

THE IVERS PARISH NEIGHBOURHOOD PLAN

DRAFT LOCAL HERITAGE ASSET ANALYSIS notes added in red. Properties in purple, no. 33 onwards, have been added, amended, confirmed and are to be included if sensible.

DECEMBER 2020

Introduction

This draft note sets out the conclusions from an analysis of a number of sources of information to identify proposed Local Heritage Assets in Policy IV5 of the emerging Neighbourhood Plan (NP).

The note should be reviewed by the NP Development Task Team and verified or amended as necessary, based on its collection of local knowledge.

Method

The following sources of information have been used:

- The Buckinghamshire Historic Environment Record
- The Draft Iver Conservation Area Appraisal (March 2016)
- The Chiltern & South Bucks Townscape Character Study (November 2017)
- The South Bucks Townscape Character Study (March 2010)
- The History of Richings Park and notably the developer brochure of the 1920s (c/o the Richings Park Residents Association)

In addition, Neil Homer and Leani Haim, of ONeill Homer planning consultants, undertook an area visit in November 2020 to identify other potential assets, notably those buildings and structures playing a prominent role in the streetscene but not previously identified.

Local Heritage Assets

The following local heritage assets have been identified, each with a short description of its special

Thorney Wier House	Check with Leani	
The Barns Millside Court	Listed	
Mercers Farm	Check with Jim	

local interest.

Ref no	Location	Asset Type	Special Local Interest
2	Warren House, Church Road, Iver Heath	Twentieth century park and garden	The third edition 6" OS map shows parkland to the north and south of the property, small uninteresting gardens around the house. AP's show that the parkland has been built over on the eastern side. Development has occurred next to the house as well.
3	White Lodge, off Wood Lane, Iver Heath	Twentieth century gardens	The third edition 6" OS map of 1932 shows a white lodge with surrounding gardens, large grounds, semi-formal on a very modest scale. Possible walled garden. AP's and current maps show little has changed.
4	St. John's, off Wood Lane, Iver Heath Derelict	Twentieth century garden and park	The third edition 6" OS map shows property with garden immediately surrounding it. There is a lodge at the end of the drive way and parkland to the north and the south. AP's show that parkland to the north has been divided into housing plots.
5	Leslie Lodge, Billet Lane, Iver Heath	Twentieth century gardens and park	The third edition 6" OS map shows the lodge with grounds and a small amount of parkland. Very modest with no features of interest. AP's shows grounds still intact except with the addition of a swimming pool.
6	Bangors Park, off Bangor's Road South, Iver Heath Not sure how much is industrial See 43 and note below	Nineteenth century gardens and parkland See ref 43 below and note	The second edition 6" OS map shows wooded walks, gardens, 2 lodges, parkland and water features in the way of a weir. APs and 1:10000 map shows parkland to be mostly agricultural now, gardens seem still intact though.
7	Woodlands Park, off Slough Road This is now known as Elk Meadows . M25 to east divided parkland	Late nineteenth century park and gardens	The house is Georgian in origin but the parkland first appears on the first edition 6" OS map in 1881. Gardens appear by 1932 on the third edition map. Reduced by M25 Some parkland still remains but mineral extraction has reduced the grounds substantially.
8	Huntsmore Park, Ford Lane, Iver Remnants of formal garden not evident ??	Remains of eighteenth century parkland, possibly of earlier origin, and nineteenth century formal gardens	Huntsmoor Park has medieval origins. The house is recorded as 15th century. The park is shown on Jeffrey's map of 1776. Early maps show that formal planting is evident from around the end of the 19th century. The house was destroyed some time during the 20th century
9	Iver Lodge Gardens, Bangors Road South, Iver	Late eighteenth/early nineteenth century formal gardens and parkland	Shown on Bryant's map of 1825 as formal gardens with adjacent parkland. Maps show grounds but not in very good detail. APs show the parkland has been subdivided and tennis courts have been added. Lodge is Grade II listed.

