



Built Heritage Assessment ICKFORD

by Jo Tiddy

**'Ickford Village will maintain its
special character whilst embracing the
whole community'**

November 2019



Vision for Ickford

Neighbourhood Development Plan

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Built Heritage Assessment

LITTLE ICKFORD

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Built Heritage Assessment

ICKFORD

Summary

Ickford is a small rural settlement set in open countryside to the north of the River Thame. It lies close to the small village of Worminghall to the west, although it retains a separate identity. Ickford is an example of a polyfocal settlement that grew up around two manors, it was predominantly an agricultural community, as evidenced by the number of former farmhouses and agricultural buildings that survive in the village. This appraisal is concerned with the special architectural and historic interest of the area.

Location and Context

Ickford village is located in the southern part of Aylesbury vale, very close to the border with Oxfordshire. It lies approximately eleven miles south west of Aylesbury, and four miles west of Thame, and is close to the M40. Although well connected geographically to nearby towns, limited public transport has led to an over reliance on the motor car to reach employment and shopping centres such as Oxford, Thame and Aylesbury and further afield to London and the Midlands.

The village contains a primary school, a shop, a public house and a church. There are a limited number of businesses within the village.

Landscape setting

The key source of information on landscape character is the Aylesbury Vale District Council and Bucks County Council Aylesbury Vale Landscape Character Assessment. This goes into some depth about the area around Ickford, identified as ICT8 – Ickford Pastoral Vale. Full details can be found here:

<http://old.buckscc.gov.uk/media/1976489/LCA-812-Ickford-Pastoral-Vale.pdf>

In summary

The landscape around Ickford is predominantly flat pastoral landform, with small and medium sized fields with good hedgerow retention. Tree cover is strongest close to the settlement and watercourses. The church is a focal point at the edge of the village and there are good footpath links, particularly to neighbouring Worminghall, which falls within the same landscape character area. The village has retained a strong historic character; vernacular buildings are a feature, as are the stone bridges over the River Thame.

Water courses play a dominant role within the landscape, particularly the River Thame which forms the southern boundary to the area. This, together with a number of tributaries, means that the village often sits on an island surrounded by flood water during times of high rainfall. The geology is mostly river terrace and alluvium fill, with some areas of limestone marl to the west and Kimmeridge clays to the south east.

General character and plan form

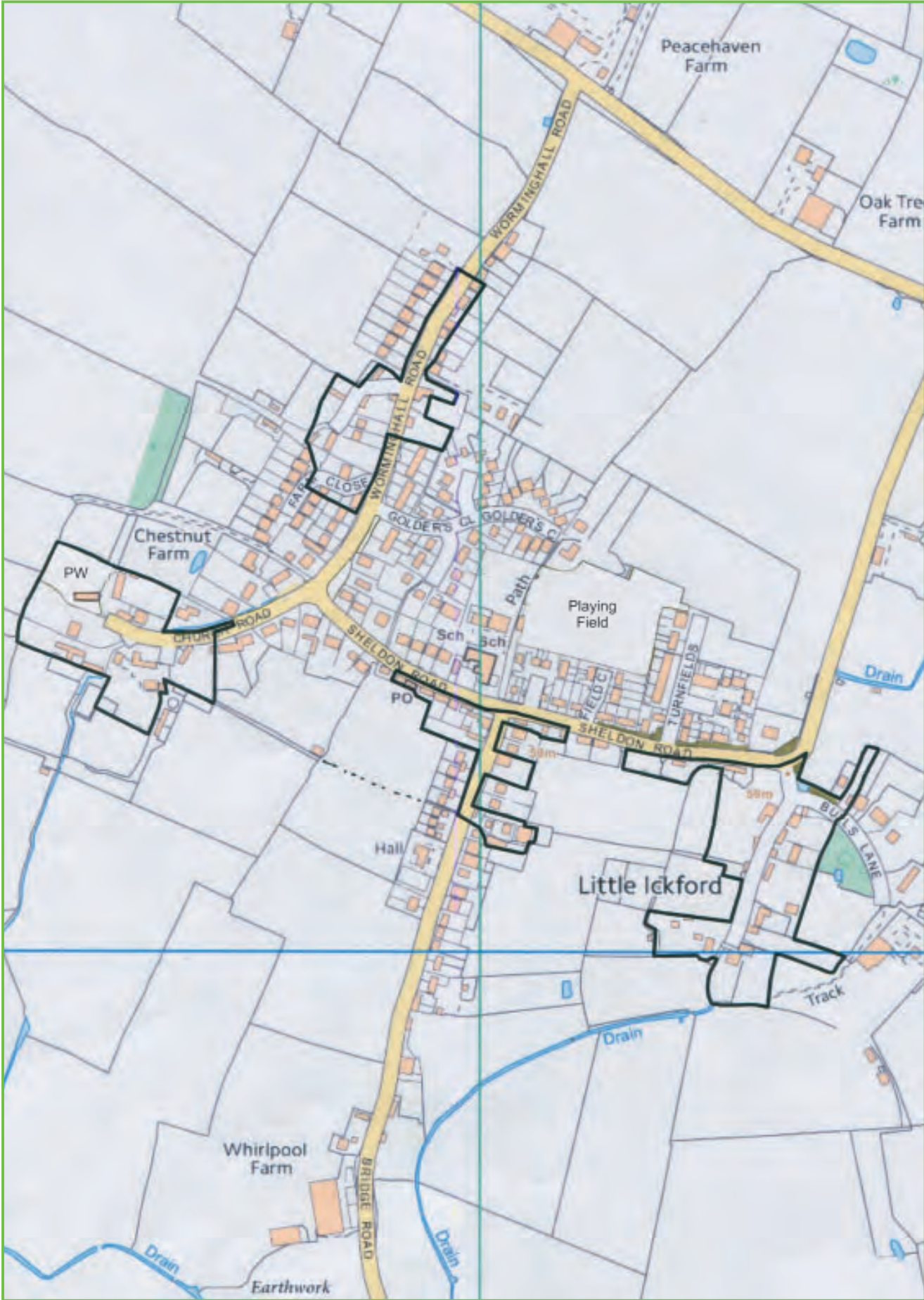
The village is generally linear in form along the three main roads that make up the centre. This linearity is best seen along Bridge Road and to the northern end of Worminghall Road

The older parts of Ickford are concentrated in four main areas: Little Ickford, Church Road, Worminghall Road, and around the Sheldon Road. Bridge Road junction. The majority of historic buildings in the village are located in these areas and are covered by conservation area designation. The four historic areas have been linked by modern 20th century infilling, particularly to the north of Sheldon Road.

Note on the Conservation Area:

The conservation area was designated in 1991, and a brief appraisal document was produced by AVDC.

Ickford Conservation Area



Historic Development

A very brief outline

Early origins: The name Ickford is thought to derive from the Old English *ICCA's ford*. The suffix *ford* is self-explanatory, the prefix is likely to be the name of an individual. The settlement grew up close to a crossing of the River Thame. Ickford is mentioned in the Domesday book of 1086 as *Iforde* when it formed part of Bernwood Forest. After the Conquest the manor at Ickford was granted by William the Conqueror to the Count of Mortain. A second manor (probably that at Little Ickford) was granted to Miles Crispin. By the mid-14th century these estates had been combined and were known as Great Ickford Manor. The manorial history of Ickford can be found in *The Victoria County History*. The earliest parts of the church date from the Norman period, and there is a reference to Ickford Bridge dated 1237.

Throughout the medieval period Ickford was an agricultural settlement, and the village is surrounded by historic ridge and furrow. The clay soils are heavy to plough, and with the development of the wool trade much of the surrounding land would have been enclosed as sheep pasture. There is an archaeological site to the south of the Church Farm complex which suggests part of the settlement was abandoned at some stage during the medieval period. Remnants of fish ponds, house platforms and roads have been identified.

The medieval Ickford Bridge was rebuilt in 1685 (with later alterations). A Cromwellian Civil War earthwork, likely to have been used to guard Ickford Bridge is noted on the HER.

The majority of the historic buildings in Ickford date from the 17th century. Older buildings were rebuilt, and plots adjacent to the main roadsides were gradually developed. Development was limited to four small areas. During the 18th and 19th century a number of buildings were refronted and extended. Ickford remained a small agricultural settlement. By the mid 19th century there were two smithys and a number of small agricultural dwellings. Large houses were constructed on sites at the edge of the village, namely Hunters House, The Grange and the Manor

House on Worminghall Road. Limited infilling occurred along the main routes.

Prior to World War II, Ickford was still a relatively sustainable village with agriculture forming the base of its economy. At this time there were six farms within the village and evidence of former agricultural buildings still survive. The village supported two public houses, a shop, smithy, and a post office. The school was built in 1906.

It is the post Second World War period that has marked the most significant change to the settlement, with development of modern housing estates primarily to the north of Sheldon Road, and east of the lower part of Worminghall Road. These effectively joined Little Ickford to the main core of the village. Linear infill development along Bridge Road filled the gaps between clusters of small scale Victorian cottages. Along Worminghall Road the area to the east was developed into Golders Close in the 1980s, with a fairly standardised layout of mostly two storey dwellings with an enclave of bungalows. To the west of Worminghall Road, Farm Close was developed in the 1990s on the site of Manor Farm. North of the Rising Sun public house linear development and infilling northwards occurred during the 1980s on standard sized plots to the west of the road. Limited infill to the east of the road has led to a continuous built frontage.

Archaeology

Ickford historically was part of the Bernwood Forest hunting ground, dating from the early medieval period. This part of Bernwood has historically been an open landscape of arable and pasture, with limited tree cover. Most of the field pattern retains the layout of pre 18th century enclosure pattern and 70 percent of the landscape is preserved ridge and furrow. Other areas of archaeological interest include a deserted settlement to the south of Ickford, and a Civil War earthwork close to Ickford Bridge.

Key views and vistas

Long distance views.

Ickford is a low lying village in the flood plain, surrounded by open countryside. As a result views into and out of the village are important, particularly on the footpaths from Worminghall to the west, where there is a degree of visual connectivity between the villages.



