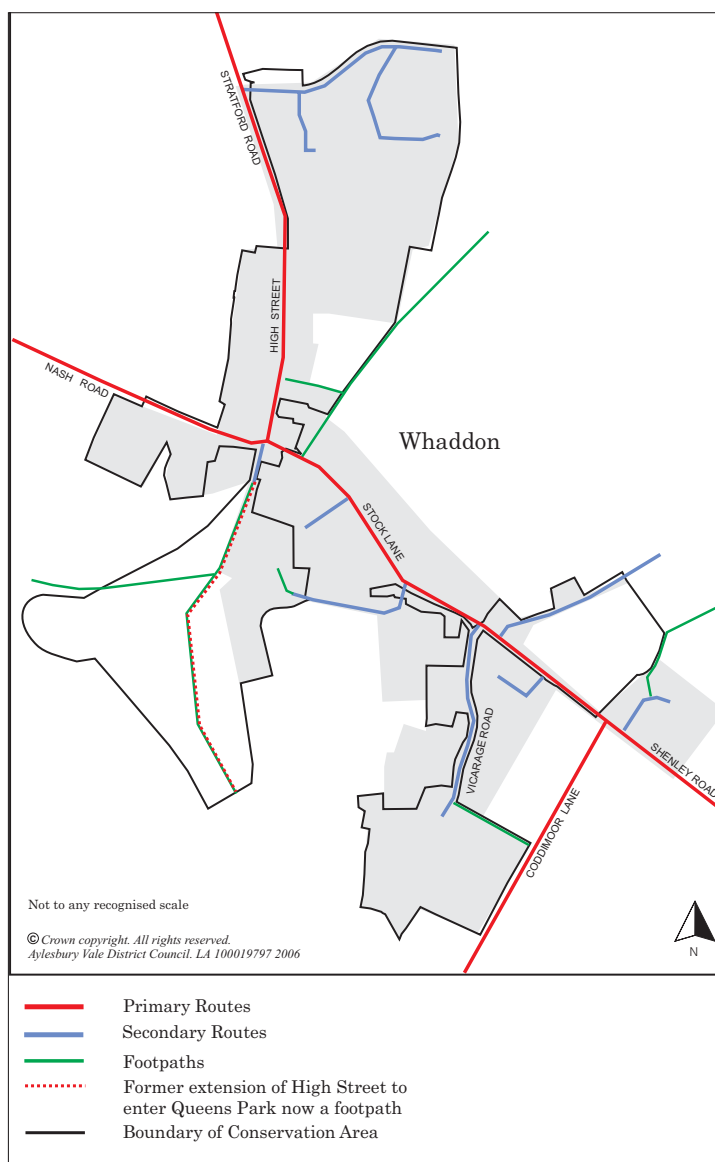
## CHAPTER 11 – PERMEABILITY

Three principal roads run through Whaddon, meeting at the southern end of the High Street. These are High Street, Nash Road and Stock Lane. High Street runs in a north-south direction following the ridgeline. At the northern end of the village, where the land begins to fall away, High Street becomes Stratford Road. Nash Road (also called Sugar Lane) approaches Whaddon from the west, rising sharply uphill just prior to the village. Stock Lane runs in a north-west to south-east direction from the southern end of High Street to the junction with Shenley Road and Coddimore Lane.

Secondary routes within the village include: Vicarage Road, which extends southwards from Stock Lane terminating at Whaddon House; Church Lane which curves in a roughly westerly direction from a junction on the south-western side of Stock Lane to St. Mary's Church; the drive of Whaddon Hall and the unpaved road from Stock Lane between the former lodge buildings to the Kennels. The concentration of development along primary routes within the village and the limited number of secondary routes creates Whaddon's characteristic linear form.

Due to the linear form of development in Whaddon, roads act as the main pedestrian and vehicular routes. There are a number of surviving historic footpaths but these generally lead from the village out into the countryside.

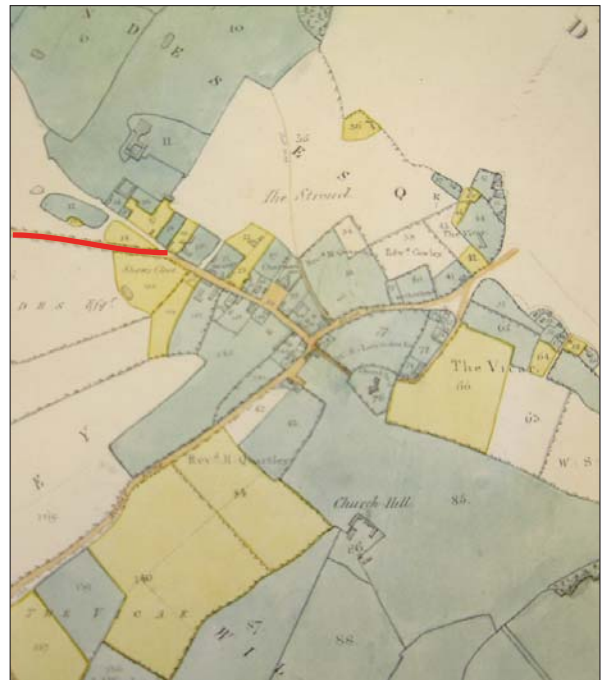
Comparisons of Thomas Phillip's map of Whaddon in Olden Times (1800), the 1st edition Ordnance Survey of Whaddon (1815) and a plan of Whaddon and Nash following their annexation (1830), indicate that changes were made to roads at the northern end of the village prior to the third decade of the 19th century. It is apparent from these maps that the course of the Stratford Road was straightened and a road from the northern end of High Street to Beachampton ceased to exist. It is likely that these changes were made as part of the field enclosure of the village. Interestingly Phillip's map shows a cottage positioned at the junction of Stratford Road and the road to Beachampton. No evidence of this cottage survives today.



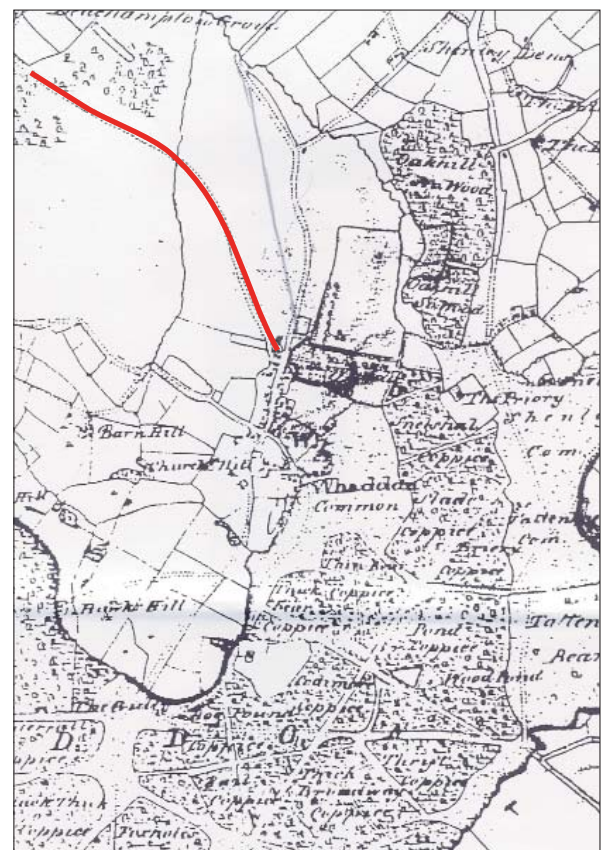
Map showing roads and footpaths through village



Thomas Phillip's map of 'Whaddon in Olden Times' 1880



Parish Plan 1779



Ordnance Survey map of Whaddon 1815

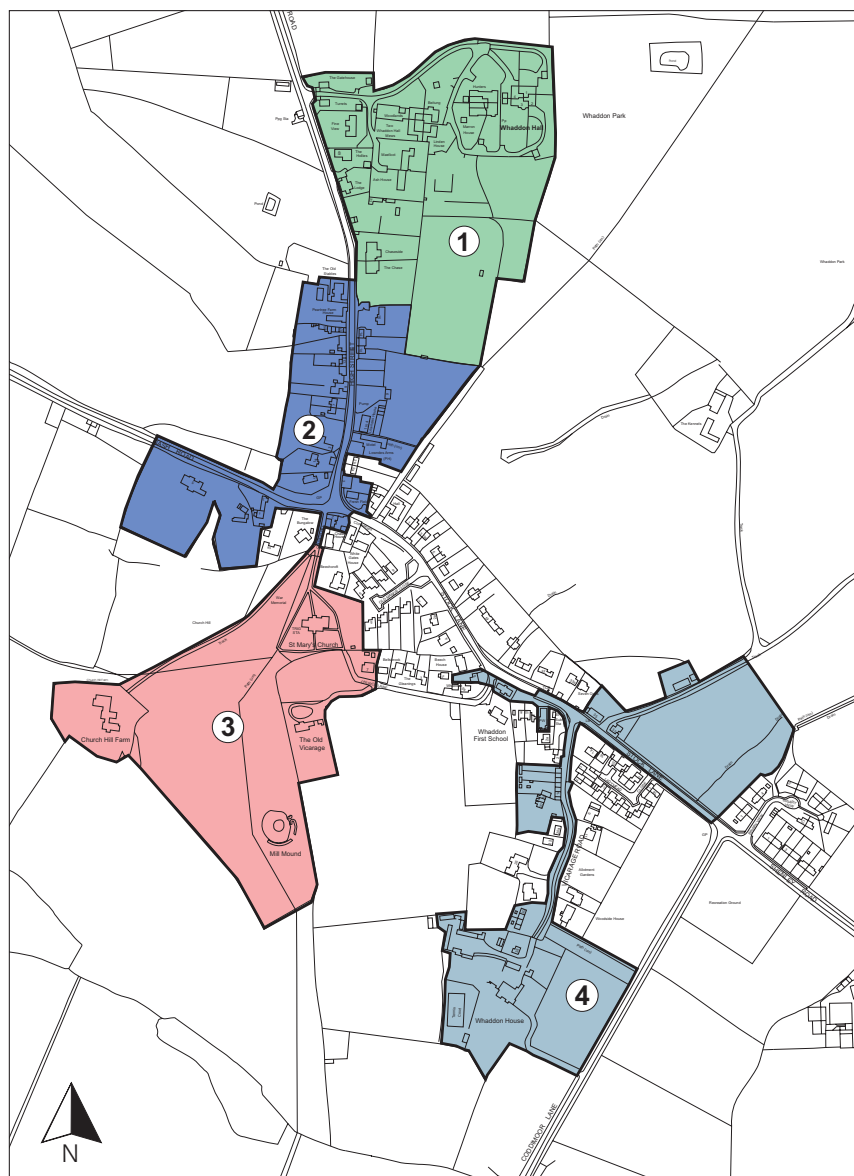
Former road to Beachampton

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## CHAPTER 12 – DEFINITION OF IDENTITY AREAS

There are two separate Conservation Areas within Whaddon. Contained within them are smaller areas with distinctive characters. For the purposes of this appraisal, these areas have been sub-divided into Identity Areas and will be analysed individually and then compared.

- Identity Area 1 is concentrated around Whaddon Hall and its immediate grounds.
- Identity Area 2 encompasses the High Street, with its predominantly 18th and 19th century brick fronted buildings and high boundary walls.
- Identity Area 3 incorporates St. Mary’s Church, the Old Vicarage and Church Hill Farm which has a less urban feel and a more rural context.
- Identity Area 4 includes Vicarage Road and Stock Lane which are primarily areas of 19th century development.