10	Coppins, Coppins Lane, Iver	Early twentieth century gardens and small area of parkland	The gardens started to be developed by Princess Victoria in 1925. The third edition 6" OS map shows gardens, lodge, driveway and a small adjacent area of parkland to the west and east. APs show the area still to be intact but very little detail visible
11	Dromenagh (Long Coppice), Sevenhills Road Part demolished redeveloped as Lady Yorke Place 1999	Early nineteenth century garden and park	19th century house initially called Long Coppice then in 1910 replaced by a mansion called Hillbrook Place and finally changed its name in 1922 to Dromenagh. The third edition 6" OS map shows house with parkland to the east. Gate lodge at entrance.
12	Ivey Lands, Richings Park The CEMEX site	Field with remnant medieval to post-medieval strip field system and trackways	visible on aerial photographs at Ivey Lands. Rectilinear linear features and boundaries visible as cropmarks.
13	Langley Airfield?	Now in Slough	Langley airfield closed completely in 1955 and has now almost disappeared under housing and industrial development.
14 x	Ice House, Richings Park Golf Course, Richings Park	Park feature	Eighteenth century icehouse at Richings Park reported to be still standing but vandalised with rubble in the interior
15 x	Grotto, Main Drive, Richings Park?	Park feature	A grotto and cascade is noted on the former site of St Leonard's in Richings Park during the eighteenth century
16	Buildings at Iver Station?	Railway buildings and structures	
17	Thorney Lane (Iver Lane) Bridge 16,17 Both demolished 2017/18	Road overbridge	18 feet wide overbridge designed by Brunel and built in 1835-8 to carry a minor public road over the Great Western Railway. Extended to the north to accommodate additional tracks in 1878 and again in 1914 for an additional single track loop.
18	Pinewood Film Studios, Pinewood Road, Iver Heath Some demolished, Heritage statement required prior to demolition. Admin buildings still present.	Film studios	built 1936 for a financial consortium formed by J Arthur Rank, Sir Charles Boot and Lady Yule, and opened in September 1936, with 5 sound stages. In 1937 Rank became Chairman of Pinewood and in 1939 gained control of Denham Studios
19	Heatherden Hall Gardens, off Pinewood Road, Iver Heath	Remains of late nineteenth century gardens	Gardens originally constructed in 1870 when the house was built by Charles Reeks. In the 1930's the hall became the offices for Pinewood Studios. A more formal garden layout was constructed in 1932 which incorporated walks, water features and parterres.

20	Chandlers Hill A concrete base remains.	Remains of Second World War heavy anti-aircraft battery	Heavy Anti Aircraft Battery recorded by A J Priestley of the Fortress Study Group in November 1995. Condition: bad. 'Approx 13 bases for huts scattered in area of rough ground along roadside hedge with a track through centre.
21	Heath Lodge, off Wood Lane, Iver Heath	Twentieth century park and garden	Area of modest parkland surrounding lodge with gardens. Parkland boundaries are a bit ambiguous. AP's show the grounds to contain a swimming pool and tennis court. Otherwise, grounds unchanged.
22	Iver Village Junior School and No 138, High Street, Iver	School buildings and ancillary and boundary structures	Late 19 C – contemporaneous with 115-75 High Street opposite. Group of three original school buildings with lower buildings flanking main hall building in the centre with distinctive pediment with clockface above twin arched windows. Clay tile roof enhanced by cupola bell tower and weathervane. Buildings in buff brick with red brick decoration to windows. Set back behind open lawns and low brick wall and railings to enable full appreciation from the road. Former school house at No 138 of same materials and decoration and of a two storey, cross gable form that complements the adjoining school.
23	Chequers Inn and former stable block, High Street, Iver Public house since at least 1820. Now residential/vacant retail . 68 de-listed with planning permission for demolition and redevelopment	Buildings	Shown on 1875 map. Prominent in the streetscene forward of the main building line to the west. Forms an interesting group with adjoining Grade II listed No. 68 and stable block. Decorated twin gables and painted render.
24	Former Bull Inn and former stable block, High Street, Iver Founded 18th century. Originally The George, then The George & Dragon until 1802. Present building dates from about 1820. Decision pending for change to residential	Buildings	Shown on 1875 map. Prominent in streetscene fronting on to the main road at its junction at the centre of the village. Visible in long views along High Street from the west. Three gables in a building form inspired by the Arts and Crafts movement.