View across pasture towards Worminghall

The cluster of historic buildings around the Rising Sun are prominent in views across the open ridge and furrow pasture, the patterns of their rooflines a pleasing juxtaposition of shapes, punctuated by mature trees. Views from the west towards the church are more limited by the tree cover, although the gables of The Grange are visible. The rooflines of houses on Farm Close are also visible in the landscape from this vantage point.

Views out of the village to the west take in the low-lying fields between Ickford and Worminghall. The tree cover in Worminghall village dominates the vista, with glimpses of houses and the willows that line the watercourses being particularly picturesque.

Views to the east are towards Shabbington. This village is set on a ridge of higher land and is thus easily visible. The rooflines of houses are more dominant in the view as a result of lesser tree cover.

Long range views into the village from the south are limited by the curve of the road and the height of the double bridge, with a longer range view of the village curtailed by the agricultural buildings at Whirlpool Farm. Once past these there is a long linear view up Bridge Road, with much of the western side remaining open to farmland.

Due to hedgerows which line the main Shabbington to Worminghall Road there is no view into Ickford itself from the north. The two lanes which access the village are closely lined with hedgerow.

Views within the village:

Within Ickford, views tend to be focused along the length of the main roads through the village and are primarily contained by the hedges and trees that line each side of sections of the carriageway. Where groups of buildings are

located towards the front of their plots, these buildings also serve to contain views. Some buildings are thrown into visual prominence by virtue of their position to road junctions, pinch points, or bends in the roads. Significant examples are mentioned below:

Church area: The view along Church Road is linear, and initially terminates in the white painted Church Farm Cottage. This lane has an open aspect due to the brook that runs along the roadside. On reaching Church Farm Cottage, where the road forks, there is a pleasing vista of Church Farm and outbuildings, The Grange, and the gabled roof of St Nicholas's Church. The Old Rectory is more hidden, but former Village Reading Room, hard to the roadside, funnels the view down to the churchyard gate.

Little Ickford is particularly picturesque. There is a constrained view down to The Close and Manor Farm, terminated by the gables of the historic buildings. Historic buildings line either side of the road, exhibiting a wealth of traditional features and building materials. Views up this lane take in the imposing New Manor House/6 and Ickford House, which create a pinch point with the village pond beyond. Bulls Lane curves around to the east, and a variety of residential buildings lie on the northern side.

Sheldon Road: Looking east to the junction with Bridge Road there is a pleasing collection of white rendered gables and slate roofs created by the grouping of historic cottages at this point.

Beyond these there is a further view that takes in the brick cottages leading up to the road junction by the pond. There are also views across the hayfield to the rear of historic buildings on Sheldon Road, in particular the Old Shop and Elvan Cottage, and the former Baptist chapel.

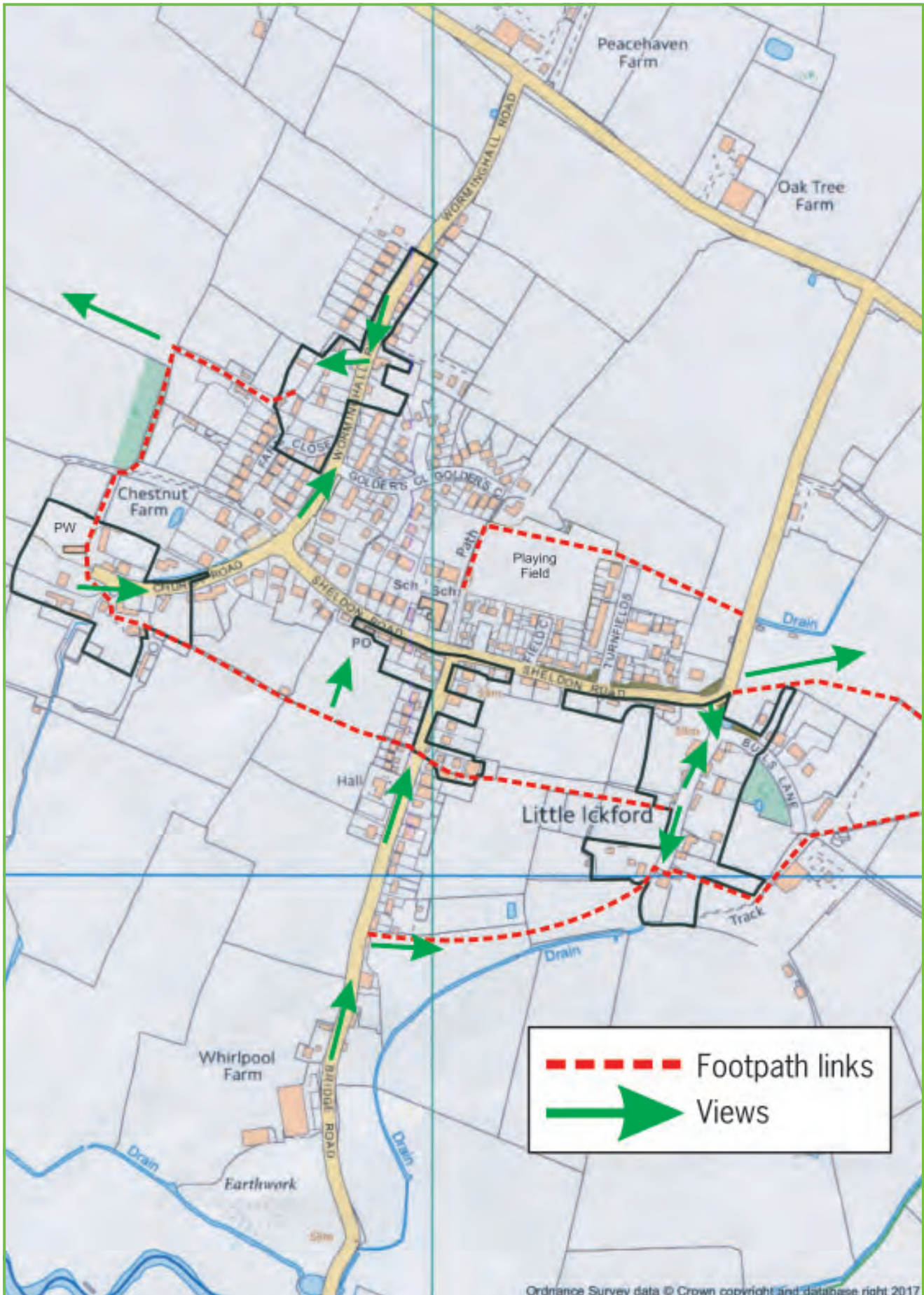
Bridge Road: Beyond Whirlpool Farm, houses line the eastern side of the road. Hunters House has an imposing façade and there is a borrowed view through a gap between this and the more built up part of Bridge Road. The view east is across pastureland towards Little Ickford.

There is a pinch point created where the western side of the road becomes residential development at Hunters



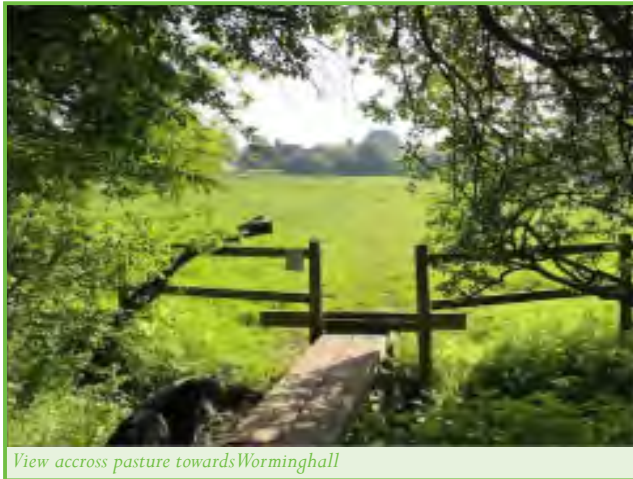
The Rising Sun, Public House and No. 34, an important grouping of historic buildings

Ickford Footpath Links and Views



House and beyond, narrowing again at the junction with Sheldon Road. The view is essentially funnelled along the road, with key roadside buildings being those that abut directly on to the road

There is an enclosed view through the cluster of cottages just off Bridge Road, where a footpath wends past Rose Cottage, through the historic buildings, before opening out into a field at the rear.



View across pasture towards Worminghall

Worminghall Road: The lower half of Worminghall Road is open in character due in part to the wide verges. The view north along the road terminates where enclosure by hedges creates a pinch point. Beyond, the vista opens up with views of the Rising Sun Public House, glimpses down the side lane of historic buildings, to Little Gratton, which, orientated gable end to the road, creates a pinch point. Beyond this the view is funnelled by frontages close to the road side, and a mix of vernacular 20th century buildings and historic cottages. The western side of the road is well treed with strong hedge lines.

Looking south, The Rising Sun and No 34 are prominent in street scene, with a pleasing collection of brick chimney stacks adding vertical interest to the roof lines. Further south the white painted façade of Turnfield House terminates the view as it too is orientated gable end to the road.



View from Church Road towards Turnfield House

Open spaces and trees

Open Spaces

Churchyard: Tucked away at the edge of the village, Ickford Churchyard is bounded to one side by open countryside. It has an enclosed feel as a result of the surrounding walls, hedges, and substantial tree cover within the churchyard.

Recreation Ground: Set behind buildings fronting Sheldon Road and adjacent to the school playing field, this is a much used enclave of open grass, which includes play equipment and a pavilion. The sense of openness is enhanced by the proximity of the school grounds. Tree planting to the northern edge defines the edge of settlement boundary.

Hayfield to the south of Sheldon Road: A privately owned space, criss-crossed by a public right of way. It plays a fundamental role in bringing the rural surroundings in the heart of the village. In particular the buildings to the south of Sheldon Road, which have very shallow rear gardens, borrow the sense of openness and view, as do the detached 20th century houses to the west of Bridge Road.

Village Pond: Located where the road curves round to join Sheldon Road and the junction with Little Ickford, this is a historic pond, with low grass verges to two sides, and vegetation creating a sense of enclosure away from the roadside. The pond plays a key role in the setting of the historic new Manor House and Ickford House, and it is also ecologically important. The New Manor House has a further pond within its grounds.