Map showing Identity Areas

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## CHAPTER 13 – VILLAGE MORPHOLOGY

### Identify Area 1

The character and layout of the village is defined by Whaddon Hall and its grounds. The key characteristics of this area are:

#### Location

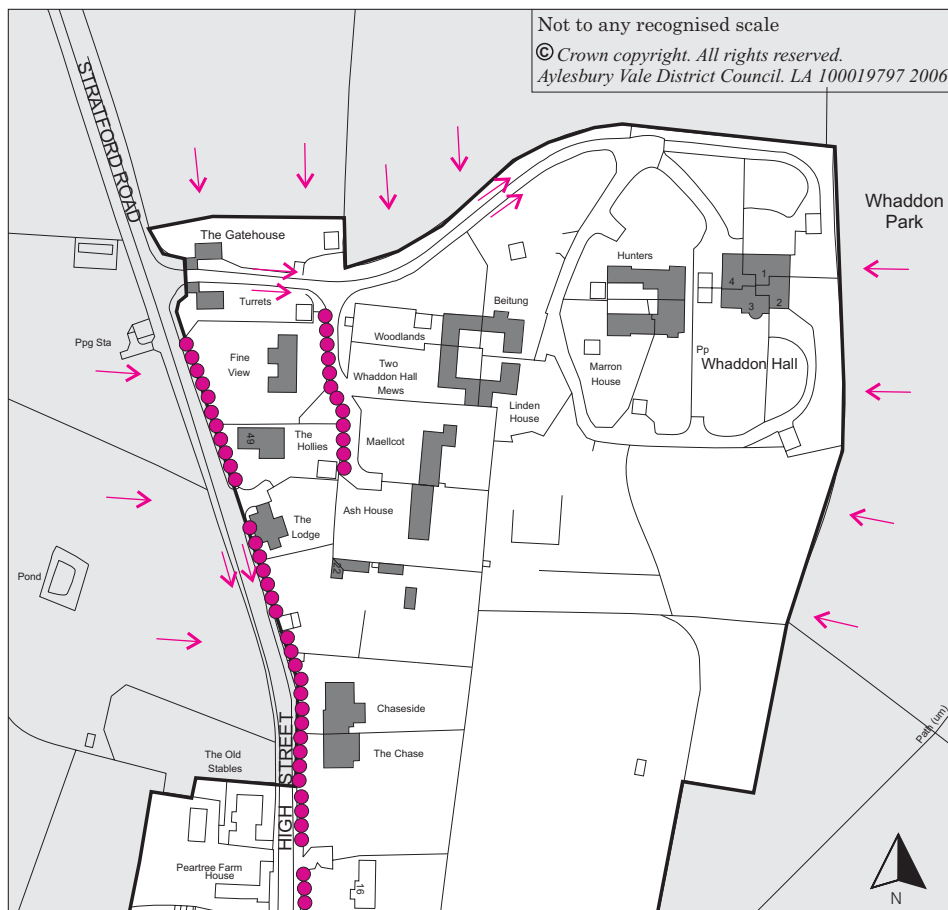
- The Hall is situated to the east of the Stratford Road and occupies a commanding position with land falling away to the north, east and west.

#### Views

- Views from the Hall to the north and east are expansive.

#### Historic buildings

- The scale, form, architecture and prominent location of Whaddon Hall is unique in the context of the village.
- The buildings surrounding the Hall are subordinate in scale.
- There is a clearly defined architectural and social hierarchy between the Hall and other buildings within the grounds.



Identity Area 1 - showing organisation of space



### Plots

- The recent proliferation of property boundaries resulting from the subdivision of the historic buildings and the construction of new properties has eroded the unified character of the grounds.

### Trees and Parkland

- To the south of Whaddon Hall the former parkland landscape survives largely intact and provides a wider setting to the building.
- To the east and south-east of the Hall the historic landscape survives in part, as individual groupings or belts of trees.

## Identity Area 2

The key characteristic of the High Street is the strong sense of enclosure. This is created by a combination of the following features:

### Street

- High Street is linear.
- The road slopes from the south to the north
- There is a gentle bow and broadening of the street by the Lowndes Arms
- There is a more pronounced curve by Chaseside which means that there are no distant views down the line of the High Street.
- The average width of the street is 5 metres widening to 10.5 metres at the junction with Nash Road and Stock Lane
- There is a narrow footpath on the east side of High Street. On the western side it extends from the junction of Stock Lane and Nash Road to Peartree Farm House.

### Position of buildings in relation to the street

- There are buildings on both sides of the street.
- Buildings on the western side of the street are generally situated hard up to the back edge of the pavement.
- On the eastern side, buildings tend to be situated slightly back, or some distance back from the road behind high brick boundary walls.
- Buildings on the eastern side of the street are built on higher ground than those on the western side.

### Plots

- Irregular groups of narrow plots, similar in width, are interspersed between wider plots along both sides of High Street.
- There is a mixture of rectilinear and irregular shaped plots, including two L shaped plots, which wrap around smaller plots on the western side of the street.
- Plots depths are relatively consistent but deeper on the western than the eastern side of High Street.
- Private gardens extend to the rear and in some cases to the sides of buildings.

### Building form

- Most buildings are orientated so that their ridgeline runs parallel to the carriageway reinforcing the linear character of the street.
- The majority of buildings have doors and windows facing onto the street creating active frontages.
- Ridge heights of historic properties range between 6.6 and 7.5 metres in height.
- Eaves heights range between 4.5 and 5.5 metres.

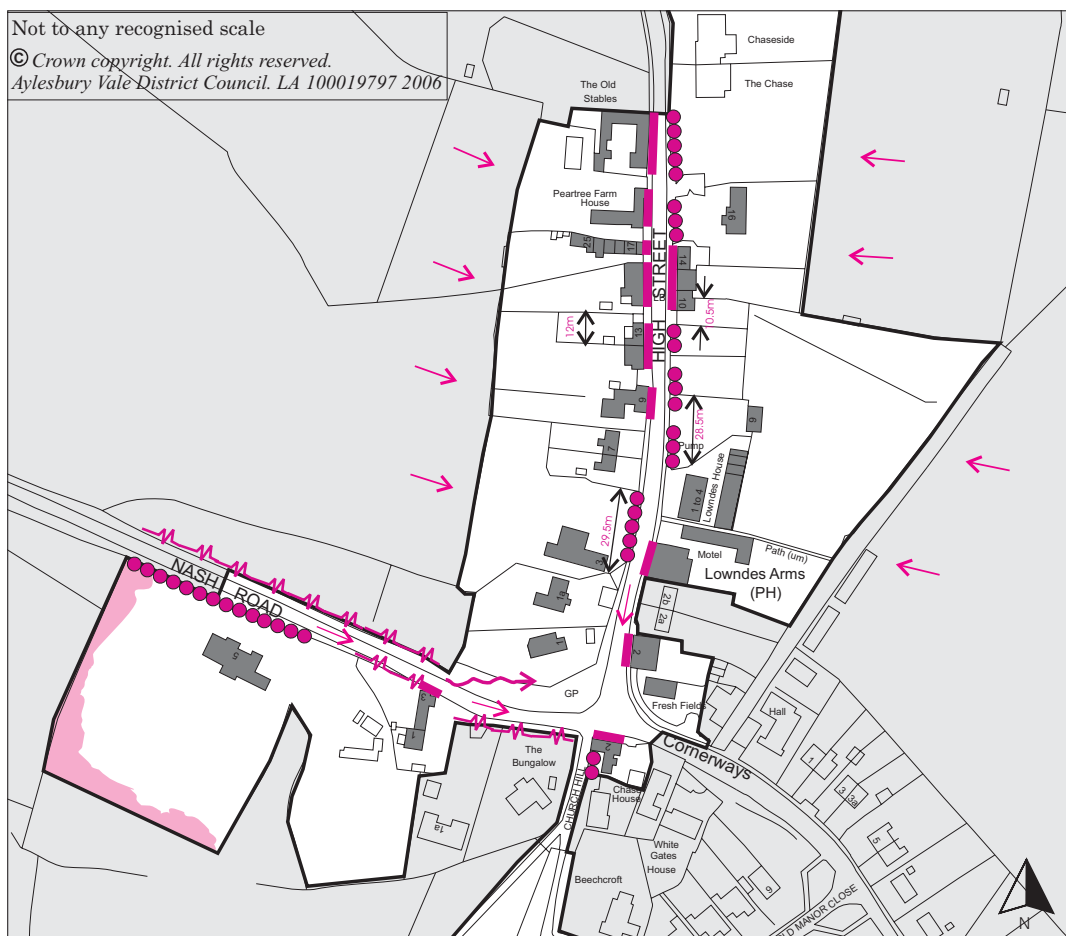
- The frontage building of The Old Stables presents a blank elevation to the street. This elevation, in combination with the high brick boundary walls of Chaseside opposite, creates a strong sense of enclosure.

**Boundaries**








- The brick boundary walls on the eastern side of the High Street create a hard edge to the street and a strong sense of enclosure.

**Gaps**

- Gaps between buildings or boundary walls are limited to the width of carriageway entrances. This creates the appearance of a continuous built form to either side of the High Street.



Identity Area 2 - showing organisation of space

	Loss of enclosure		Trees providing enclosure
	Hedge & railings providing enclosure		Conservation Area Boundary
	Indicating rise in ground level		Visually important boundary
	Strong building line providing enclosure		

The key characteristics of Nash Road are : -

Topography

- The road slopes steeply from the east to west.

Street

- The road is straight until it reaches the bottom of the hill, where it bends to the south-west.
- The road is narrow.
- There are high grass banks on the southern and lower grass banks on the northern side of the road.

Position of buildings in relation to the street

- Development is confined to the southern side of Nash Road close to the junction with High Street and Stock Road.

Boundaries

- Trees, hedges and vegetation form the boundary to the road creating a strong edge and sense of enclosure.

**Identity Area 3**

Identity Area 3 is characterised by large buildings, somewhat dislocated from the village set within the wider landscape. The key features of this area are:

Topography

- The steep gradient of the land falling away to the west creates the feeling of a physical edge to the village.
- St. Mary's Church and The Old Vicarage are situated on elevated ground.

Position of the Buildings

- The buildings are slightly dislocated from the rest of the village.
- Church Hill Farm is situated on the side of the hill and is obscured from view by trees. The Old Vicarage is set against a backdrop of trees.

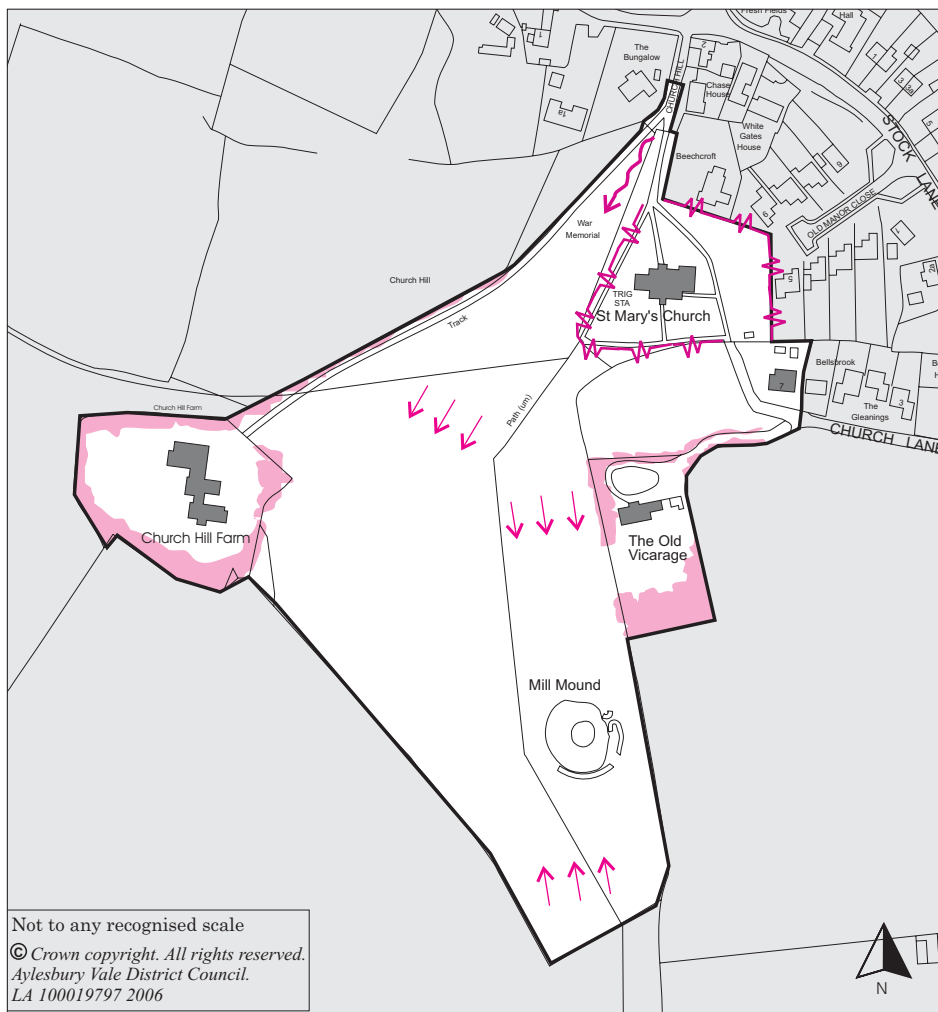
Buildings

- The buildings are individually distinctive. They are linked by scale rather than architectural form.
- Also within this area is a Bronze Age barrow later used as the base for a windmill, and the foundations of two World War II Nissan huts.