25	115 – 175 High Street, Iver	Buildings	Late 19 C – contemporaneous with the school opposite. Single, long terrace built on former orchard of The Lea to the immediate east. Mostly intact but with some added porches and modified windows and roof materials. In buff facing bricks with decorated red brick horizontal bands and red brick lintels. Front gardens predominantly open behind low railings or post and rail fencing. No. 175 stands proud of the building line with an open gable end to the road and so is especially prominent in the streetscene on the bend with Langley Park Road
26	St Peters Centre, Thorney Road, Iver	Buildings	Late 19 C. Former church school buildings in buff brick and Welsh slate roof. Prominent in streetscene and part of the setting of the Grade I listed Church of St. Peter.
27	1-5 High Street, Iver	Buildings	Mid 19 th C group with Bull and prominent at junction
28 x	Iver Delivery Office, Bathurst Walk, Richings Park	Buildings	Former inter-war post office building in prominent location at the entrance to Richings Park.
29 x	1 – 7 Wellesley Ave, Richings Park	Commercial buildings	Terrace of 1930s buildings with shopfronts intact.
30 x	28 – 50 Bathurst Walk, Richings Park	Commercial buildings	Terrace of 1930s buildings with shopfronts intact.
31 x	No 2 and Post Office, Wellesley Ave, Richings Park	Commercial buildings	Terrace of 1930s buildings with shopfronts intact.
32 x	Thorney House Chapel, Now St Leonard's Church St Leonards Walk, Richings Park	Church	Mid 19 C
33 x	35 Thorney Lane S, 14,42,44,49, 75, 77 Wellesley Ave; 15, 31, Somerset Way and 6,31 Skye Ings ; 4 Old Slade Lane and 61, 65 Richings Way, 35 Thorney Lane South Richings Park	Buildings 75,77, added 4, Syke Ings changed to 6	Estate Type A bungalow surviving intact with some minor alterations.
34 x	23 Somerset Way; 15 Syke Cluan; 32 Old Slade Lane, Richings Park	Building	Estate Type P house surviving intact with some minor alterations.
35	6,26,49,50 Old Slade Lane and 22 Wellesley Ave, 16 North Park, 3 Somerset Way, Richings Park	Buildings	Estate Type K house surviving intact with some minor alterations.

36	5,6,7 St James Walk, 17, 29,32, 45 Syke Cluan, 39 Richings Way 21,40,50,64 Syke Ings 8,42 50 Somerset Way, 27,43 Bathurst Walk, 21,25,39 Thorney Lane south, 4,6 Wellesley Ave, Richings Park	Buildings	Estate Type L house surviving intact with some minor alterations
37	29, 44, 48, 55, 38 Old Slade Lane, 15,21, 45 Skye Cluan, and 43,38,68 Skye Ings, 12, 15 North Park, 39, Wellesley Ave, 60 Bathurst Walk, Richings Park	Buildings	Estate Type Z house surviving intact with some minor alterations.
38	64 Bathurst Walk, 35,49 Skye Cluan, 62 Syke Ings, 6 Somerset Way, 10 Old Slade Lane, Richings Park	Building	Estate Type 33 house surviving intact with some minor alterations.
39	27, 33, Skye Cluan, 9 St James Walk, 36,74, Syke Ings, 8,18,36,47 Wellesely Ave, 9 Richings Way, 35 Somerset Way, Richings Park	Buildings	Estate Type J house surviving intact with some minor alterations. (11 St James Walk Under redevelopment removed)
40	18 North Park, 44,25,81 Wellesley Ave, 20 Skye Cluan and 42, 48,56,23 Skye Ings, 44 Somerset Way, Richings Park	Buildings	Estate Type S house surviving intact with some minor alterations.
41	5,6,7 St James Walk, 45 Syke Cluan, 21,23,40,50,64 Syke Ings 8,42 Somerset Way, 27,43 Bathurst Walk, 21,25,39 Thorney Lane south, Richings Park	Buildings	Building Estate Type L house surviving intact with some minor alterations
42	15 Richings Way, Richings Park	Building	Estate Type C house surviving intact with some minor alterations.
43	63 Wellesley Ave, 21, 29 Richings Way	Buildings	Estate Type F house surviving intact with some minor alterations
44	12,43 Wellesley Ave	Buildings	Estate Type G house surviving intact with some minor alterations.
45	8 Old Slade Lane	Building	Estate Type H house surviving intact with some minor alterations
46	Thorney Golf Course, Old Stable Buildings	Commercial buildings	The old eighteenth century stable block and kitchen garden walls for Richings House