The verdant Church yard, an important green space

Incidental open spaces which add to the character of the village are the areas of open verge. These are particularly noticeable at the corner of Church and Sheldon Road, where the verge runs north to the junction with Golders Close. Along Sheldon Road a wide verge is located to the frontages of the houses to the north from Field Close up towards Little Ickford.



View of Little Ickford across the pond

The lack of boundary treatments to front gardens adds to the sense of openness in this locality.

Gaps

Ickford is an example of a polyfocal settlement, with cores at Church Ickford and Little Ickford. Development over time along the roadsides has joined up the previously distinct areas. Nonetheless beyond the rear boundaries of dwellings there are gaps which form an important part of the character of the village. These include the hayfield and the fields between Bridge Road and Little Ickford. The spatial qualities of these gaps are fundamental to the rural character of the village, and its historical linear layout.

In addition, the spaces around buildings can be important for trees. This is a significant issue, not only within Aylesbury Vale District but country wide.

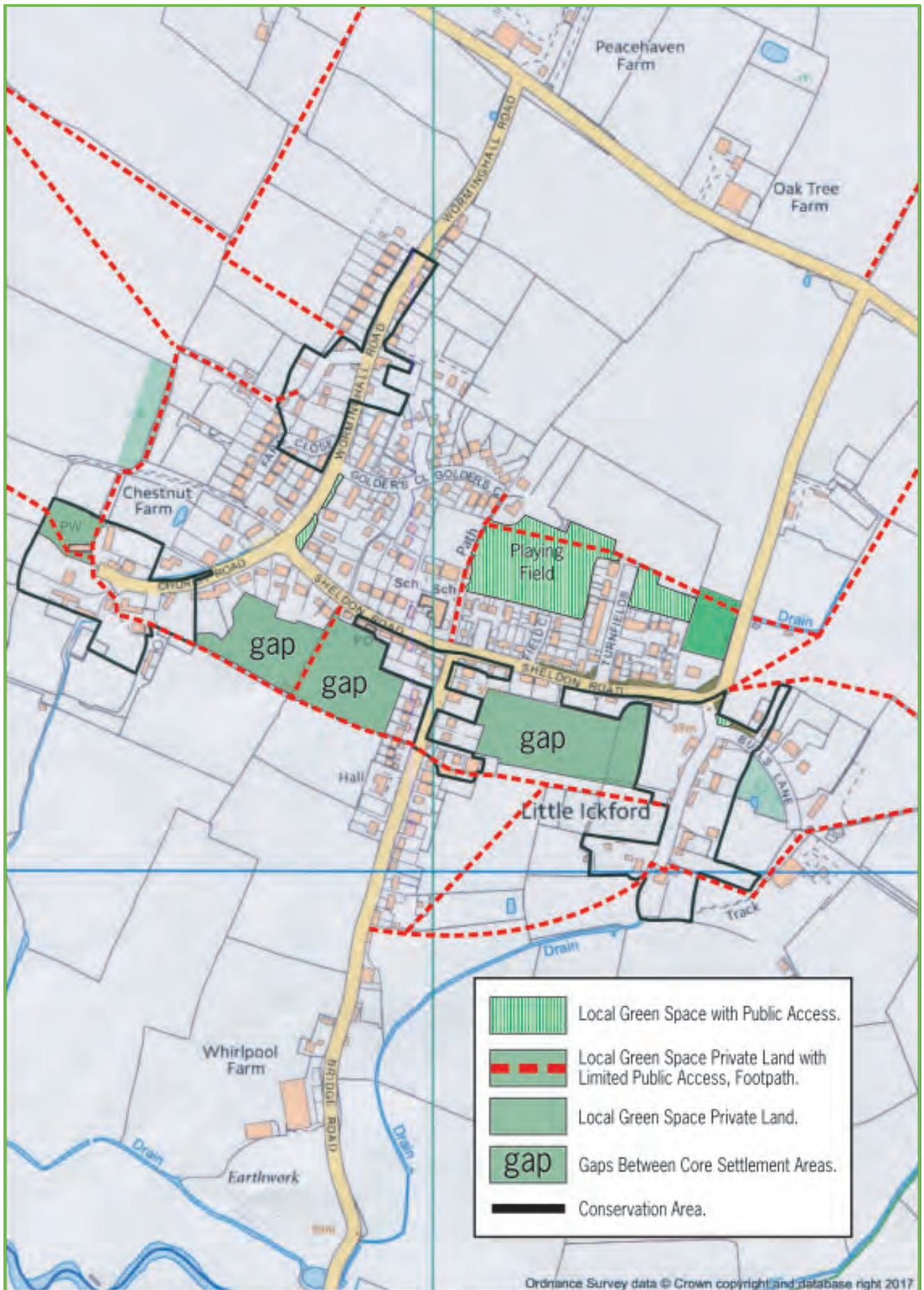
Trees

Trees play a crucial role in establishing character by reinforcing the connection between the village and its rural surroundings. The village is open, its linear form clearly defined by open countryside beyond the built curtilages. Whilst trees form an important role in some of the surrounding hedgerows, it is the clusters of tree cover in parts of the village that have the most impact, creating a sense of enclosure in some areas, which is heightened by the play of light and shadow cast by them. Trees provide organic boundaries to the village, particularly between



Trees at Little Ickford pond

Green Space



garden spaces and the open countryside. They also play a key role providing a backdrop to views of the village and to specific buildings. In the areas covered by conservation area designation most trees are protected.

Church environs. Within the churchyard itself there are many fine and mature specimens of trees that add greatly to the visual appeal, including an ancient yew. Large trees are particularly important on the western boundary with the open fields towards Worminghall and the contrast between open field and verdant shady churchyard is particularly pleasing. Further trees are found within the large gardens of the surrounding houses, particularly the Grange and the Old Rectory. Garden trees play a key role in creating cover and enclosure to the frontages along Church Road. Large chestnut trees at the corner of Church Road and Sheldon Road add to the sylvan environment and are particularly important in the street scene.

Little Ickford is a verdant part of the settlement, and tree cover here is fundamental to the character of the area. Most houses sit in large plots and mature trees provide a leafy backdrop to the historic buildings as well as curtailing glimpses into back gardens. The sense of enclosure to the narrow lanes here is heightened by tree cover. Trees also provide enclosure to the picturesque pond.

Worminghall Road. The lower part of Worminghall Road has a more open feel, due in part to the wide grassy verges that open out from the junction with Church Road.



Roadside trees along Worminghall Road

These narrow just before the Rising Sun and an increased tree cover along the roadsides creates a sense of containment and reinforces the linear and narrow form of this part of the village. Mature trees play a key role on the western side of the road.

Bridge Road. To the west the settlement boundary is more open and defined by roadside hedges. Trees tend to be located in gardens of the houses to the east, and plots of land behind them. Nonetheless they play an important role in the street scene, particularly to the front of the tennis court area.

On Sheldon Road tree cover is mostly limited to garden spaces and boundary planting, with the exception of the tall row of poplars at the end of Turnfields, and trees at the rear of the Recreation ground. Tree cover increases towards Church Road.

Trees are a key feature on the areas of agricultural and pastoral land that lie between the main roads. Due to the flatness of the area trees provide the dominant vertical feature of the landscape. Hedgerow trees are of particular visual importance.

Permeability and road layout

Permeability is concerned with the connectivity of a place, and how the movement of people or vehicles may be restricted or permitted by the road pattern and footpath linkages.

Ickford is essentially a linear village aligned to the roadsides of the three lanes that make up the settlement; Bridge Road, Sheldon Road and Worminghall Road. Spurs off this are the shorter Church Road and the two lanes at Little Ickford. This is the historic road pattern of the settlement. Since the opening up of the M40, Ickford has become something of a cut through from the A418 Oxford to Aylesbury Road. This is not ideal due to the narrowness of the village roads and the pinch points are various locations. Ickford Bridge is width restricted, and flooding occasionally closes the narrow bridges at Shabbington. As a result access to Ickford itself is sometimes limited.

Bridge Road leads from Tiddington, through open countryside until it crosses the River Thames at the narrow double bridge (width restricted). The built settlement starts another 100 metres or so on from the bridges. Bridge Road joins Sheldon Road which runs east west and originally linked Ickford to Little Ickford. Old maps show this junction to be much more open than it is now. At Little Ickford, Sheldon Road swings north becoming a narrow lane with hedges. To the west Sheldon Road swings north

into Worminghall Road, and Church Road runs off to the south west. This is the historic heart of the village, originally mostly farms with open fields behind. Worminghall Road runs north to another enclave of historic buildings close to the pub, then becomes open countryside before joining with the main Shabbington to Worminghall Road. This road forms part of the National Cycle Route 57, although traffic speeds are not restricted.

Running off Sheldon Road and Worminghall Road are cul-de-sacs serving 20th century housing developments – Turnfields, Field Close, School Close, Golders Close and Farm Close. Of these Golders Close is by far the largest, serving some 43 houses.

Towards the centre of the village the three main roads have a pavement to one side of the carriageway. 20th century housing developments also tend to have areas of pedestrian pavements. Pavements do not extend to the edge of the built up area, and there are none in Church Road or Little Ickford. The village roads are narrow in places.

As a result of its linear form, and the narrowness of the approach roads, permeability in Ickford is relatively restricted. There are however a number of footpath links both within the newer estates and around the periphery of the settlement, some of which may be old drove routes, and are shown on 19th century maps. It is possible to circumnavigate the village on these older routes, mostly behind the built edge of the settlement. There are a number of public footpaths which run out to the surrounding villages of Worminghall, Shabbington and Waterstock. These footpaths provide important links to the countryside. Pedestrian permeability around the village is therefore good.

Plot form and building form

Ickford is an example of a polyfocal settlement, with the Church and Ickford Manor at one end, and Little Ickford Manor at the other. Two other areas of early irregular development are located around the Bridge Road/ Sheldon Road junction and around the Rising Sun Public House. The varied plot layout in these locations is a reflection of the early settlement form.