Views

- There are extensive views over the surrounding countryside.





Identity Area 3 - showing organisation of space

	Loss of enclosure		Trees providing enclosure
	Hedge & railings providing enclosure		Conservation Area Boundary
	Indicating rise in ground level		

### Identity Area 4

Identity Area 4 (formerly called Pink's End) is primarily characterised by 19th century development. The key features of this area are:

#### Topography

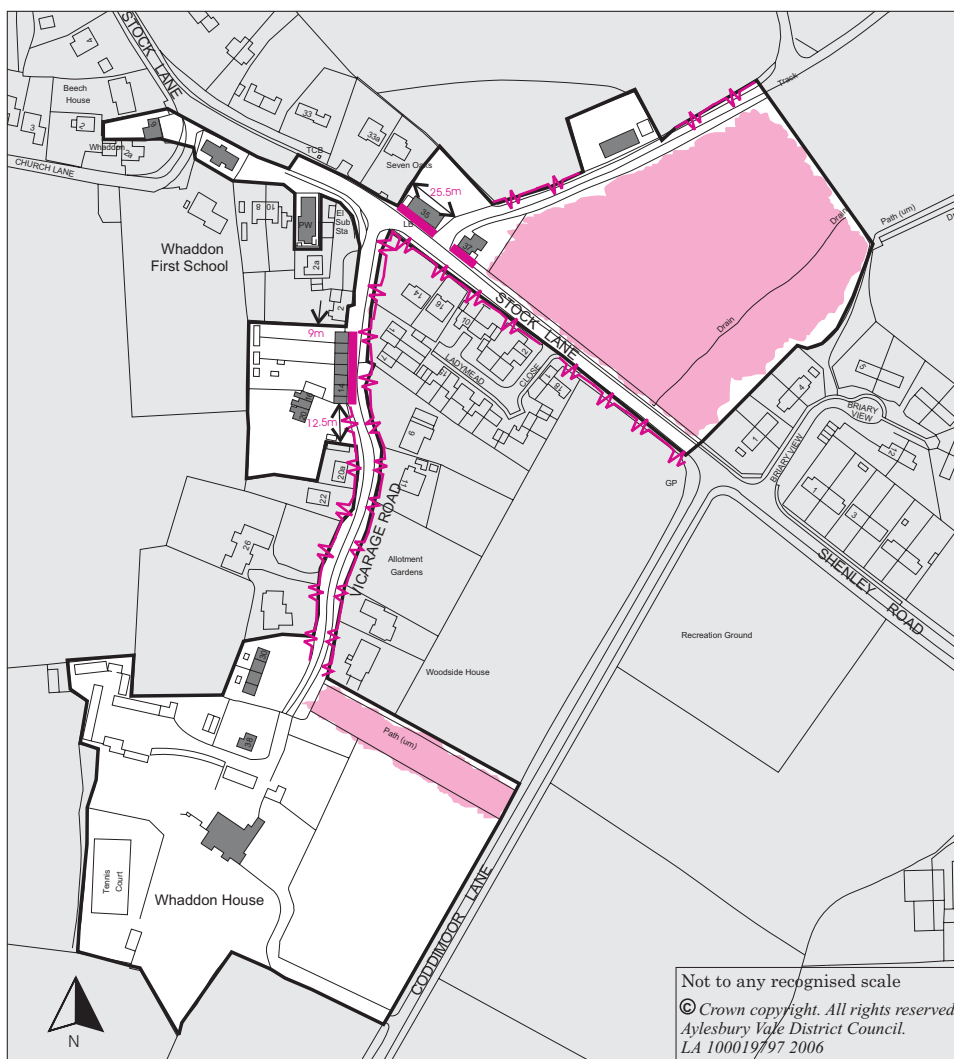
- Vicarage Road slopes very gently from north to south.

#### Street

- Vicarage Road is a narrow road with no pavements, only grass verges, to either side of the carriageway.
- There are a number of gentle curves along Vicarage Road which draw the eye and create a sense of expectation.

**Position of buildings in relation to the street**

- Historic properties are concentrated around the junction of Church Street and Stock Lane (the Village School and the Congregational Church).
- Historic Buildings are prominently situated at the entrance to the village (nos. 35 and 37 Stock Lane).
- Historic properties are relatively widely dispersed along the western side of Vicarage Road.
- Nos. 4 to 14 Vicarage Road are positioned directly onto the road. This is the only section of Vicarage Road where buildings provide a hard edge.
- Nos. 30 to 36 are situated 19 metres back from the road and 16 to 20 Vicarage Road are situated 18.5 metres back from the road.
- With the exception of Whaddon House, all historic properties along the western side of Vicarage Road are orientated to face the carriageway.



Identity Area 4 - showing organisation of space

	Hedge & railings providing enclosure
	Strong building line providing enclosure
	Trees providing enclosure
	Conservation Area Boundary

<sup>13</sup> Nos. 16 to 20 are orientated to face Vicarage Road, but are positioned at a slight angle to the carriageway.

### Plots

- The majority of historic plots are similar in width measuring approximately 4.5 metres.
- Plots are generally long and narrow stretching back at right angles from the road, to the front or rear of the terraced properties.
- A number of historic plots on the western side of Vicarage Road have been subdivided by later infill development.
- Former open fields and allotments on the eastern side of Vicarage Road (outside the Conservation Area) have been developed.

### Building form and date

- Historic properties in this area date from the 19th century.
- Historic development along Vicarage Road consists primarily of terraced or detached properties.
- Ridge heights of historic properties are approximately 5.8 metres, and eaves heights approximately 4.4 metres.

### Boundaries

- Modern properties on the eastern side of Vicarage Road are set back behind high hedges and narrow grass verges.

### Gaps

- The former gaps between historic properties have been infilled with modern development.

### Views

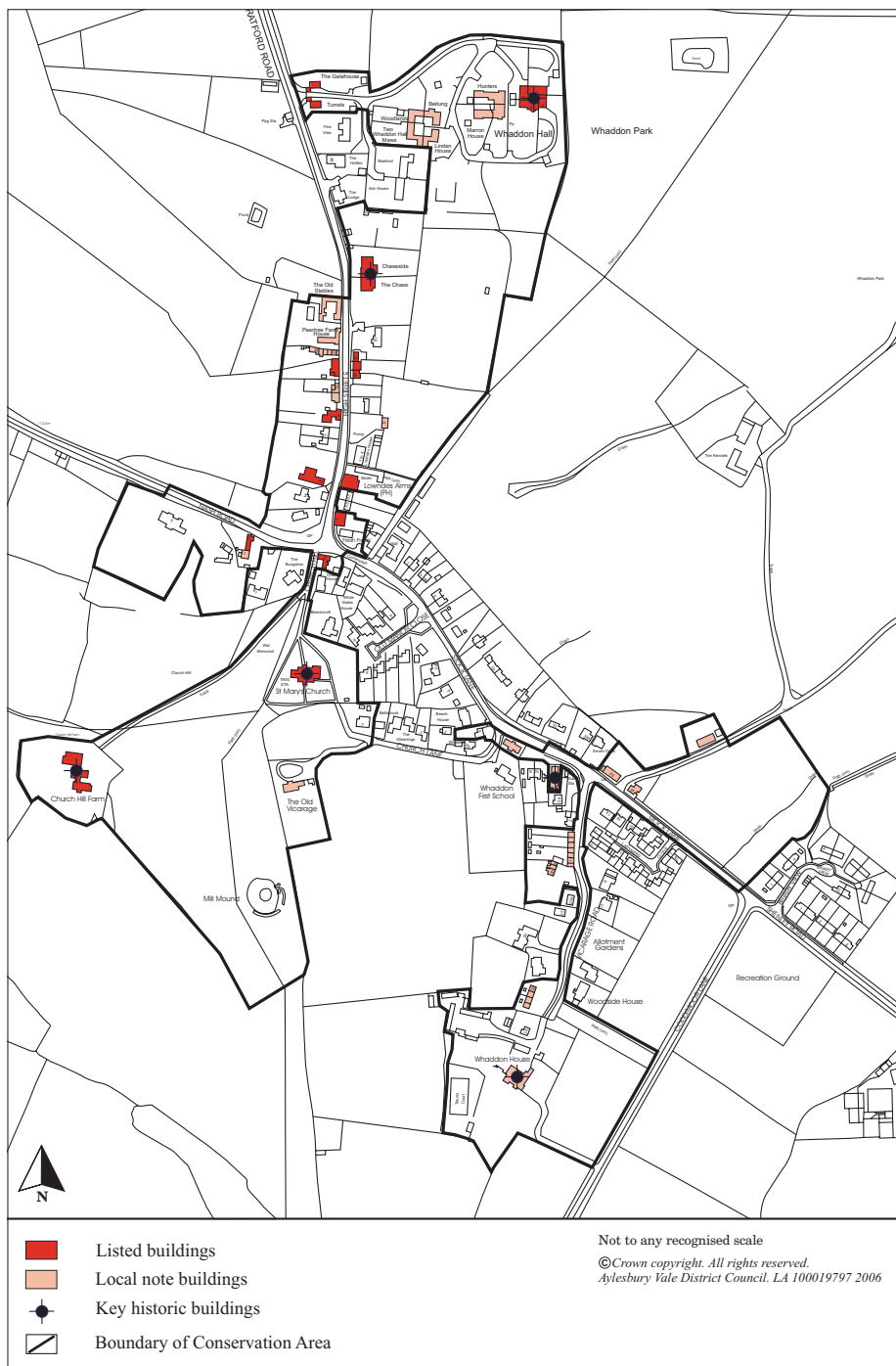
- Whaddon House terminates views looking south-westwards along Vicarage Road.
- The curvilinear nature of Vicarage Road means views are truncated by the front boundary hedges and the trees within the gardens of properties.

## CHAPTER 14 - KEY BUILDINGS

Within Whaddon village there are many important buildings. These include not only listed buildings, but also un-listed buildings that have some architectural, historic or visual interest.

Key buildings are buildings which are visually important. They may be visible in a number of key views, or stand at important road junctions. Key buildings in Whaddon also include structures which are important landmarks in views from outside the village. Key buildings may be listed or un-listed.

Local note buildings are un-listed buildings which are not of listable quality but nevertheless make a positive contribution to the character of the Conservation Area. These buildings are identified on the map below and are described briefly in Appendix V1



## CHAPTER 15 - ARCHITECTURAL FORM

### Identity Area 1

The architectural form of the northern end of the village is dominated by Whaddon Hall.

#### Whaddon Hall

This classically inspired 1820's mansion is unique within the context of the village, both in terms of its architectural detailing, but also its scale and positioning within the landscape. The building is rectangular in plan and two storeys in height, topped by an attic contained within the slate mansard roof. The building is classically influenced in its detailing.



Early 20th century photograph of the southern elevation of Whaddon Hall.

#### Service Buildings

Immediately to the west of the Hall is a wing which originally contained the kitchens and servants quarters. Like the Hall, this wing is constructed of brick, rendered and painted. The building is U shaped in plan and takes its architectural references from Whaddon Hall.

To the south-east of this is located the former stable building. Laid out in a courtyard plan, this plain brick structure with hipped slate roof retains elements of its utilitarian character, despite the introduction of window and door openings and other domestic appendages added during its conversion to residential use.

#### Lodge Buildings

Adjacent to Stratford Road are two lodge buildings which were originally connected by an archway and formed the entrance to the grounds of Whaddon Hall. Early 19th century in their date and Gothic Revival in style, these buildings have been extended, but still create a sense of approach to the Hall.



Early photograph of Lodge buildings.

#### Chaseside

Chaseside is situated on the eastern side of High Street outside the immediate vicinity of the Hall. It was formerly a Dower House. Constructed of vitreous header bricks with red brick quoins and window surrounds, the original building included the three bays to the right and was extended with an additional bay to the left during the 19th century.

### Identity Area 2

#### Density

Historic development along the High Street is arranged more densely than elsewhere within the village.

#### Scale and Form

Although there is a mixture of detached, semi-detached and terraced properties within High Street, all are vernacular in character and relatively modest in scale and form. The majority of the buildings are simple in plan, although many have later extensions to the rear. There are a number of examples of former farm buildings within this part of the village.

### Material

Building elevations are constructed of brick or brick and timber and a number are partially or completely painted. Roofs are either plain clay tile or natural slate.

### Height

All buildings in this area of the village are between one and a half and two storeys in height.

### Gables

Gable widths are generally narrow between 4 and 7.5 metres.

### Roofs

Roof pitches vary between 30° and 55° according to the roofing material or in many cases the original roofing material.

### Fenestration

With some notable exceptions (nos. 3, and 10 to 14, High Street) the majority of the pre 18th century cottages located along High Street have irregular fenestration patterns with small window openings in comparison to wall surface, creating a strong solid to void ratio.

### Identity Area 3

The buildings located within Identity Area 3 are very different in character and are connected by their scale, size of plots and relationship to the surrounding landscape rather than by their architectural detailing.

The key buildings within this area are the 12th century St. Mary's Church and the 17th/18th century Church Hill Farm.



Early photograph of st. Mary's Church from Nash Road

### Identity Area 4

#### Date

The buildings situated along the south-eastern end of Stock Lane and along the western side of Vicarage Road date from the 19th century.

#### Architectural Detailing

Whaddon House, the Selbie Memorial Congregational Chapel, the Village School and 35 and 37, Stock Lane (former lodge buildings) are individually distinctive structures in both scale and character, but share some communality in detailing and materials.



Selbie Memorial Congregational Chapel

#### Scale

With the exception of Whaddon House and the Selbie Memorial Congregational Chapel, all the buildings in this area of the village are modest in scale, character and detailing.

#### Form

Along Vicarage Road the historic buildings are either terraced or semi-detached with narrow regular frontages of approximately 5 metres and gable widths averaging 5.5 metres. Historic buildings along Stock Lane are detached.

**Height**

Historic buildings are two storeys in height.

**Roofs**

Roofs were originally covered in slate and as a consequence the roof pitches are relatively shallow at approximately 30°.

Brick chimney stacks provide full stops at each gable and at regular intervals along the ridgelines of the terraced properties.<sup>14</sup>

**Materials**

The historic buildings are constructed of brick and with the exception of Whaddon House and 35, Stock Lane are unpainted.

**Fenestration**

The buildings within this area tend to have regular fenestration patterns with casement windows set beneath brick arched lintels.<sup>15</sup>



The Village School



Early photograph of 35 & 37 Stock Lane

<sup>14</sup> The mid ridge chimney on the terrace 30 to 36 Vicarage Road appears to be offset, but would formerly have occupied a central position on the ridge prior to the extension of no. 36.

<sup>15</sup> Unfortunately a number of these windows have been replaced by uPVC double glazed units.

## CHAPTER 16 – DETAILS AND MATERIALS

### Roofs

#### Form

The majority of the roofs of the historic buildings in Whaddon are gabled in form. Some 19th century properties such as the stables at Peartree Farm, 6, High Street, and several of the buildings within the grounds of Whaddon Hall, have hipped roofs. The two highest status buildings in the village, Whaddon Hall and the St. Mary's Church have roof forms which are uncharacteristic. Whaddon Hall has a slate mansard roof and the roofs of the associated lodge buildings fronting onto Stratford Road and St. Mary's Church are hidden behind battlemented parapets.

#### Pitch

Many of the historic buildings in Whaddon are roofed in plain clay tiles. Most of these roofs have pitches of approximately 45°, but there are a number of examples (for example Peartree Farm House, 3 and 9, High Street), where the pitches approach 55°. This suggests that the buildings were originally thatched.

#### Thatch

There is only one surviving example of a thatched roof within the village. No. 3, Nash Road is thatched in water reed with a decorative block cut ridge. Traditionally, buildings in this area would have been thatched in long-straw and later combed wheat reed with flush ridges. This traditional form of thatching creates soft rounded outlines to roofs which contrast with the sharp clipped appearance of the roof at 3, Nash Road.

#### Tiles

The majority of the buildings with tiled roofs are concentrated along the High Street. Unfortunately, a number of roofs have been re-laid in modern machines made tiles which lack the characteristic texture, cambered profile and reddy-brown colour traditional to the village. In the case of the roof at Peartree Farm, this has been replaced with modern tiles laid in a decorative pattern.

#### Slate

Most of the 19th and post 19th century buildings within the village have been roofed in natural slate. Examples of its use on earlier properties include the 18th century 2, High Street as well as a number of properties, (2, Nash Road and The Lowndes Arms), where the walls have been raised at a later date and, as a consequence, the building has been re-roofed to a shallower pitch. In the main, those roofs covered in slate are shallow in pitch, ranging from approximately 30° to 40°, although there are exceptions such as 2, High Street and 35 and 37, Stock Lane where the pitch is closer to 45°. Examples of both slate and clay ridge tiles exist, the majority of which are plain in detail. Exceptions include 35 and 37, Stock Lane, where ridge tiles have been used to create a decorative effect.

#### Eaves and Verges

The treatment of eaves and verges of the roofs of historic properties within Whaddon is generally plain and simple. There are several examples of dentillated brickwork at eaves level, but the majority of properties have exposed rafter feet or boxed eaves. Nos. 35 and 37, Stock Lane, which were former lodge buildings associated with Whaddon Hall have painted decorative verge-boards. Although not found elsewhere within the village, such ornate detailing is typical of 19th century lodge buildings within the area.





Gabled roof



Hipped roof



Parapet roof



Old plain clay tiled roof



Modern machine made tiled roof



Decorative tiled roof



Slate roof



Thatch



Decorative bargeboards



Box eaves

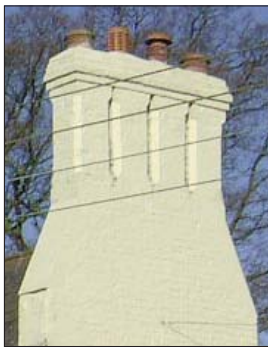


Dentilated eaves

## Chimneys

Chimneys are an important element of the roofscape. They articulate rooflines, create an architectural rhythm and provide the opportunity for further decorative expression. There are examples of gable end, mid ridge and external stacks within the village. There are a number of examples with multiple chimney pots including Chaseside and the terraced Victorian properties nos. 34 to 36, and 4 to 14, Vicarage Road.

With the exception of the external chimneys of 35 and 37, Stock Lane, which consist of four stacks grouped in rows with chamfered corners, the majority of the chimneys in the village are modest in both scale and decorative detailing.



Multiple stack chimneys



Gable end stacks



Ridge stacks



External stack

## Walls

The majority of the historic buildings in Whaddon are constructed from timber-framing or brick, or a combination of both. The use of stone is limited to St. Mary's Church and the coursed rubble plinths of several properties within the village including nos. 2, 9, and 15, High Street and the Lowndes Arms.



Coursed rubble plinths



Rubble stone walls at St. Mary's Church

## Timber

Timber was the main material used in the construction of buildings in Whaddon until the 18th century when brick became predominant. During this period a number of the principal elevations of the timber buildings were re-fronted in brick, partially (as in the case of 2, Nash Road and 15, High Street) or completely (as in the case of nos. 3 and 9, High Street) hiding the timber members from view. Where timber framing is still visible (for example on the front elevation of the Lowndes Arms, and 2, Nash Road or the gable elevations of 3, High Street), these reveal that buildings in the village were generally constructed in a simple square panel form with diagonal braces.

## Cruck

There are several buildings dating from the 15th century with surviving elements of cruck frames including 3, Nash Road and 15, High Street. This form of construction utilises paired curved timbers joined by a tie or collar beam which rises from ground level to the apex of the roof. In both cases these crucks have been altered and hidden from external view during later changes to the properties.

## Infill Panels

The majority of the panels between the timber elements have been infilled with brick. In some cases this brickwork is hidden beneath render and paint which creates a strong visual contrast between the painted surface and the blackened timber elements.



Lowndes Arms



3, High Street



2, Nash Road

## Brick

The majority of the historic buildings within Whaddon are partially or wholly constructed from brick. It became the principal construction material in Whaddon from the 18th century. Thereafter a number of the earlier timber-framed properties were also re-fronted or partially reconstructed with brick. Its extensive use in the construction of buildings and boundary walls characterises the built form and visual appearance of the historic cores of the village, in particular the High Street.

### Dimensions and Texture

Bricks used in the construction of buildings within the village vary in size, shape and texture according to their age. The bricks on the earlier properties tend to be narrower in width than standard modern dimensions and, because they were made by hand, are less regular in form and have more textured surfaces than later mass manufactured examples.

### Bond

The majority of bricks used in the construction of historic buildings in Whaddon are laid in a Flemish bond. Examples of English bond can be found on the right hand gable extension of 15, High Street and Header bond has been used to construct the bays on the principal elevation of Chaseside. The majority of the brick boundary walls in the village have been laid in a Flemish garden-wall (Sussex) bond with their plinths laid in English bond.

### Colour

The colour of brickwork in Whaddon varies from the light reddy orange of 37, Stock Lane through to richer orangey/red found at Chaseside and 15, High Street. Vitrified bricks are also used within the village to create decorative effects. Examples include nos. 9 and 15, High Street where the headers are vitrified and used randomly in combination with normal orangey/red stretchers to create a wall surface of contrasting colours. At 2, High Street and the two-storey canted bays at Chaseside, areas of vitrified bricks are concentrated to create darker blocks of colour.

Contrasts in the colours of brickwork have also been used in some buildings to emphasise particular architectural features. Examples include the window openings of Chaseside and 2, High Street and the door surround and corners (quoins) of 37, Stock Lane.

### Decorative Details

More subtle examples of the use of bricks to create a decorative effect is the dentillated brickwork found at eaves level on several properties including 2, High Street, Whaddon First School, the former Chapel on Stock Lane and 30 to 36, Vicarage Road. Moulded brickwork is used to decorate the Selbie Memorial Chapel.

### Render and Paint

A number of the brick buildings within the village have been completely or partially rendered and/or painted. This creates a strong visual contrast between the light tones of the paintwork and red/orangey colours of the brickwork. The combination of bricks and paint breaks up the facades of individual buildings and, particularly in the High Street, provides strong contrasts within a street where the use of brick results in a visually homogeneous environment.