Ickford contains an eclectic mixture of buildings dating from the 12th to the 21st century. The majority of the listed buildings date from the 17th century. Buildings of similar ages tend to share consistencies in scale, form, materials and detailing. Ickford, historically an isolated community, saw much less significant 18th and 19th century development than areas closer to main transport routes.

Plot Form

The layout of building plots in Ickford follows the road pattern and reinforces the linearity of the village. Buildings tend to be aligned to the road. In the older parts of the settlement building plots are more irregular in size and orientation.

Later development is constrained to regimented plots of similar size. Generally, buildings are located closer to the front of their plots. In some cases, where development has occurred on tight sites, buildings are central to their plots with minimal gardens. This is particularly true on the southern side of Sheldon Road.

Ickford School lies at the heart of the village on a substantial plot, and is adjacent to the Recreation ground. Originally the school was backed by open farmland but later development has enclosed the school grounds into the built up area. It has been much extended but the original 1921 gable faces onto Sheldon Road, articulated by a triple window.

The Village Hall and tennis court lie to the west of Bridge Road, their plot boundary aligned with the rear gardens of the housing to either side.

Building Form

Larger historic houses sit in large plots. The buildings have either been extended over time, or constructed to a complex plan form. They tend to be two or more storeys in height. They exhibit a varied palette of building materials which adds to the visual interest particularly when juxtaposed against the vernacular.

Former **farmhouses** and associated buildings lie in larger plots, and range from one and a half to two storeys and share a commonality of building materials. They tend to have simple plan forms extended over time. Roofs are mostly tiled, although the steepness of the roof pitches indicate they may have once been thatched. Gable widths are narrow, and the fenestration patterns are irregular, with small window openings. These buildings have a strong solid to void ratio. Where agricultural buildings have been retained (often now converted) they share a common theme in terms of shape, materials and form. They include barns and outbuildings, and a granary, and where windows have been inserted, these are small.

Vernacular cottages tend to be of simple original plan, single depth, of one and a half to two storeys, and thatch is a more common roofing material.

19th century buildings range from large detached houses to humbler workers cottages. The former are

located at the extreme edges of the village (The Grange, The Manor, Hunters House.) and are of complex form. Smaller cottages include a pair in Little Ickford, built to house a smithy, and others on Bridge Road, close to Hunters House. These are semi-detached or terraced, and tend to be utilitarian in shape and form. Brick built, with shallow pitched roofs of slate, these are aligned parallel to the carriageway. Originally patterns of fenestration would have been regular, although replacement windows have in some cases altered these.

Much of the village housing dates from the 20th century. Initially development utilised plots along the main roadsides, particularly Bridge Road and Worminghall Road. Piecemeal infill development has led to an eclectic variety of building styles and types, including bungalows, chalet bungalows and two storey dwellings.

To the northern part of Sheldon Road, east of the junction, a row of Airey-type prefabricated houses was constructed after the Second World War. Much of this particular row has been redeveloped in the form of closes which break through the original building line. Turnfields is a reasonably large scale development with bungalows to the frontage of Sheldon Road, and a mixture of terraced and semi-detached two storey houses behind. It has an open feel about it due in part to the width of the road. Field Close and School Close, utilised land between the main road and the Recreation Ground, and consist of two storey dwellings of brick.

Golders Close, accessed from Worminghall Road, is a 1970's estate on a curvilinear road with cul-de-sacs. Mostly 2 storey brick houses, on large plots. One cul-de-sac consists of bungalows. To either side of the entry road to Golders Close, bungalows face onto Worminghall Road. Most of these have been extended into the roofspaces leading to a variety of roof form. These are set to the back of a wide verge leading to a feeling of openness.

Farm Close lies to the west, on land that was previously part of Manor Farm. This estate, dating from the 1990's, comprises substantial detached executive homes along a single access road. This is a much tighter form of development than earlier estates. Architecturally the houses are in a pseudo-vernacular style.

Later development to the western side of Bridge Road and Worminghall Road consists of two storey detached housing. Garaging tends to be located in the front gardens, and these houses share design characteristics in terms of shape, size and building materials.

Listed buildings, other Local Note buildings, and character areas

The village contains 30 listed buildings (Ickford Bridge is listed under both Oxfordshire and Buckinghamshire and is a Scheduled Ancient Monument), and also a number of unlisted buildings that make a positive architectural, visual or historical contribution to the character of the village. These Local Note buildings are not of listable quality, but nonetheless should be retained.

Ickford Bridge lies outside the settlement boundary but is on one of the main approaches to the village. The current structure, dated 1685, is a remodelling of the medieval bridge. It is constructed of stone, has three arches and a further ashlar- built Whirlpool arch. The bridge plays a key role, narrowing the traffic as it approaches the village, as well as being extremely picturesque.

Within the village architectural interest is concentrated in four main areas. There are three listed buildings that lie outside these areas, but they have been isolated due to modern infilling. They are briefly described below:

Turnfield House (II) on Worminghall Road is an 18th century house with the original north - facing wing orientated gable to road. This is of plain design and symmetrical around the former front door. A lower wing sits under a tiled catslide roof, and is also visible from the road. The building's immediate neighbours are low lying bungalows. It is visually prominent in the street scene due to the areas of open space that lie to the north and side of it.

Chestnut Farm (II) is tucked away down a farm track to the rear of Orchard Lodge. It is not visible from the main road, but shares many architectural attributes with other former farmhouses in the village, being timber framed, with white painted infill panels.

No 64 Worminghall Road (II) at the edge of the built up area, is the only building of wicheert material in the village, and has a lower roofline than its immediate neighbour. The dwelling is partially screened by hedging, with only its simple thatched roof form visible in the streetscene.

Local Note Buildings.

With the exception of Hunters House these lie within the four conservation area zones and are described therein. A full list with brief description is appended to this document.

Church Road Area:

Church Road is a gently curving lane, with watercourses to either side. The lane terminates in a cluster of historic buildings. To the west lies the churchyard and open fields. The buildings in this area are set on large plots of irregular size. They are set some way back from the roadside in comparison to other areas in the village, but the characteristic sense of enclosure is maintained by the walls enclosing the garden spaces.

The Parish Church of St Nicholas is the oldest building in the village and is listed Grade I commensurate with its architectural importance. Historically it was the main focus of the spiritual and social life of the village. The church is set away from the main route through the village, and somewhat isolated from the heart of the settlement, although originally it would have been tied to the remnants of the deserted village area to the south. Constructed of rubblestone, under a tile roof, it dates from the 12th and early 13th century, and is an imposing building. The tower has a saddleback roof, the nave and chancel roofed in old tile. The aisles were added in about 1230, and the porch dates from the 15th century, remodelled in the 16th. Pevsner describes the building as delightful and sensitively restored. The Churchyard is enclosed by low stone walling to three sides, and a field hedge to the west, and provides a peaceful setting to the listed church.

The Old Rectory (II), lies close to the Church and is historically associated with it. It is medieval in date, timber framed with later stone and brick remodelling. The impressive main frontage is not visible from without the site, enclosed as it is by later outbuildings and garden but the western frontage plays a key role facing the churchyard. A thatched and weatherboarded barn is located close to the main house, visible from the churchyard. A brick out building, believed to have been a village reading room, fronts hard to the roadside by the churchyard entrance. The patterns of gables is echoed in the detailing of the newer brick house at The Old Rectory Cottage.

The Grange is a substantial late Victorian dwelling, of two storeys and attics under a steeply pitched tiled roof with imposing gables. It differs from the vernacular buildings around it both in terms of detailing, size and appearance, being in a pared back ecclesiastical gothic style. It echoes details from the much older church, namely

with the use of coursed stone, and decorative mouldings over the windows. It sits in the middle of its plot, and has associated barns and outbuildings close by (currently derelict)

Church Farmhouse (II), one of the former farm complexes in the village, is a timber framed 17th century building, remodelled in the 18th century. Rubblestone, white painted, it has irregular window openings, and remnant timber framing. Gabled dormers rise at eaves level. The former farmyard includes a cluster of substantial brick built buildings to the rear, now in domestic use. Buildings have simple plan forms extended over time.

Church Farm Cottage(II), 17th century, is timber framed with white painted infill panels and later bays to either side. (Originally two cottages) There are regularly spaced dormer windows enlivening the tiled roof, although the steepness of the roof pitches indicate the building may have once been thatched. Gable widths are narrow, and the building has a substantial chimney stack in its front roof slope. Visually it relates to Church Farm.

Later development along both sides of Church Road is on irregular sized plots, and aligned to the roadside. This is not included in the conservation area and the dwellings exhibit a wide range of styles and materials. None are more than two storeys high.

Little Ickford Area

Ickford Road forks south at the village pond and becomes a no through track, although a footpath continues linking it to the lower end of Bridge Road. The main lane curves slightly then runs straight and narrow. Bull Lanes curves away to the south east and terminates at Little Ickford Farm, which is somewhat isolated from the built up area.