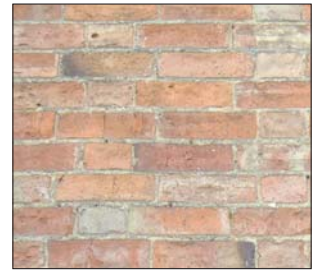
Flemish Bond



English Bond



Header Bond



Flemish Garden Wall Bond (Sussex Bond)



Flemish Bond with vitrified headers



Vitrified bricks



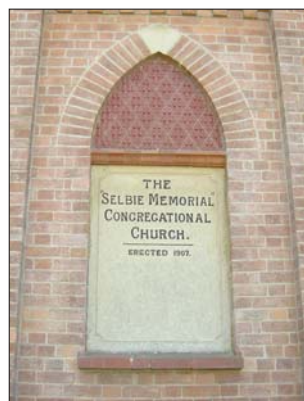
Dentilated brickwork



Colour contrast used to emphasize windows



Colour contrast used to emphasize corners (Quoins)



Moulded brickwork

## Windows

With some exceptions, the buildings within Whaddon dating from or post the 19th century tend to present relatively regular fenestration patterns to the street, while those pre 19th century are generally more haphazard in the positioning of windows and doors. These openings are commonly small in relation to wall surfaces creating a strong solid to void ratio.

### Lintels and Arches

Where original openings survive they reveal that the majority of the historic windows in the village sit beneath either simple timber lintels or segmental brick arches, which in some cases have been painted to create a visual contrast with the surrounding red brickwork. In the case of 2, High Street, the Chase and Chaseside, the segmental brick lintels above the ground floor windows of the principal elevation have stone keyblocks.

### Material

There are examples of both single-glazed sash and casement windows articulating the elevations of historic properties. The majority of these windows are wooden although there are exceptions, for example, the metal lancet windows on the Chapel in Stock Lane.

### Sashes

The proportions of the sash windows vary from the elegant (6 over 6) sashes with narrow glazing bar details of Whaddon Hall to the much larger pane (2 over 2) sashes on the ground floor window of 15, High Street.

### Casement

Casement windows also vary in terms of their proportions, the number of panes and whether the lights are opening or fixed. However, all the casement windows sit slightly recessed back from the wall plane and are flush fitting.

### Dormers

A number of the historic properties have dormer windows. There are examples of eyebrow, sloping, gabled and hipped dormers.

### Paint

The majority of the timber windows are painted white which contrasts with the red or orange colours of the plain brick buildings.

### uPVC / Double-glazing

Unfortunately, the historic windows of some older properties within the village have been replaced with uPVC/double glazed units. This has had a negative impact upon the appearance of these individual properties and the village as a whole.

Sash windows



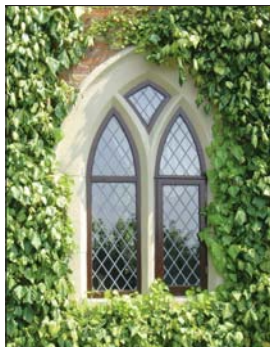
Bricked arched lintel



Painted voussoir



Stone keystone



Lancet windows



Casement windows



Bay window



Corner window



Gable dormer



Catslide dormer



Hipped dormer

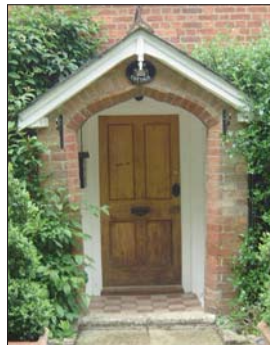
## Doors

Despite the replacement of a number of historic doors on older properties within the village several fine examples do survive. These vary in style from the simple four-panelled door of 3, Nash Road, to more ornate classically influenced examples which mark the entrances to 10 to 14, High Street, The Chase, Chaseside and Whaddon Hall.

The replacement of historic doors and doorways with uPVC or other mass produced modern alternatives can alter the character and appearance of individual buildings. It can also have an adverse impact on the character of an entire street, in particular where buildings are terraced and share common architectural characteristics, such as 16 to 20, and 30 to 36, Vicarage Road.



Six panel doors



Four panel doors



Plank doors



## Boundary Treatment

Brick boundary walls are a significant and characteristic visual element within the High Street. A number of the buildings, particularly on the eastern side of the street, are fronted by walls of varying heights often backed by trees, hedges and vegetation. Cumulatively the boundary walls on the eastern side of High Street and the building frontages situated hard up to pavement on the western side, help to emphasise the narrowness of the road and create a strong sense of enclosure.

### Height

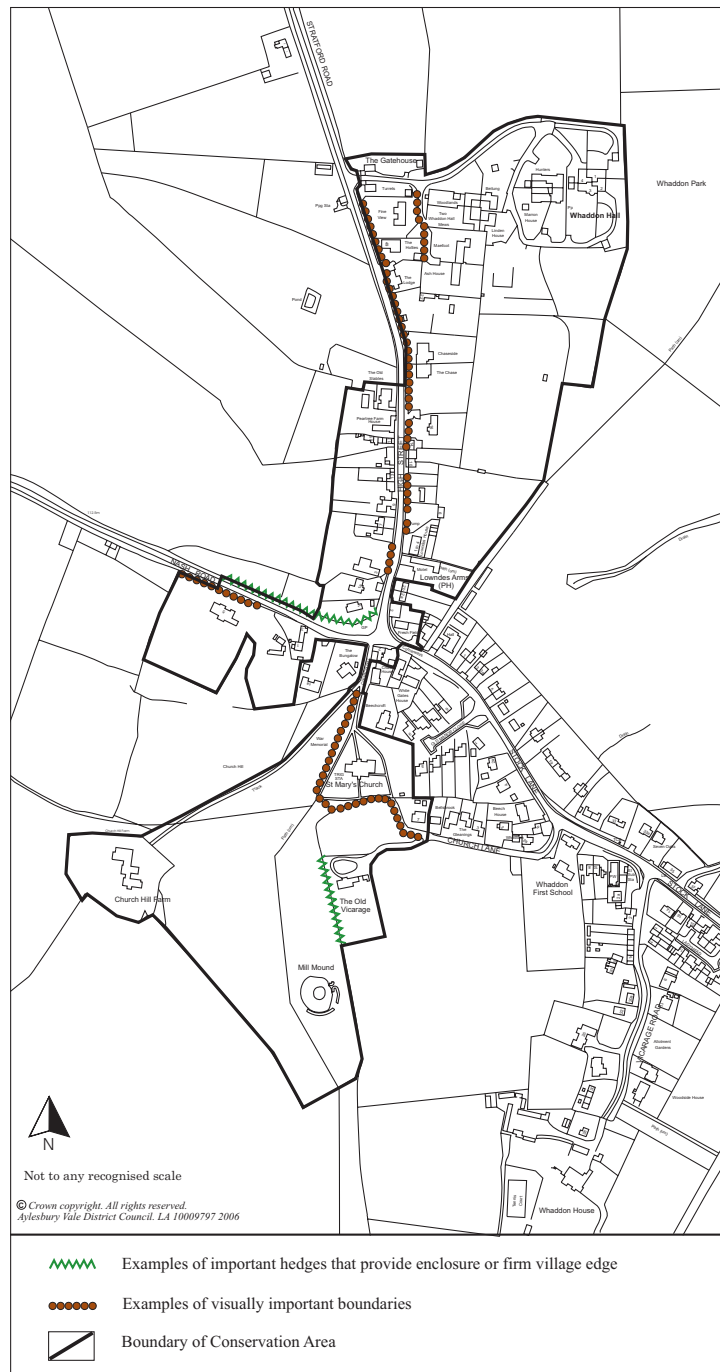
Although the modern brick boundary wall in front of 10 to 14, High Street is only 1.05 metres in height, the majority of the boundary walls along the eastern side of High Street range in height from 1.40 to 2.25 metres. This has the effect of partially obscuring the principal elevations of a number of properties along the street.

### Bond

The majority of the brick boundary walls are laid in Flemish Garden Wall bond (also called Sussex bond). However, their plinths are laid in English bond. There are sections of walls<sup>16</sup> where the pattern of brickwork does not conform to a traditional bond type.

### Profile

Most of the brick boundary walls in High Street are supported and strengthened along their length by means of a brick plinth<sup>17</sup>. The plane between the wall and the plinth is typically marked by a row of projecting bricks or clay tiles. Usually the top of the plinth runs parallel to the top of the wall, either increasing in height or stepping down in accordance with the changing levels of the ground. Unfortunately many of the bricks on the majority of the walls, particularly at plinth level, are showing significant signs of spalling.



High Street Conservation Area - map showing significant boundaries

<sup>16</sup> These are usually where the wall has been repaired.

<sup>17</sup> The only example of the use of shallow piers to provide additional support on the external face of boundary walls in High Street, is the boundary to 22, High Street.

Capping

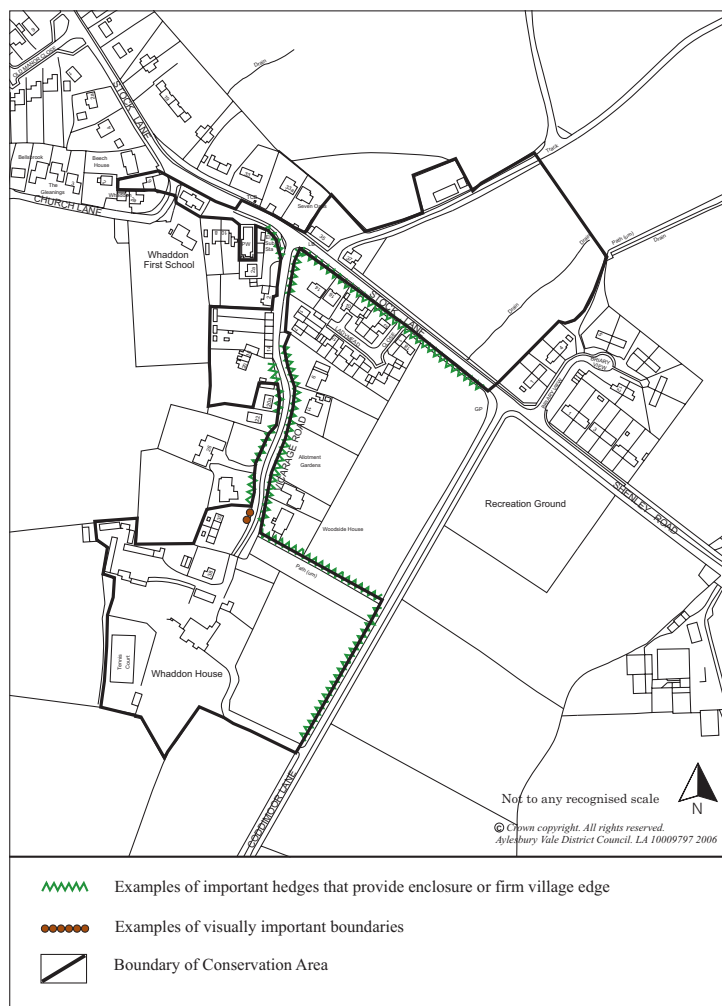
There are examples of different methods of capping the boundary walls along High Street. The simplest method is a row of bricks laid on edge, often with a course of tiles beneath forming a crease which is designed to throw rainwater away from the wall. There are also examples of wall cappings formed by a row of half round bricks (22, High Street) and triangular shaped tiles called saddle-coping.

Gates

A number of the boundary walls have attractive gates built into them.

Railings

Towards the outer fringes of the village and away from the central section of High Street, are examples of metal estate railing being used to demark boundaries. This type of railings form a much less solid division of space than brick boundary walls and helps to integrate the buildings into the landscape and soften the transition from the built environment to the countryside.



Stock Lane Conservation Area - map showing significant boundaries

Other examples of metal railings within the village include the relatively plain railings which enclose the village school and the elegant painted fleur de lis design which encompass the Selbie Memorial Congregational Chapel.

In the vicinity of Stock Lane and Vicarage Road, boundaries tend to be formed by low wooden post and rail fences or metal railings. Along the south-eastern side of Vicarage Road hedges and narrow grass verges create a soft organic boundary to the carriageway.



Doors set into garden walls



Brick walls



Integral buttresses



Plinths



Spalling brickwork



Coping



Metal railings



Metal estate railings



Wooden fencing



Metal gates



### Surface Treatment

There are no examples of surviving historic surfaces within the Conservation Area. Streets and pavements are covered in asphalt although traditional stone kerbs survive along High Street.