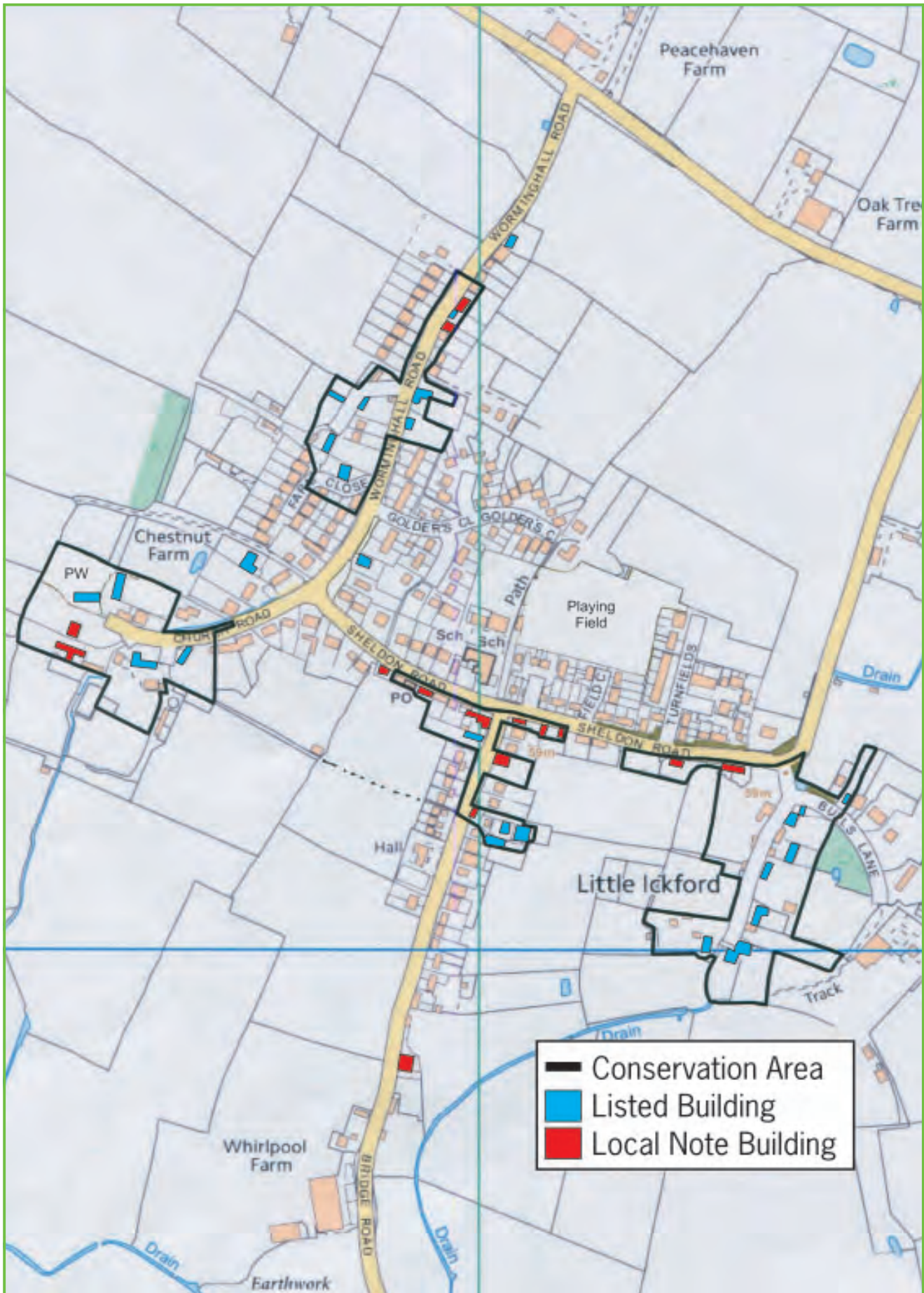
The conservation area boundary is drawn around the older buildings in Little Ickford

The plot pattern in Little Ickford is markedly different from the rest of the village. The exception is 5 Bulls Lane and the adjacent Smithy cottages which have long narrow plots. On Bulls Lane development has been constrained to the northern side of the road, by land ownership patterns

Plot sizes in Little Ickford are large and irregular in shape. Buildings are set close to the roadsides with substantial gardens behind. Where there are gaps between buildings, hedges create a soft edge to the lane. This pattern of built form and linking walls and vegetation plays a key role in the area's intimate and rural character.

New Manor House/ The Manor (II*) is a substantial house, two storey with attics. It has a 16th century core. The north wing is 17th century, (date stone 1675) both under old tile roofs. The building soars above the

Conservation Area, Listed Building and Local Note Buildings



roadside, and is prominent in views. Constructed of square panel timber frame, infilled with colourwashed plaster, it retains a 16th century stair tower with original window.

Opposite lies **Ickford House (II)**, which provides a contrast in terms of material and architectural detailing. The principal wing, which was extended or refaced in the 18th century, faces the duck pond and is of two storeys with attic. This has decorative brickwork in the form of band courses. The subsidiary wing, facing the roadside, is earlier, 17th century and is timber-framed. It was refaced in red brick in the 19th century.

In the grounds of Ickford House, and prominent in the street scene and in views across the duck pond, lies **White Cottage (II)**. This is one of the older village buildings, vernacular, single storey with attic. It is currently being rebuilt after a fire. This has a medieval cruck frame and rubblestone walls, colour-washed white. The thatched roof has a single eaves cut dormer to the front facing roof slope, and a central stack. The whole is enclosed by a low brick wall, and south of Ickford House a weatherboarded and tiled outbuilding, hard on the roadside, completes this picturesque and tightly knit grouping.

To the east **No 5 Bulls Lane (II)** is another timber framed cruck cottage, with a low sweeping thatched roof. This is aligned gable end to roadside, set slightly back.

South of Ickford House lie three extended cottages which exhibit similar forms and plan.

Orchard Cottage (II) is set back from the road, with its main elevation glimpsed between the gap between roadside outbuildings. This is a 17th century cottage, extended in 1977. One and a half storeys, of square panelled timber framed walls with plaster infill. The old tile roof is hipped, reducing its visual prominence and there are four dormers to the front roof slope with white painted gables, quite regularly placed. The later gables are slightly larger in size. One 17th century chimney, one modern chimney. The weatherboarded outbuilding to the front has recently been rebuilt, and plays a key role in the sense of enclosure and the setting of this cottage, which relates visually to the grouping described above.

Apple Acre, (II) lying to the south, is sited slightly back from the road behind a cloud pruned hedge. This 17th century building is of timber frame under a hipped tile roof. Two storeys, with the roof plane unadorned by dormers. The ground floor has been infilled with later brick. Window openings show no repeat patterning. The massive brick stack indicates a lobby entrance type building, though the original doorway is now blocked.

Lesters, (II) a later 16th century house, is set slightly back from the roadside, its front garden enclosed by a wall and railings. It exhibits the same style of square panelled timber

framing seen on neighbouring buildings, with a hipped thatched roof. Two eaves cut dormer windows to the frontage, and ground floor casements. The building has a substantial 16th century chimney stack. To the rear a thatched catslide falls almost to ground level. A substantial new build has replaced the neighbouring cottage. It appears somewhat alien in the street scene by virtue of its scale and building materials.

On the western side of the lane, south of the Manor House, lie two former agricultural buildings, now in domestic use. The thatched weatherboarded **Barn (II)** has only a tiny window on the roadside elevation, and the steeply pitched low slung roof dominates by virtue of its solid planes. Beyond a further barn, this with a timber framed front elevation (probably decorative), the rest weatherboarded. This building sits low in the street scene, with a half hipped tile roof. Later windows have been inserted into the ground floor. The front elevation relates visually to the New Manor House, with the repeating pattern of black timber and whitewashed panels tying the buildings together in the street scene.

The Close (II) terminates the vista down the lane. The house dates from the 17th century but was altered in the 18th century and now has a complex plan. Much of the building has been roughcast and painted, but timber framing remains visible in the north facing gable. Old tiled roof with dormers, and a multitude of stacks enliven the roof pattern. Substantial stone walls enclose the frontage.

Manor Farm (II) is less visible in the street scene, tucked away where the lane becomes a footpath, behind a hedge. Late 17th century, it is of coursed rubblestone with brick dressings, two storeys with attic dormers. It has a steep single-span roof pitch, with later additions to the rear. There are extensive well treed grounds, and the building is more prominent in views from the footpath across the fields to the south.

Worminghall Road Area

Worminghall Road forms a linear spine through this historic area. An offshoot of the road to the west accesses a cluster of historic buildings and the conservation area extends northwards encompassing development on the eastern side of the road. The historic buildings to the east of Worminghall Road are set to the front of the plots and hard to the roadside. This pattern reflects the former field boundary pattern in this part of the village.

The cluster of historic buildings close to The Rising Sun show a pattern of post medieval buildings on smaller plots with a tighter development plan. Buildings are generally simple in plan form, and for the most part aligned to the carriageway.

Manor Farmhouse (II) is a former farmhouse, part of a cluster found at this end of the village (Chestnut Farm lies outside the conservation area, and there is also reference to Brook Farm on historic maps which may refer to Turnfield House). Manor Farmhouse now sits adjacent to the development at Farm Close. It is late 16th century in date, timberframed, with white painted render, and a low tile roof, punctuated by three small dormers. A part catslide remains to the front roof plane and the building plays a key role in the street scene.

Immediately north lies **The Old Bakehouse (II)**, dating from the 18th century. The principal façade of colourwashed brick faces Worminghall Road, and is concealed from the street scene due to boundary hedging. Architecturally it tends to the “polite” rather than the vernacular, with regularly spaced window openings symmetrical around the front entrance. The roof is of tile, with three chimneys. The building is accessed from the back lane where later extensions have altered the original plan. A weatherboarded outbuilding lies to the rear of the house and forms the final side of a small yard. It is important for the setting of the main house. Set back from the lane between The Old Bake House and College Cottage are two white painted bungalows.

No 34 Worminghall Road (II) is particularly picturesque. The 17th century part is a tiny one and a half storey thatched cottage, originally built on a piece of common land or roadside. It has two eaves-cut dormers, and wide casement windows to the ground floor. It is linked to a white rendered Edwardian house, with bay windows symmetrical around the front door. This pleasing juxtaposition of styles and materials makes the building unique in the street scene, and it forms an important grouping with the adjacent public house.

A closely-tied group, accessed off the lane opposite the public house, are College Cottage, The Old Smithy and No 33.

College Cottage (II) is one of the older buildings in the village, with remnants of a medieval cruck construction, although the building was altered in the 17th century. It has a single span steeply thatched roof with dormers cut into it. Two chimney stacks punctuate the roof. This building dominates the setting of the back lane by virtue of its relative height compared to its neighbours. The materials used tie closely to the other two thatched and white painted buildings in this grouping, (The Old Smithy, No 33) although these have both had later extensions with tiled roofs. **No 33 (II)** is aligned with College Cottage and the tiled roofs to either side of the older thatched central section add a dynamism to the roofscape in this grouping when viewed from the main road. **The Old Smithy (II)**

terminates the view down the lane. To the front of College Cottage, by the road junction, lies a former outbuilding, of indeterminate age, and a garage. These small scale buildings add to the cluster of interesting roof planes.