## CHAPTER 17 – NEGATIVE FACTORS AND ENHANCEMENT OPPORTUNITIES

Aylesbury Vale District Council intends to develop a Management Strategy for all the Conservation Areas within the District. This document will set out short, mid and long-term objectives for the successful management of the built historic environment.

Shown below are a number of enhancement opportunities specific to Whaddon.



Road signs



All surfaces



Overhead wires



Street furniture



Exposed bins



Bus stop, notice boards etc

## CHAPTER 18 - GLOSSARY OF TERMS

<b>Aisles</b>	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.
<b>Apex</b>	The highest point of a structure.
<b>Arcade</b>	A series of arches carried by columns, piers or pilasters.
<b>Arched lintel</b>	An arch spanning an opening which supports the wall above.
<b>Attic</b>	Rooms within a roof space.
<b>Battlemented</b>	A parapet which has raised sections (called merlons) alternating between gaps or spaces (called crenelles).
<b>Bays</b>	Regular visual or structural divisions within the design of a building.
<b>Buttress</b>	A projection which is physically attached to a wall providing support and giving it greater strength.
<b>Cambered</b>	A shallow curve.
<b>Canted</b>	Any part of a building which is constructed on a polygonal plan, for example bay windows.
<b>Canopy</b>	A covering or hood above a door window.
<b>Capping</b>	The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called coping.
<b>Chancel</b>	The eastern part of a church containing the choir and sanctuary.
<b>Column</b>	Any shaped upright which usually supports a lintel.
<b>Colonnade</b>	A row of columns with an entablature above.
<b>Coping</b>	The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.
<b>Cornice</b>	A moulded projection on top of an entablature, moulding, wall or opening.
<b>Cruck</b>	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.
<b>Curtilage</b>	The land contained within the boundary of a property.
<b>Cusped</b>	A point formed at the junction of two curves or arches.
<b>Decorated</b>	Period of English medieval architecture dating from late 13th century to second half of 14th century.
<b>Dentillated brickwork</b>	Effect created by the projection of alternate headers to create a tooth-like pattern.
<b>Doric</b>	One of the five Classical Orders.
<b>Eaves</b>	The bottom edge of a roof slope which overhangs the wall face.
<b>Ecclesiastical</b>	Term relating to the Christian Church.
<b>Elevation</b>	The face of a building.
<b>Enclosure</b>	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.
<b>English Bond</b>	Pattern created by bricks being laid in alternate courses of headers and stretchers.
<b>Entablature</b>	In classical architecture, the section above the columns containing, architrave, frieze and cornice.
<b>Engaged</b>	An architectural element which is attached or partly buried within a wall, e.g. column.
<b>Flat Lintel</b>	Flat beam or brickwork spanning an opening which supports the wall above.

<b>Flemish bond</b>	Pattern created by bricks being laid in alternate headers and stretchers.
<b>Flemish garden-wall bond</b>	Pattern created by bricks where three stretchers are laid between each header. Also called Sussex bond.
<b>Finials</b>	A decorative ornament found on spires, gables, pediments, canopies and pinnacles.
<b>Fixed pane</b>	A window pane which does not open.
<b>Flush fitting windows</b>	Window panes positioned on the same plane.
<b>Frieze</b>	In Classical architecture the section between the cornice and architrave of an entablature, sometimes decorated with patterns or figurative sculpture.
<b>Gable</b>	The end wall of a building.
<b>Gauged brick</b>	Precise brickwork, bricks laid with tight mortar joints.
<b>Gothic Revival</b>	Architectural style of the 18th century associated with the Picturesque movement arising from a resurgence in interest in medieval architecture.
<b>Headers</b>	A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.
<b>Hipped gable</b>	A roof that slopes on all three sides at the gable.
<b>Ionic column</b>	One of the five Classical Orders.
<b>Keyblocks or keystone</b>	The block at the centre of an arch which works in compression to hold the arch together.
<b>Lancet window</b>	A tall narrow window with a pointed arch to the top. A form of arched windows founded from the end of the 12th to mid 13th centuries and in late 18th and 19th century Gothic Revival architecture.
<b>Lintel</b>	A horizontal beam spanning an opening which supports the wall above.
<b>Mansard roof</b>	Roof formed from two incline panes, the lower slope of which is steeply pitched.
<b>Quoins</b>	The corner of a building emphasised with raised brickwork or stone laid in a pattern.
<b>Pane</b>	The glass light of a window as in window pane.
<b>Panelled</b>	A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.
<b>Parapet</b>	A low wall along a roof, balcony or terrace.
<b>Permeability</b>	Ease of movement within an area/passage of people and/or vehicles.
<b>Pediment</b>	In Classical architecture a shallow pitched gable positioned on top of a portico or a façade.
<b>Picturesque</b>	An 18th century architectural movement. The work picturesque derives from “pittoresco” which means “in the manner of the painters”, referring to the 16/17th century French and Italian artists Poussin, Claude and Salvator Rosa.
<b>Pier</b>	Similar to a column or pillar but more massive in construction.
<b>Pinnacles</b>	The top of a spire, turret or buttress.
<b>Pitch</b>	The slope or incline of a roof.
<b>Plan</b>	The layout of a building.
<b>Plinth</b>	The bottom section of a building designed to suggest that the building is sitting on a platform.
<b>Plot</b>	The land occupied by a building and its grounds.
<b>Polite architecture</b>	The term implies that aesthetics and architectural fashion have architecture consciously been given consideration above functional requirements in the design of a building.

<b>Portico</b>	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.
<b>Proportion</b>	The relationship between parts/elements of a building in terms of their size and scale.
<b>Quoin</b>	The corner of a building emphasised with raised brick or stonework laid in a pattern.
<b>Render</b>	Where a surface is finished in a material such as plaster, stucco or pebbledash.
<b>Roughcast</b>	Rough textured render.
<b>Sash Window</b>	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.
<b>Scale</b>	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.
<b>Segmental arch</b>	An arch which is formed from part of a circle but which is less than a semi-circle.
<b>Sequestered</b>	Term meaning temporarily removing a property from the possession of its owner.
<b>Solid to void ratio</b>	The ratio of areas of walls to areas of windows and doors.
<b>Spalling</b>	Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action.
<b>Stack</b>	A chimney.
<b>Stretchers</b>	A brick or stone laid with its longest dimension parallel to the face of the wall.
<b>Tile creases</b>	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.
<b>Tracery</b>	Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc.
<b>Tripartite</b>	Divided into three.
<b>Tympana</b>	Name given to the space between a lintel and an arch above a lintel.
<b>uPVC</b>	Plastic framed windows (unplasticised polyvinyl chloride).
<b>Vault</b>	An arched roof covering a room or space.
<b>Vergeboards</b>	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.
<b>Vernacular</b>	Traditional local building designs and techniques using locally sourced materials.
<b>Village</b>	
<b>Morphology</b>	Morphology is the analysis of the layout and form of places.
<b>Vitrified brickwork</b>	Bricks with a glazed finish typically darker in colour.
<b>Voussoirs</b>	A wedge shaped stone or brick forming part of an arch or vault.
<b>Water reed</b>	( <i>Phragmites australis</i> ) 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.
<b>Windbraces</b>	A timber within a timber frame, used to strengthen the structure against the wind. Usually forming an arch or diagonal.

## CHAPTER 19 - GUIDANCE AND USEFUL INFORMATION

### Guidance

- English Heritage & Planning Advisory Service, DCMS, Guidance on the Management of Conservation Areas, 2006.
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### Acknowledgements

The residents of Whaddon

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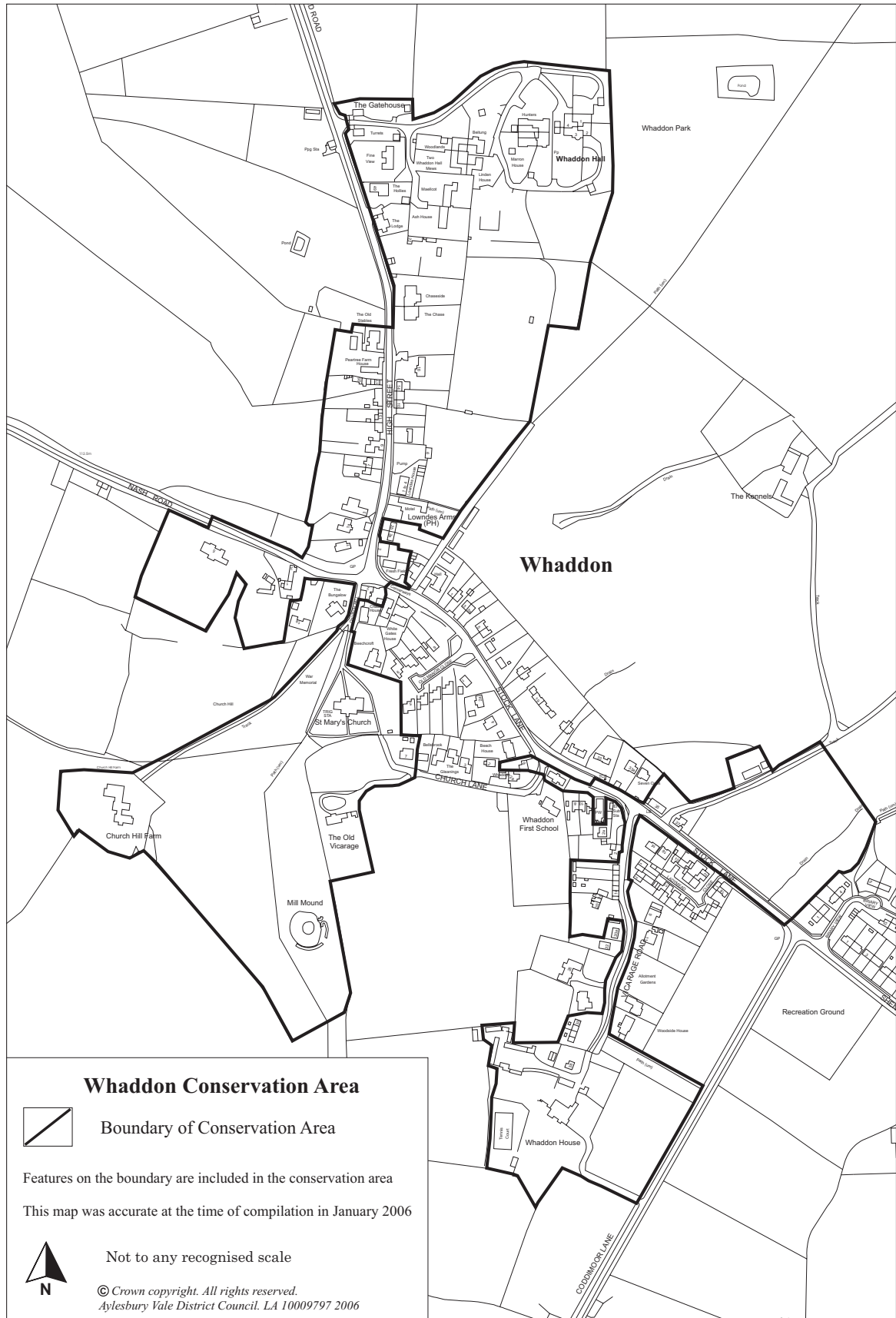
Mr. Peter Spooner

Buckinghamshire County Council Archaeological Unit

Buckinghamshire County Council, Centre for Buckinghamshire Studies.

Several of the photographs within this documents have been reproduced from “The Whaddon Quarterly 2000 Millenium Souvenir Edition”. Permission for these reproductions was given by Mr Peter Spooner, but we would like to extend our thanks to those people who initially provided the photographs.

Appendix I - Map showing boundary of Conservation Area



## Appendix II

Below is a list of the types of development that are controlled by Conservation Area designation, and therefore require planning permission or Conservation Area Consent. This list is not exhaustive.

- Demolition of all and in some cases part, of any building or structure.
- An extension that exceeds 50 cubic metres or 10% of the volume of the original house as it was first built or as it stood on 1st July 1948.
- Cladding, any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Any addition or alteration to the shape of a roof, such as the addition of a dormer window.
- An extension or alteration to any structure within the grounds of a building, with a cubic content greater than 10 cubic metres, such as a garden shed.
- Positioning a satellite dish on a wall, roof or chimney that faces a road or public space
- Tighter advertisement controls.
- Trees within Conservation Areas with stem diameters of 75mm or greater, measured 1.5 metres above ground are protected. Anyone wishing to work on such trees must normally give six weeks written notice to the Local Authority. Replacement planting duties may apply.

For further information please contact the Conservation Areas Officer at Aylesbury Vale District Council on (01296) 585748.

### Appendix III

Below is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan, Part 1 (January 2004), relating to the management of Conservation Areas and the wider built historic environment.

GP.34	New development and local distinctiveness
GP.35	Design of new development proposals
GP.36	Efficient use of land
GP.37	Density of new development
GP.38	Landscaping of new development proposals
GP.39	Existing trees and hedgerows
GP.40	Retention of existing trees and hedgerows
GP.41	Minimising light pollution
GP.42	Design of advertisements
GP.43	Advertisements in Areas of Special Control
GP.44	Removal of unsafe or unattractive advertisements
GP.45	"Secured by Design" considerations
GP.46	Supplementary Planning Guidance
GP.47	Changes of Use to listed buildings
GP.48	Extensions and alterations to listed buildings
GP.49	Total demolition of listed buildings
GP.50	Partial demolition of listed buildings
GP.51	Setting of listed buildings
GP.52	Long distance views of churches and listed buildings
GP.53	New development in and adjacent to Conservation Areas
GP.54	Car parking and traffic generation in Conservation Areas
GP.55	Demolition in Conservation Areas
GP.56	Trees in Conservation Areas
GP.57	Advertisements in Conservation Areas
GP.58	Development and Scheduled Ancient Monuments
GP.59	Preservation of archaeological remains
GP.60	Development of Parks and Gardens of Special Historic Interest

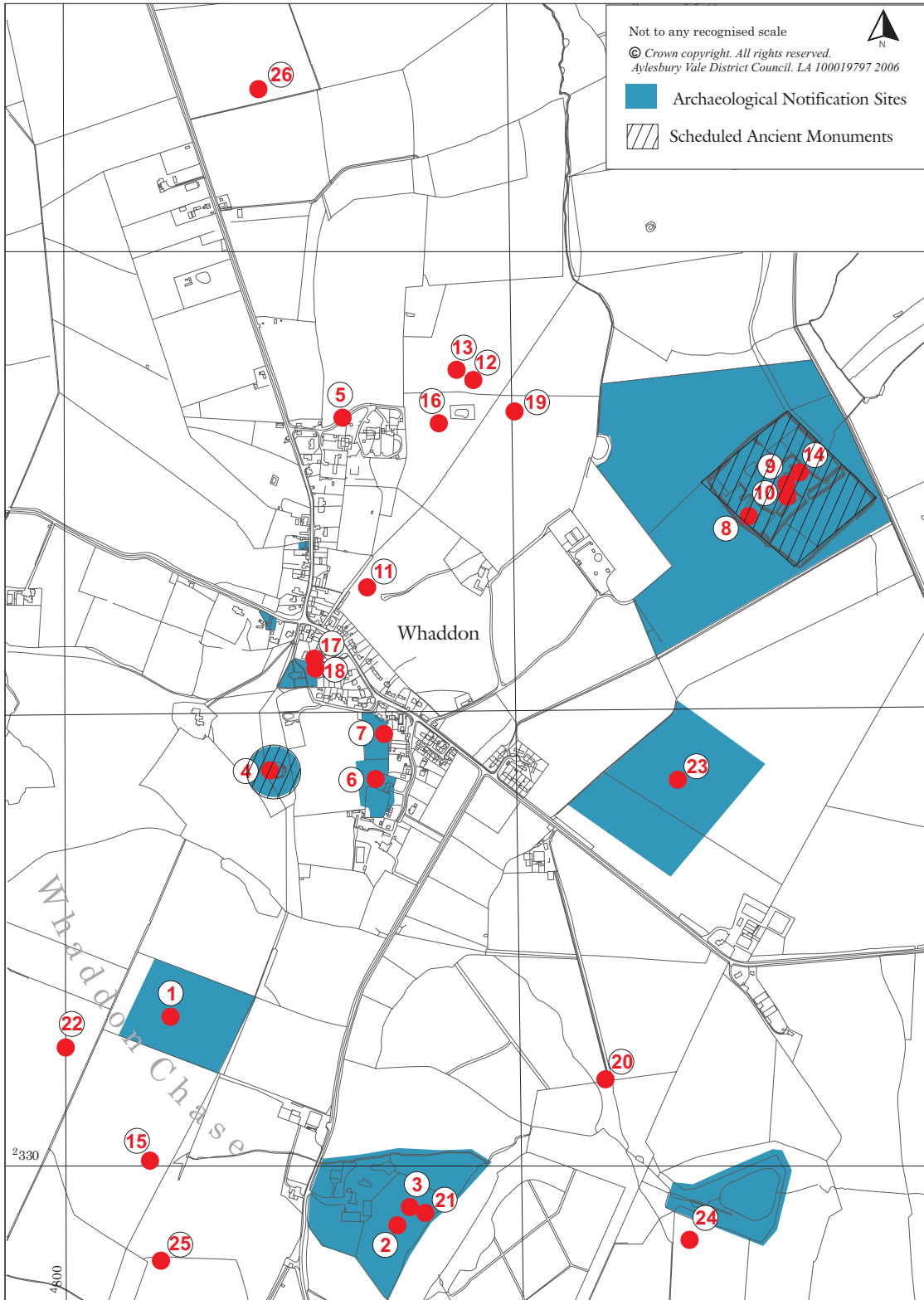
## Appendix IV

	Below is a table that aims to summarize the most important dates, events and personalities within the history of the village up until the 20th century.
<b>Date</b>	<b>Person / Event / Historical Reference</b>
966 - 975	Reference made to Whaddon in the will of the Anglo-Saxon Aelfgifu.
After 1080	Manor at Whaddon granted by William the Conqueror to Walter Giffard.
1086	Reference made to Whaddon in the Domesday Book. Had previously been in the possession of Edward Cild, a thegn of King Edward the Confessor.
1164	Walter Giffard's son William dies without issue and the Manor reverts to the Crown.
1173 (5)?	Henry II grants Whaddon to Richard de Hurnetis (Hunet)?, Constable of Normandy. However the Manor was later forfeited by his son William, because he was accused of involvement in a revolt of Norman nobles against King John.
1207	Manor granted by King John to William d'Albini (Daubenev), Earl of Arundel in compensation for lands lost in France. Also held by his sons William and Hugh before being restored to the Crown.
1242	Manor granted to John Fitz-Geoffrey, son of the Earl of Essex. When he died without issue, the Manor passed to his relative through marriage Richard de Burgh, Earl of Ulster.
1250 - 1360	Richard Giffard granted the hereditary office of Keeper of Whaddon Chase under the lordship of the de Burgh family. It is unclear whether Richard Giffard was a descendant of Walter Giffard who held the Manor in the 11th century.
1360	Manor passed through marriage to Lionel, Duke of Clarence and third son of Edward III. It then passed to Edmund Mortimer, the husband of Lionel's only child Phillipa, and subsequently to Richard Plantagenet, the husband of their only child Anne.
1460	Richard Plantagenet's son the Duke of York and Earl of Ulster was killed at the Battle of Wakefield and the Manor passed to his widow Cecily and from her to Elizabeth, wife of Henry VII.
1480	The hereditary office of Keepers of Whaddon Chase passed to the Pigott family.
1546	The estate was sold to Lord Grey de Wilton, Lord Deputy of Ireland. His son Arthur made significant alterations to the manor house, demolishing his family seat at Waterhall near Stony Stratford and using the material to rebuild Whaddon Hall. Arthur's so
1616/17	James I granted the Manor at Whaddon to his favourite George Villiers, who subsequently became the Duke of Buckingham. His son fell into debt and was forced to sell the estate.

1698	The estate was eventually bought by James Selby (Sergeant-at-Law) and Thomas Willis (a well known physician). The Selby family owned the manor and lordship of Whaddon, and the Willis family acquired Whaddon Hall and the parts of the village which had for
1700	After Browne Willis' death in 1700, Thomas James Selby, the son of James Selby purchased Whaddon Hall and the grounds, thus reuniting the estate. Thomas died without an heir and following a period of protracted legal wrangling regarding the ownership of
1810 – 1835	The start of a decline in the local lace-making industry following the invention of lace-making machines.
1820	The Selby-Lowndes eventually pulled down the Hall and replaced it with the existing building which was completed in 1820.
1831	The Nonconformist doctrine arrived in Whaddon.
1840/41	Whaddon and Whaddon Chase were enclosed by Act of Parliament.
1842	The Whaddon Hunt was established.
1854	The village of Nash, which had formed part of the parish of Whaddon was annexed to Thornton. Nash became a parish in its own right in 1894.
1907	The Nonconformist Selbie Memorial Chapel was constructed on Stock Lane near the northern end of Vicarage Road. This building replaced an earlier chapel constructed in the High Street in 1865.
1939	Whaddon Hall became the headquarters of MI6 Section VIII known as Special Communications Unit Number 1 (SCU1), under the command of Brigadier Richard Gambier-Parry. (See Former Uses section page ). After the War, Whaddon Hall was used to house government
Late 1940s	Marked the beginning of increased development within the village which has continued to the present.
1968	The remains of what is thought to have been a manor complex were discovered on the site now occupied by Old Manor Close
1976	Whaddon Hall was badly damaged by fire. Extensively renovated in 1980, the building has subsequently been divided into four residential units.

Appendix V

Below is a map showing archaeological finds within the vicinity of Whaddon.







- 1 Possibly post-medieval or modern H-shaped ditch
- 2 Possible medieval coffin found
- 3 Boundary ditch recorded in field visit that appears to enclose the land of Coddimoor Farm
- 4 Round mound recorded in site visit, possibly a Bronze Age or Roman.Saxon barrow, medieval motte or, more likely, a post-medieval windmill mound.
- 5 Post-medieval to modern ice house
- 6 Medieval to post-medieval village earthworks seen in aerial photographs
- 7 Possible medieval moat recorded in field survey and on aerial photographs
- 8 Historical records of twelfth century priory, dissolved in the sixteenth century and now earthworks recorded on aerial photographs
- 9 Medieval enclosure moat, pond, platforms and drainage channels associated with priory, visible as earthworks
- 10 Roman metalwork and pottery found in ditch-digging in the nineteenth century
- 11 Possible earthworks showing larger medieval village recorded in field survey
- 12 Roman pottery found in the spoil from water pipeline
- 13 Fragment of possible Roman quern found in spoil from water-pipe
- 14 Historical records of nineteenth century farmhouse on site of medieval priory, demolished in 1830
- 15 Roman pottery and building stone found on the ground surface
- 16 Post medieval dam or ha-ha recorded in drainage ditch-digging
- 17 Possible medieval manorial complex recorded in excavation, also earlier Roman and Saxon
- 18 Roman metalwork and Saxon pottery found in excavation of medieval manorial complex
- 19 Medieval to post-medieval brick kiln recorded in field survey
- 20 Neolithic polished flint axe
- 21 Historical records of a twelfth to thirteenth century hermitage that was probably absorbed by Snelshall Priory
- 22 Possible remains of medieval and post-medieval park pale, visible in aerial photographs
- 23 Late prehistoric rectangular double-ditched enclosure seen on aerial photographs
- 24 Possible post-medieval fishponds shown on nineteenth century maps
- 25 Nineteenth century map shows a field barn within a rectangular enclosure
- 26 Field barn and associated enclosure with circular plantation, shown on late nineteenth century map