The 17th century **Rising Sun Public House (II)** plays a prominent role in the street scene due in part to the road widening slightly to the front of it. The pub sits in an area of open space with no defined front boundary. The thatched roof has a timber framed half hipped gable to the left hand side, a thatched eaves dormer to the right. The pattern of timber framing in the gable indicates an alteration in the roof height at some time. The building has more complex roof arrangement than many vernacular cottages in the vicinity.

North of the public house, **Little Gratton** is a 19th century rubblestone cottage, rendered, under a thatched roof. The upper floor windows lie below the thatch line. The original range is aligned gable end to road, creating a visual break in the pattern of alignment. The principal elevation has a symmetrical fenestration pattern. A subsidiary outshot is also rendered, but has a tiled roof. The cottage was extended along the roadside in the 1920s in matching thatch and render.

Beyond Lock Gate Cottage, a modern dwelling of one and a half storeys, the listed **HolyWell Cottage (II)** is somewhat screened from the road by vegetation. This has a simple two bay form with a thatched outshot to the right hand side. Chimney stacks to either gable enliven the roof pattern. Immediately adjacent and hard to the roadside lies **Priory Cottage**, with a cross wing gable to the road. The main ridge is aligned to the carriageway and the house has a weatherboarded outshot, the whole under a steeply pitched tiled roof.

The conservation area does not extend as far as the village boundary, but the remaining four houses to the north continue the scale and alignment of the built edge, being close to the road side. Roof heights are articulated by either dormers or half hipped gables which reduces the bulk of the roof line.

Bridge Road/Sheldon Road Area

A further enclave of historical buildings, both listed and of local note, are located around the junction of Bridge Road and Sheldon Road. The houses here are a result of unplanned and haphazard building episodes, probably on land carved out of “wastes”, small plots along the roadside. The exception appears to have been Bridge Lodge which at one time had substantial grounds than ran as far south as the group of listed buildings accessed off Bridge Road. The area is characterised by tight plot forms, with

buildings close to the roadside. There is a wide variety of building types and ages which adds visual interest to the street scene.

Prominent on Bridge Road is **Rose Cottage**, of Local note. This is of white painted brick, its narrow form and steeply pitched gables making a strong visual statement. It has a simple single range plan, regular fenestration patterns and a pair of blocked doorways. A narrow cul-de-sac leads to three listed cottages, **Hitchen, Herringbone and Jasmine Cottage (II)**. These range in height from one and a half to two storeys. Herringbone Cottage, so named for its brickwork, is timber-framed with a thatched roof. Its flank wall sits hard onto the footpath. Opposite Jasmine Cottage is unpainted rubblestone and thatch, whilst Hitchen Cottage is timber-framed, with thatch and a single story extension probably dating from the 1920s. For the most part these buildings are only glimpsed through boundary gaps.

On Bridge Road, **No 4 (II)**, is aligned gable end to street. Its painted rubblestone and low thatch contrasts with the formal lines of the neighbouring former **Royal Oak Public House**. Originally rubblestone, this was refronted in ashlar to formal lines and is considered of local note. The wall and railings to the frontage create a strong line up to the T junction.

Opposite, in a larger plot and set back from the roadside is **Bridge Lodge**, a more imposing dwelling, possibly once a farmhouse. It is likely to date from the early 19th century. It contrasts with the tightknit form of development opposite and at the junction with Sheldon Road.

A key grouping to the east of the junction is formed from **Nos 41, St Julian and No 37**. 41 and 37 are both white painted 19th century cottages under shallow pitched slate roofs. They both sit hard to the roadside. St Julian is a far older building, with timber framed gables that are visible in views west. It has been greatly altered and reroofed in tile rather than the original thatch, and a massive terracotta stack has replaced the original chimney. This grouping is key in views along Sheldon Road, and the contrasting patterns of the roof planes makes for a pleasing grouping. St Julian is set slightly back from the road but all three buildings have well defined front boundaries in contrast to the looser more vegetated gardens of the modern developments opposite.

To the west of the T-junction a further run of historic buildings, although these have been interspersed by later modern development.

The former **Baptist Chapel** is listed on the Buck HER, and mentioned in Pevsner. It dates from 1825, is of white painted rubblestone under a shallow slate roof. Later dormers have been inserted, although the simple plan of the original building can still be discerned. Originally it had a burial ground, although this has since been built over.

Elvan Cottage is set slightly back from the roadside. This is a single storey dwelling with attic rooms in the roof and probably dates from the late 18th century. It is particularly picturesque. Some timber-framing remains. The tiled roof has three gabled dormers to front elevation, all with weatherboarded facings. Single storey range to left hand side, with weatherboarded gable. Painted brickwork. The building has been altered at the back, remaining sympathetic to the original dwelling. Elvan Cottage sits on a narrow plot and is of visual interest both on the roadside and when viewed from the hayfield at the rear.

Beyond the modern village shop lies **The Old Post Office**, a double pile house, late 19th century refronting of earlier building. The rear wing is of coursed rubblestone with tile roof and the rear elevation has half timbered double height bay windows with decorative glazing, and is prominent in views from the footpaths across the hayfield. The front range sits hard to the roadside, extending in front of the building line. The frontage has attractive chequerwork brick with dark header bricks, a substantial wooden porch and former shop window. The other windows are sash with rubbed brick header details. To the east gable there is a decorative pattern picked out in raised brick. The front range has a slate roof with decorated brick chimneys to gable ends. The Old Post Office plays a vital role in the street scene and creates a visual (and physical) pinch point. Beyond lies modern development on infill sites, which nonetheless creates a pleasing pattern of roofs and gables.

Meadowcroft has been extensively remodelled. The original range is subsidiary to a modern wing but dates from the 18th century. Rebuilt and relocated weatherboarded barns and a granary to one side. The building is now more visible in the street scene and relates to the triangle of open space at the junction with Church Road

Buildings of Local Note are attached as an APPENDIX. These are mostly described in the sections above, as they are located within the conservation area.

Details and materials

Stone:

The church of St Nicholas and Ickford Bridge are the most substantial buildings of stone in the village. They are constructed of rubblestone, probably sourced from the Oolitic limestone deposits that make up the Long Crendon Ridge. Rubblestone is a rough stone, not worked, but often laid in courses. St Nicholas has ashlar dressings – larger blocks with clean faces and square edges. The 18th century whirlpool arch is also of ashlar.

Unusually Ickford has a number of stone built vernacular dwellings. Rubblestone is utilised as building plinths, for timber frame infilling, and also commonly for solid wall construction. Over half of the historic buildings in the village are constructed at least in part of rubblestone. In some cases only a wing remains, or a gable wall, as houses were updated with the more fashionable brick in the 18th century. Some buildings, such as Manor Farm and Jasmine Cottage remain unpainted, and the coursing can clearly be seen. The majority of stone has been colourwashed in pale whites and cream, or roughcast to provide a smoother finish. Where colourwashed rubblestone remains, the texture of the walls exhibits a visually pleasing irregularity.

The Grange is an imposing stone building, constructed of ashlar. Ashlar is also used for the roadside frontage of The Royal Oak and the contrast between the smooth lines of the façade and the mixed brick and rubblestone of the gable is visually pleasing.

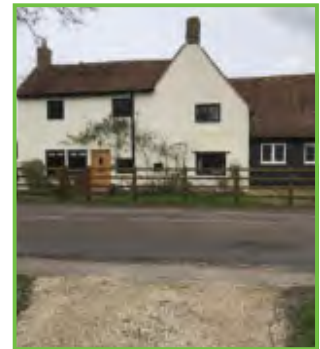
Witchert:

No 64 is unique in the village in that it is constructed of witchert, a mud block building material. It is common in places such as Haddenham.

Timberframing:

Most of the historic buildings in Ickford have timber frames. Some of these date back to medieval times, and there are at least 3 remnant cruck frames in the village. Crucks are long curved timbers framed together in pairs, which rise from ground level to support the roof purlins. They are a rare and early form of timber framing. More commonly in Ickford the framing pattern is square panel, although buildings such as the New Manor House have braces, and the Old Rectory exhibits close studding. Infill panels, originally wattle and daub, have mostly been replaced either with rubblestone or brick. Brick was a high status material during the 18th century, and more 'polite' architectural designs could be achieved with its use, which is why many of the larger historic houses have been refronted or had alterations in brick. A fine example is Apple Acre in Little Ickford, where the ground floor has been built out in brick to join the over sailing upper floors.

Decorative brick patterning can be seen on the infill panels of Herringbone Cottage. Generally panels have been painted or plastered over.



Brick

Brick is the most common building material in the village, as most of the buildings date from the 20th century. Where older brick is seen, it is mellow red and browns of the traditional Buckinghamshire brick. It is possible that brick pits remain outside the village, often now ponds. Ickford House is a good example of an earlier building being refaced with brick. Brick is used as a decorative detailing on some of the 19th century buildings, with chequerwork seen on



least two. Chimneys provide important vertical elements in views as well as breaking up the solid mass of roof slopes.

Thatch

Thatch is a feature in Ickford, mainly on smaller cottages that were not reroofed with tile as it became a more popular building material. Thatch is found on 6 % of the dwelling houses, and 34% of the historic buildings. There are thatched gabled and hipped or half hipped roofs. Thatched cottages tend to have upper floor windows cut in at eaves level rather than protruding from the roof planes although there are examples of dormers at 5 Bulls Lane and The Rising Sun. Decorative ridge details are common. Where thatch has been replaced with tile, the steepness of the roof pitch indicates reroofing. Thatch is most prevalent in the Worminghall Road enclave of historic buildings, probably as a result of these being lower status dwellings. There is a further concentration off Bridge Road.

Tile

Tile is by far the most common roofing material in the village. Older handmade tile is of mellow reds and browns, a visually pleasing muted palette. Tiled roofs tend to have steep pitches, mostly gabled, although some roofs have a half hip. Other roof patterns include catslides, where part of the roof sweeps down to ground floor level. A good example is seen at Turnfield House.

Slate

Slate only became a common roofing material in the 19th century when it became more economical to transport it. It is used extensively on the 19th century cottages, with a particular grouping around the junction of Sheldon and Bridge Road. Slate can be laid at a much shallower pitch so rooflines tend to be lower and less dominant in views.

Weatherboarding

Weatherboarding is a particular feature of the former agricultural outbuildings. Waney-edged rough boarding, black stained, can be seen on many of the surviving farm buildings. It is also used on extensions to vernacular cottages, usually at single storey level. Weatherboarding is used as architectural detailing on some of the newer buildings in the village which help tie the architectural detailing to the historic environment as a whole.

The Old Post Office and some of the cottages, and brick dressings enlivening the facade of buildings as diverse in styles as Ickford House and Fairview. Brick is also utilised in the school buildings, and the former Village reading room close to the Old Rectory.

In some cases the original brick has been overlain by render. This adds visual interest to the street scene with the contrast between red brick and white painted render.

Brick is used extensively for chimney stacks and most of the historic buildings that survive in Ickford have at

Windows

Windows. Historically windows are small casement types made of wood, with leaded lights, or plain wooden mullion and transoms. On 19th century buildings sash windows are a feature. There are examples of more decorative windows found throughout the village. Windows play a key role in the appearance of buildings, and replacement of traditional wooden windows with modern uPVC can reduce the historic integrity of a building.

Doors

Doors. Vernacular doors tend to be plain timber construction, sometimes with a small window light. Porches are a feature on some buildings.

Wells

Wells: Unsurprisingly, given the high water table in the locality, there are a large number of wells in the village. 21 are shown on the 1899 OS map and there are at least 2 others that are not mapped.

Boundary treatments

In general terms the boundary treatments in Ickford reflect the rural character of the village. On the upper reaches of roads out of the village, roadside hedges provide screening

to the buildings. Roadside hedges are a particular feature of Little Ickford. Hedgerow boundaries form a soft organic edge to the road, contrast with the hard building forms, reinforce the rural character of the village and create a sense of enclosure, reducing visual width of the road, particularly in places where there are no footpaths, e.g. much of Little Ickford, parts of Church Road, and the northern part of Worminghall Rad.

There are a number of stone or brick walls in the village. They are particularly noticeable at the end of Church Road. These walls are not high enough to restrict visibility of the properties behind them but they link the area visually, and tie the buildings together. In Little Ickford both The New Manor House and Ickford House have walls delineating their front boundaries and. This pattern is repeated at The Close, where the walls have tile cappings. Hunters House has a substantial brick wall to its frontage.

Elsewhere in the village boundaries consist of a mixture of hedging, low brick walls, or fencing. Hard boundaries are softened by garden planting.

Historic railings are not a common boundary treatment, but can be found to the front of the former Baptist Chapel, and to part of the garden boundary at Apple Acre.

Surface Treatments.

There are no historic surface treatments in evidence within the village, probably as a result of its origins as an agricultural settlement. Roadside footpaths, where they exist, are tarmacked.



APPENDIX 1

LISTED BUILDINGS:

There are 30 listed buildings within the village, including Ickford Bridge, which is also a Scheduled Ancient Monument. The full list descriptions have been edited to allow for space. They can be found in full on the Historic England Website.

GRADE I

Parish Church of St Nicolas: Parish Church, C12, mostly early C13. Aisles added c1230. Chancel east and north wall rebuilt, upper stage of tower C14. South porch C15, altered C16. Rubblestone with ashlar dressings, old tile roof. 2 bay chancel, aisled 3 bay nave, south porch and saddleback roofed west tower. Chancel bays separated by stepped buttresses. West Tower of 2 stages. String below bell chamber. Saddleback roof.

GRADE II*

No. 6 (The Manor) and New Manor House (formerly listed as Manor Farmhouse): House, now subdivided. C16 south range with late C17 north block. Timber framed with colourwashed plaster infill. Rubblestone plinths. Old Tile roofs. 2 storeys with attic. East or street elevation has leaded casements. C16 one to stair tower. North block has mullioned and transomed moulded window frames windows. Street front has left hand hipp and recessed centre. Moulded eaves. West elevation to garden has cross casements and door. Large compound stack to east roof ridge. The north block has a date 1675 on east elevation which may be genuine.

GRADE II

Ickford Bridge together with Whirlpool Arch Bridge: River Bridge, partly in Buckinghamshire but south part in South Oxfordshire District, Oxfordshire. Medieval, altered and dated 1685. C18 and C19 alterations. Whirlpool arch c1800. Coursed rubble with ashlar arches and dressings. 3 arches with causewayed southern approach. In eastern refuge on south side is stone inscribed 'Here begineth the County of Bucks 1685' and '1685 Here ends the County of Oxon'. At north end of causeway on Buckinghamshire side is Whirlpool Arch bridge, a segmental arch in ashlar with rubblestone parapets and chamfered ashlar copings.

LITTLE ICKFORD

No 5 Bulls Lane: Cottage. Medieval, altered C17. Cruck construction with timber framing. Colourwashed plastered infill. Half hipped thatch roof. Central stack. Medieval cruck truss exposed to gable and foot of further trusses to side elevation, making it a 2 bay cruck house.

Ickford House: House. C17, extended C18, altered C19. Red brick in a chequer pattern to north wing. West range timber framed encased in C19 brick. Old tile roofs, half hipped to south gable. C17 west wing has gabled porch between left hand bays forming lobby entry plan type. Large C17 stack behind entrance. North range has band course and gable bane to 2 west bays. Gable has some timber of C17 house exposed.

The White Cottage (situated in grounds of Ickford House): House. Medieval and c17. Cruck framed with timber framing to easts. Remainder colourwashed rubblestone and later brick. Thatched roof, half hipped to north end. One storey plus small eaves dormer.

Barn to South of The Manor: C18. Timber framed and weatherboarded. Half hipped thatched roof. Loft dormer to rear elevation.

No. 11 (Apple Acre) House. C17. Timber framed with colourwashed brick infill. Hipped old tile roof. Former doorway in front of stack forms lobby entry plan type. Casement windows to ground floor, smaller first floor windows. Stack between right hand bays.

No.24 (Manor Farm) House. Late C17, altered. Rubblestone with brick dressings. Old tile roof Left hand bay an addition. East front has leaded casement windows. Door in gabled porch in centre. Irregular casements. Band course in brick. Three hipped dormers. Gables have attic windows.

No. 7 (Orchard Cottage) House. C17. Timber framed with plastered infill. Extended c1977 by 2 bays with fake framing applied. Old tile roof. 1½ storeys. Lobby entry plan type. Five casements. Four gabled eaves dormers. C17 stack between bays 3 and 4 and modern stack between bays 1 and 2. Roof hipped to right.

No 19 (The Close) House. C17, altered C18. Timber-framed with plaster infill on north east wing and north gable. Remainder roughcast over. South west wing rubblestone, also colourwashed and roughcast. Old tile roofs. 2 storey south west wing with attic, remainder 1½ storeys.

No. 15 (Lesters) House. Late C16, extended C17. Timber-framed with colourwashed plaster and colourwashed brick infill. Half-hipped thatched roof. At left a single storey colourwashed modern addition with a plain tiled roof and two casements.. C16 brick stack. Oven at rear of stack projects into garden and has thatched catslide roof. Left hand gable stack.

CHURCH ROAD

The Old Rectory Rectory, now private house. C16, altered C17, C18 with early C19 west addition. Timber framed, but north wing and centre range largely remodelled, north wing in rubblestone with brick dressings, remainder in brick. C19 brick addition. Old tile roofs. Half-H plan with crosswings,. South wing upper floor timber-framed with plaster infill and tension braces. Jetty underbuilt. South elevation has C16 stone stack with brick upper part. West or entrance elevation brick, north wing rubblestone with brick dressings. Gilbert Sheldon, Archbishop of Canterbury 1663-1667 was Rector 1636 to 1660.

Church Farm Cottages (Formerly listed as two Cottages adjoining Church Farm) House. C17, altered. Timber framed with colourwashed plaster infill. Old tile roof. 2 storeys. 5 dormers to front elevation. Stack in front slope. 1½ storey rear wing. Porch at south, gabled.

Church Farmhouse House. Medieval, C17, altered C18. Originally cruck framed but mainly C17 timber framed, much clad in colourwashed rubblestone. Timber frame exposed on west wing. Plain tile roofs. One and a half storeys, gabled dormers. Roof hipped at left. Lower one storey wing. South range has centre stack.

WORMINGHALL ROAD

No 1 (Chestnut Farmhouse) House. Early C18. Coursed rubblestone, colourwashed, with old tile roofs. Rear addition of c1980 in brick with old tile roofs. 1½ storeys, upper storey gabled eaves dormers. Right hand flanking stack. Rear wing with dormer each side and end stack.

No.8 (Turnfield House) House. C18. Colourwashed rubblestone with colourwashed brick quoins. Old tile roofs. 2 storeys. North front has centre bay board door. Flanking stacks. Rear wing of 1½ storeys with eaves extended west to form lean-to. Tile catslide.

No.15 (Manor Farmhouse) House. Late C16, altered. Timber framed with colourwashed plaster and brick infill. Part of ground floor colourwashed rubblestone. Old tile roof, half hipped to right and swept down over single storey projection. Right hand lean-to addition. East front has entry in porch formed by extension of roof of front projection. Left hand gable stack. 2 central chimneys.

No 19 (The Old Bakehouse) House. C18. Colourwashed brick east front, sides and rear mainly colourwashed rubblestone. Old tile roof. 2 storeys. Centre door in small wood porch. Casement windows, segmental arched to ground floor. Band course and dentil eaves. Flanking stacks and one between left hand bays. Extended at rear with slate roofed single storey extension. Weatherboarded outbuilding.

No.23 (College Cottage) Cottage. Medieval cruck hall house, altered C17. Timber framed with colourwashed plastered infill. Thatched roof. One storey with dormers.