Listed Buildings



Appendix VI

Heritage Asset No	Name of structure/site		Type / Date	Status	Description and assessment of significance
1	Churchill Farmhouse		House, early 18th century, altered	Grade II	Brick, half-hipped old tile roof, central brick chimney. Probably an L-plan house with early 18 - 19th century extension in angle. One storey and attic, 2 bays. South front has 4-light barred windows in segmental heads to ground floor, and C20 barred casements in gabled dormers. Central board door in gabled timber porch with shaped bargeboards. C18 block of red and vitreous brick with steeply pitched old tiled roof attached to N.E. corner
2	St Mary's Church		12th century Parish Church	Grade II	Parish church C12, altered C14 and C16. Restored 1889, 1891, 1902 and 1906. Coursed rubble stone, lead roofs to nave and aisles, tiled roofs to chancel and N chapel. W tower, nave aisles, N and S porches, chancel and N chapel. C14 W tower of 2 stages has off-set buttresses, battlemented parapet with gargoyles, stair turret at SE corner, and 2-light traceried openings to bell chamber.
3	2 Nash Road		House, part late 16th century, altered	Grade II	Timber-frame with brick infill to ground floor of left bay, remainder whitewashed brick with beam at first floor cill level. Slate roof, brick chimneys to right gable and between left-hand bays. 2 storeys, 3 bays. Canted bay window with barred lights to ground floor right. Remaining windows are 3-light barred casements. Ground floor centre window and door have cambered heads, first floor windows have timber lintels. 6-panelled ledged door between right-hand bays. Left bay has small stone plaque inscribed A.G.179(?)9 set in brickwork.
4	3 Nash Road		15th century cottage	Grade II	Concealed timber-frame with 4 cruck trusses. Exterior of whitewashed brick and plaster. Thatch roof, hipped to right over small extension. Brick chimneys to right and between right-hand bays. 1 1/2 storeys, 3 bays. Irregular wooden casements, mostly C19. Left bay has paired casements to both floors, the lower one barred, centre bay blank, right bay has small paired barred casement over 4-panelled door in porch with tiled lean-to roof. Single storey gabled projection of whitewashed render with canted bay window and bargeboards masks remainder of right bay and part of hipped extension.

5	2 High Street		Mid 18th century brick house repointed and renovated C20	Grade II	Red and vitreous brick with plinth on rubble stone base and moulded modillion eaves cornice. Right side pebbledashed. Steeply pitched slate roof, brick chimneys flanking original bays. 2 storeys, 2 C18 bays to left, one C19 bay to right. C20 wooden casements. Left -hand bays have 3-light casements in segmental heads with stone keyblocks to ground floor and 2-light casements to first floor, upper right-hand bay has 3-light casement, ground floor has lean-to extending across part of centre bay with C20 door to left and paired casement to right. C20 extensions to rear. Blank date stone between upper left-hand windows.
6	3 High Street		17th century house refronted and extended C19	Grade II	Brick, rendered gable to east. West wall rendered, possibly over timber frame. Old tile roof, brick chimney, one with thin brick at base. L-plan with later extension in angle. 2 storeys. N. front of 2 bays has stone has stone plinth and rendered quoins. Paired barred wooden casements, those to ground floor with cambered heads. Central flush-panelled door with barred rectangular fanlight in rendered surround of doric pilasters, plain entablature and pediment.
7	The Lowndes Arms, High Street		Public House Late 16th -17th century	Grade II	Timber-frame with diagonal braces, brick and colourwashed plaster infill, rendered and colourwashed plinth and gables. Brick to upper part of first floor below raised eaves. Slate roof, wavy bargeboards, brick chimney between left-hand bays. 2 storeys, 3 bays. 2-light barred wooden casements to ground floor centre bay and first floor. Left bay has no window to ground floor, right bay has canted projection with barred wooden casements. C20 door between left-hand bays has large flat wooden hood on metal posts. C20 extensions to rear
8	The Laurels, 9 High Street		17th Century cottage, altered	Grade II	Timber-frame to left gable and rear has rendered and partly colourwashed brick infill and rubble stone plinth. Front rebuilt in brick. Tiled roof, external C19 brick chimney to left. One storey and attic, 2 bays. Front has window with segmental head to centre and one dormer, both boarded up. Taller C19 brick extension to right of one narrow bay and 2 storeys has wooden casement to corner of first floor. Left gable has small brick lean-to and 3-light wooden casement to first floor. C20 extensions to rear.




9	10, 12, & 14 High Street		Early 19th century pair of houses with former cottage	Grade II	Former cottage now partly used as a garage, attached to north. Houses are of brick with slate roof, boarded eaves and brick chimneys to gables and centre. 2 storeys, 4 bays, each house double-fronted. 4-pane sash windows with rendered and painted voussoir heads. 6-panelled doors set back in plain reveals. Wooden doorcases with flat hoods on cut brackets, and segmental pilaster strips to jambs and frieze panel. Cottage is of whitewashed brick with rendered plinth, pilaster strips to sides, and central door surround. Slate roof, brick chimney to left, one storey, 2 bays. Left bay has 4-pane sash in moulded architrave surround, right bay has upper part of sash above C20 garage entry. Central 4-panelled door with rectangular fanlight and blind semi-circular panel above in plain surround with arched hood mould.
10	15 High Street		15th century house, enlarged and altered	Grade II	House with C20 extension for post office to rear. Centre bay C15 with remains of 2 cruck trusses, enlarged and altered with timber-frame to rear and rubble stone to left gable and part of plinth. Refronted in brick, partly chequered, C18. C18 extension to rear forming T-plan. C19 bay in brick to right. C20 extension and lean-to at rear. Tiled roof, brick chimney between left-hand bays. 2 storeys, 3 bays. Ground floor has sash window with segmental head in left bay, canted bay windows in right-hand bays that to centre late C18-early C19 with moulded entablature top and panelled frieze. First floor has C19 wooden casements, 2 2-light to left, 2 3-light to right. Entry between right-hand bays has C20 ledged door.
11	The Chase and Chaseside		2 Late 18th century houses altered and extended.	Grade II	Vitrous header brick with red brick quoins and window surrounds, moulded brick eaves and plain plinth. Hipped C20 tile roof, brick chimneys flanking original house. 2 storeys and attic. 3 original bays to right. Outer bays have 2 storey canted projections with hipped roofs and sash windows, 3-pane to front, narrower sashes to sides. Ground floor windows have cut brick voussoir heads and stone cills and keyblocks. Centre bay has 3-pane sash to first floor, paired C19 casement in hipped attic dormer, and half-glazed panelled door with wooden cornice hood on 2 C20 wooden columns. Matching C19 extension to left has similar canted bay window and slight narrow gabled projection to left. Further extensions to NE late C19 - early C20

12	Pair of lodges to Whaddon Hall		2 early 19th century lodges.	Grade II	<p>Pair of lodges, now dwellings. Extended c. 1980. Red and white chequer brick with stone dressings, partly restored or replaced, with concrete. Plinth, battlemented parapet. Each lodge of one storey and one bay. E and W walls have 2-light stone windows, with pointed arches, Y-tracery and hood moulds with remains of carved head stops. Walls to drive have 4-panelled doors with 4-centred heads in brick arches. C20 single storey extensions attached to rear outer corners. Original blocks formerly linked by an arch.</p>
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13	No's 1-4 Whaddon Hall		C1820 Mansion (now 4 units)	Grade II	Colourwashed render, mansard slate roof, rendered chimney stacks. Plinth, plain first floor sill course, parapet with moulded band and cornice below. 3 centre bays of N side have steps to giant portico with entablature on engaged Doric piers and Ionic columns. 2 storeys and attic, 7 bays. Sash windows, those to ground floor tall and without glazing bars, 3-pane sashes to first floor. Attic has dormers with paired casements. Double glazed doors to centre with large rectangular fanlight. S front has projection with central bow and doorcase of Corinthian columns, entablature and minimal pediment between block finials. Altered fenestration. Interior: the hall retains screen of Ionic columns and pilasters, remainder destroyed by fire 1976. Entire building much renovated C1980.
	<b>Local note buildings</b>				
14	Hunters & Marron House	Photograph unavailable	Former kitchen wing	N/A	Former kitchen wing and servants quarters to Whaddon House. Rendered brickwork. The building takes its references from Whaddon Hall. It has been converted to two residential units.
15	Woodlands Two Whaddon Hall Mews Beitung Linden House	Photograph unavailable	Former stables	N/A	Former stable block to Whaddon Hall. Brick with slate roof. Building has been converted to residential units and windows now punctuate formerly blank elevations.
16	The Old Stables High Street		Former stables	N/A	Former stables. Single storey brick building with shallow pitched slate hipped roof. Blank brick elevation presented to High Street and buildings organised around courtyard.

17	Peartree Farmhouse High Street		Farmhouse and stables	N/A	Former farm complex. Brick buildings, some converted. Frontage building situated parallel to road. 1/2 storeys with steeply pitched decorative tiled roof.
18	17 - 25 High Street		Row of 19th c terraced cottages	N/A	Row of 19th century brick terraced cottages. Two storey with shallow pitched slate roofs. Sash windows with arch brick lintels. Positioned gabled on to the High Street.
19	11 - 13 High Street		Semi-detached cottages	N/A	Pair of brick cottages rendered with tiled roof and gabled dormers. Regularly positioned windows on front elevation. Entrances with gabled canopies. Positioned hard up to the pavement.
20	Parks Farmhouse High Street		19th century brick building.	N/A	19th century brick building situated back from the High Street in spacious grounds behind a high brick boundary wall. Shallow pitched slate hipped roof. Two storeys in height. Central door with regularly positioned windows.

21	1 Nash Road		19th century brick cottage	N/A	Two storey brick cottage with shallow pitched slate gable roof. Front elevation is rendered. Central gabled entrance porch with regularly positioned sash windows.
22	Whaddon First School Stock Lane		19th century school	N/A	19th century single storey red brick building. Later extensions to each gable and entrance porch. Slate gable roof, external chimney stacks to each gable. Prominently situated on Stock Lane. Is important because of its continual social role as a focus to community life.
23	Chapel Stock Lane		Early 19th century Congregational Chapel	N/A	Congregational Church built in red brick prominently located at the junction of Stock Lane and Vicarage Road. Visually distinctive with ornate architectural detailing.
24	35 & 37 Stock Lane		19th century lodge buildings	N/A	Former lodge buildings situated on Stock Lane. 19th century brick with steeply pitched gable roof. Ornate bargeboards and multi stack chimneys. No 35 has experienced later alterations.

25	House, Kennel Lane		19th century brick cottage	N/A	19th century brick cottage with shallow pitched slate gable roof. U shaped in plan with gabled porch. Extended in recent times.
26	4 -14 Vicarage Road		19th century terrace	N/A	Row of brick terraced properties. Two storeys with hipped tiled roof. Extended to the south. Regularly positioned windows, doors and chimneys. Many have been replaced with modern doors and windows.
27	16 - 20 Vicarage Road		19th century semi-detached buildings.	N/A	19th century semi-detached brick cottages set back from Vicarage Road. Two storeys with shallow pitch slate roof and brick end stacks. Has replacement windows and new porch extensions.
28	30 - 32 Vicarage Road		19th century terraced	N/A	Row of brick terraced properties. Two storeys with hipped tiled roof. Regularly positioned windows, doors and chimneys. Many have been replaced with modern doors and windows.



29	34 - 36 Vicarage Road		19th century terrace	N/A	Row of brick terraced properties. Two storeys with hipped tiled roof. Extended to the south. Regularly positioned windows, doors and chimneys. Many have been replaced with modern doors and windows.
30	Whaddon House		Large 19th century painted brick building	N/A	19th century building. Two storeys with shallow pitched slate roof. Painted brickwork to all elevations. Sash windows. Built by the Selbie - Lowndes family, the building forms the terminus to Vicarage Road.
31	The Old Vicarage		1930's Vicarage	N/A	1930's building. Large building situated to the south of St. Mary's Church. Set within trees and surrounded by countryside. Attractive half hipped roof with hipped dormers.- has distinct 30's feel to architectural style which is unique in Whaddon.



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