No.31 (The Old Smithy) House. C17, altered. Timber framed with colourwashed plaster infill, Part thatched, half-hipped to right, part plain tiled roof. 1½ storeys. Dormers to roof. Left gable has straight tie beam braces and weatherboarded upper gable. Off centre stack. Left hand C17 stack and small right stack. Single storey tiled extension.

No.33 Cottage. C18, early. Colourwashed and slurried rubblestone. Thatched roof, 1½ storeys. Centre door with thatched porch and eaves dormers. Outshot at rear under thatch catslide. Left hand modern single storey addition, tiled roofs

No.34 Cottage. C17, altered C18. Timber-framed with colourwashed infill brick to ground floor, plaster to first. Thatched roof. 1½ storeys. Off centre door, Wide ground floor casements. Two eaves dormers. Flanking stacks, the left one external. South gable wall colourwashed rubblestone, brick dressed, and with C18 brick to gable. The cottage is linked to No.32 which is Edwardian.

The Rising Sun Public House Public House, former house. C17 altered. Timber framed with colourwashed brick infill. Some colourwashed rubblestone, and north elevation roof pitch changed and wall extended in brick and stud. Thatched roof, half hipped to gable at left. One storey plus dormers. Eaves dormers to roof, left bay gabled with exposed timber framing and truss, gable window.

50 (Holywell) Cottage. Late C17. Timber-framed with colourwashed plaster infill. Thatched roof with thatched lean-to at right. Small left-hand eaves dormer. Flanking stacks.

No 64 Cottage. C18. Mudwalled, roughcast. Thatched roof, hipped to left. One storey. Two casements to right. Stack to right gable. An example of a very small cob (witchert) cottage.

BRIDGE ROAD

No.4 House. C17, refronted to south C18. Colourwashed rubblestone. South elevation colourwashed brick. Rubblestone west wing. Thatched roof, half-hipped to left. One storey plus dormers. Single storey left wing with slate roof. South elevation door in tiled open porch in front of stack forming lobby entry plan type. Stack of C17 brick

No.17 (Jasmine Cottage) Cottage. C18. Coursed rubblestone and brick dressings. Thatched roof. One and

a half storeys. Central door, casements. Eaves dormers to upper floor. Segmental brick arched openings and brick band course. Flanking stacks. Single storey slate roofed rear addition

No.19 (Hitchin Cottage) Cottage. C17. Timber framed with some plastered infill, some painted brick infill. South gable elevation colourwashed brick. Thatched roof. 1½ storeys. East elevation has off centre door and two ground floor casements. Three eaves dormers. At right a hipped old tile roof wing, single storey. West elevation has irregular casements. South gable stack .

No.21 (Herringbone Cottage) Cottage. C17. Timberframed with brick infill. Thatched roof. 1½ storeys. South elevation has door in front of stack forming lobby entry plan type. Main door has gabled porch on posts with old tile roof. East gable elevation has ground floor casement and casement in gable. North elevation onto footpath has 2 eaves dormers. 1978 single storey brick additions with 2 hipped old tile roofs. Some herringbone set brick infill, mainly on north elevation.



APPENDIX 2

LOCAL NOTE BUILDINGS.

The following buildings are considered to be suitable for inclusion on a list of buildings that by virtue of their architectural or historic interest, or the role that they play in the street scene, are considered to contribute to the local heritage of Ickford. Building descriptions are from an external visual inspection only – there may be further architectural information that could assist with dating.

In general the list includes only those buildings that have not been greatly altered, or suffered loss of components such as historic windows. Where there are a number of buildings of a similar age and style, eg 19th century cottages, (which remain in some numbers, particularly along Bridge Road), only those that play a definitive role in the streetscene are included. Some buildings are included because they form part of a group of historic buildings.

BRIDGE ROAD

HUNTER'S HOUSE: Substantial roadside house extensively remodelled late 19th century. Double pile, later wing to front. Rear wing of red brick and some remnant rubblestone, with white painted sash windows, decorative details to top of chimney stacks. Roof of clay tile. Main elevation Victorian in appearance. Dark brick with stone dressings. 2 storey stone-dressed bay windows, stone dressings, stone porch with ionic columns. Roof slate, more steeply pitched than is usual, decorative ridge detailing. Substantial brick wall to frontage increasing the hard edge in this location. Main house close to the roadside. Visually imposing and indicative of how vernacular buildings were altered to reflect changing architectural fashions.

ROSE COTTAGE: White painted brick work, originally 2 bays. Later 2 storey bay to left-hand side. Original doorways now blocked. Porch to s. gable end. Old tile roof. Brick chimney and further truncated stack to gable. Painted casement windows and glazed porch to end. Rose Cottage sits hard on the roadside creating a pinch point. It forms part of a grouping with the listed cottages on the footpath behind.

BRIDGE LODGE (No 6): Shown on pre 1899 maps, possible former farmhouse (not named as such). Rubblestone, white painted and aligned gable end to road. Central cross wing with casement gable feature. Steeply pitched old tiled roofs with 2 brick chimneys. Decorative coggled eaves details commensurate with an early 19th century date.

THE ROYAL OAK: Former public house, now offices. Mid 19th century. 3 bays with central porch. Brick chimney stacks to gable ends. Slate roof, with shallow pitch. The key elevation is faced with ashlar, ashlar string course and dressings. The rest of the building is rubblestone. Gable is rendered, white painted, except for brick stack. Low stone wall to road side, post public house use. The Royal Oak plays a key role in the historic street scene.

SHELDON ROAD

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

FAIRVIEW: A traditional red brick cottage, of three bays. Symmetrical around a tiled porch, with a weather boarded outshot to the right hand side. Coggled eaves details, under a steep tiled roof. Rubbed bricks to window arches, with decorative header brick details, Likewise header stringcourse using darker bricks. Plays an important visual role in the street scene

No 41: sits on the corner of Bridge Road and Sheldon Road. A double pile cottage dating from the mid 19th century it is of coursed rubble stone at ground floor level, with rendered upper floors. 2 gables face Bridge Road. A later single storey extension is aligned gable end to Sheldon Road. All ranges have shallow slate roofs.

ST JULIAN: Locally reported to be associated with Julian of Norwich, this is an attractive one and a half storey timber framed cottage with white painted infill panels of render. The original box framing is clearly visible on both gables and on a rear wing. The front elevation has swept dormer windows. The roof is of tile, possibly a replacement for earlier thatch. The roof tiles appear relatively modern. There is a highly decorative chimney stack of moulded terracotta. The building is set back from the road behind a hedge with a tiled gate.

No. 37: A 3 bay rendered cottage, gable end to road. 2 brick chimney stacks and a shallow slate roof. Painted casement windows. Secondary 2 storey extension set to rear side. Gable end is hard to roadside, and creates a visual pinch point. Likely to date from the second half of the 19th century .

37, St Julian and 41 form an attractive grouping of historic buildings close to the junction of Sheldon and Bridge Roads. They play a key role in views, especially East from the environs of the school

CHAPEL COTTAGE: Former Baptist chapel dating from 1825. Much altered. Mentioned by Pevsner and on the Historic Environment Record. White painted rubblestone under a low hipped slate roof. Upper floor a recent insertion with shallow shed dormers. Building sits hard on the road side behind iron railings. Tiny wooden porch. Originally the chapel had an associated burial ground of which nothing remains.

ELVAN COTTAGE: Most charming single storey dwelling with attic rooms in the roof. Probably late 18th century. Timber frame visible in places internally. 3 gabled dormers to front elevation, all with weather boarded details. Single storey range to left hand side, with weather boarded gable. Painted brickwork. Building altered at the back, remaining sympathetic to original dwelling. Elvan Cottage sits on a narrow plot and is of visual interest both on the roadside and when viewed from the hay field at the rear.

OLD POST OFFICE: Double pile house, probable late 19th century refronting of earlier building. Rear wing of coursed rubble stone with tile roof. Rear elevation has half timbered double height bay windows with decorative glazing. Front range close to roadside, in front of building line. The frontage has attractive chequer-work brick with dark header bricks. Substantial wooden porch and shop window. Sash windows with rubbed brick header details. To east gable decorative pattern picked out in raised brick. Front range has slate roof. Decorated brick chimneys to gable ends. The Old Post Office plays a vital role in the street scene and creates a visual pinch point.

CHURCH ROAD

THE GRANGE: Late 19th century grand house, of ashlar, sited in a large plot. Double pile, with subdued gothic detailing. Steep gabled roofs to attic floors, tiled roof. Brick chimneys with stone cappings. Store moulded window treatments, lancet styled . Plain wooden porch. The Grange replaced an earlier building, probably associated with Church Farm. The building is a fine example of a gentry built house and is part of an important grouping of historic buildings associated with the Church end of the village. As a ‘designed’ residence it provides a contrast to the vernacular buildings nearby, which have been extended and altered in a more piecemeal fashion.

BARNs AT THE GRANGE: Associated with The Grange, a series of agricultural buildings. A substantial red brick barn, currently dilapidated, with central gabled entry way, and planned window openings. Adjacent, a weather boarded cart shed, with shingle roof. Other structures are believed to survive on the site. Important locally as part of a planned yard layout, probably dating from the building of The Grange.

WORMINGHALL ROAD

LITTLE GRATTON (No. 46): Early 19th century rubblestone cottage, rendered, with original 3 bay range orientated gable end to road. Early 20th century wing to roadside. Later outshot with tiled roof. Thatched roofs. 3 chimneys. Painted casement windows under the eaves. Adjacent annexe of weatherboard under old tile roof. The building provides a visual stop to views along Worminghall Road and the grouping by The Rising Sun. Its proximity to the road side creates a pinch-point beyond which buildings lie close to the carriageway.

PRIORY COTTAGE: Late 18th Early 19th century, 2 storey painted rubblestone main range, with cross wing to rear. Single storey weather boarded outshot to right hand side. Old tile roofs, 2 chimneys. Small casement windows. The building lies close to the road side and plays a key role in the street scene, particularly as a grouping with the adjacent listed Holy Well Cottage.









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