47	Norwood Grange, Norwood lane, Iver Heath formerly Norwood Farm?	Buildings	Mid 19 C or earlier
48	Bangor's Park Farm Not sure, see ref 6 above and note below	Buildings	Mid 19 C
49	Whip & Collar PH, Swallow Street, Love Green	Public House	Mid 19 C Licensed premises since 1833.
50	Yeomans, Love Lane, Iver	Buildings	Mid 19 C terrace, prominent in long views from N. distinct flat, half dormers and tall brick chimneys with white painted brick and Welsh slate roof.
51	Red Lion Inn, Langley Park Road, Shreding Green	Public House	Mid 19 C Public house from 1753. Present building probably early 19th century. Called The Gurkha 1971-c.2000.
52	Stag & Hounds PH, Church Road, Iver Heath	Public House	Mid 19 C Dates from 1839
53	The Dell Cottage, Bangors Road South, Iver Heath	Building	Mid 19 C. Double fronted cottage with low hipped roofs in plain clay tiles and white painted brickwork
54	Gallow Hill House, Slough Road, Iver Heath	Building	Mid 19 C
55	'Weecot', 14-16 Coopers Row, Iver Heath	Buildings HE designation as NDHA PL/18/4409/FA	Mid 19 C or older Former workhouse, Methodist Chapel and school
56	Warren Farm, Church Road, Iver Heath (British Legion)	Farm buildings	Mid 19 C or older. Two parallel, long, brick barn buildings with catslide plain clay tile roofs
57	North Star and terrace 69-73, Thorney Mill Rd	Public House and attached terrace	Named after one of original locomotives operating on the Great Western Railway through Iver. Licensed premises since 1833.
58	The Crooked Billet. Uxbridge Road. Public House from 1753 on its original site on the north side of the road on the edge of Black Park.	Public House	The present building dates from 1939.
59	The Black Horse. Slough Road.	Public House	Originally a Beer House in 1833.
60	Swallow St 49-67 photo	Semis	1905 -1906
61	Swallow St 143-147 photo	Semis	early 20th C?
62	Swallow St 248-256 photo	Terrace	19C?
63	Iverdale Close 28-46 photo	Terrace	19C? Decorative ridge tiles etc
64	Mansion Lane 16-44 photo	Terrace	Original gates and some railings at 22, 24/26, 34, 36/38. 42
65	Mansion Lane 110-124 photo	Terrace	1907-1913

66	Mansion Lane 126-148 photo	Terrace	These 3 storey buildings unique in lver I think. Visible from FPs west of Ridgeway
67	5-7 Richings Way photo	Terrace	
68	The Ridings photo		Already identified as Special Townscape Character
69	6 Syke Cluan, 53,55,59 Richings Way, 9 Thorney Lane south, 3 Bathurst Walk, Richings Park	Buildings	Estate Type B bungalow surviving intact with some minor alterations.
70	29, Richings Way photo	Detached	
71 x	16 – 34 Thorney Lane south	Commercial buildings	Built in 1926 by Lowdells Ltd on Tower land (Huntsmoor Estate) and were a private speculation. The architect was a Mr Robins

Note for 6/43 Bangors Park and farm
Entry 6. above.

There are 2 lodges, both on Bangors Road South, for the original estate.
(Noted for inclusion at Plan review)

Away from the road and up the access lane to Bangors Park farm businesses, there is our house and the Thomases house next door which are both 19th century buildings, 1 and 2 Bangors Park. The Thomases gardens does have some woodland walks that would probably date from the 19th century. Our garden is very small by comparison as it originally was where the stables and tack room were. (Now our garage and out building .)

1 and 2 Bangors Park were the farm house buildings and are mid victorian.
(Noted for inclusion at Plan review)

There are no remains of the original Bangors Park house. I believe it was used by the Polish government in exile during WW2 and after the war was used by British Airways for a few years. I was told that it was then in a bad state of repair and was sold to a builder. He sold the staircase to another builder for a house being built in Gerrards Cross. He then demolished the Bangors Park house and built the large house, now San Geronimo.

Entry 43

Bangors Park Farm.

In 1972, Bangors Park Farm was still a farm. There were farm buildings that were mid 19th century. We often heard farm animals. Especially at night when cows were calving in the barn. We also often had tractors going to different fields in Bangors Road South. The farmer also had buildings in Bangors Road North where he kept pigs. As the farmer (Mr. Anderson) got older, he gradually did less and less farming and started building outbuildings which had nothing to do with farming! More like a small industrial estate. There was for example a company that made steel work for buildings etc., another making kitchens, vehicle storage etc.

In addition, the 2017 Townscape Study identified some inter-war residential areas of Iver Heath as warranting the status of an Area of Special Character (see pp129 - 130). Such areas can also be regarded as local heritage assets.

A review of those areas indicates that only specific roads have maintained the essence of their original character, in respect of building styles and boundary treatment:

- The Parkway
- Longstone Road
- Church Road (north side adjoining The Parkway)
- Ashford Road

In Thornbridge Road and Pinewood Green, there is a greater variety of building forms and styles and there have been more alterations to the original building styles and boundary treatments.

It is recommended that the Neighbourhood Plan design policy for Iver Heath identifies an amended Area of Special Character and cross references to a new design code for that Area in its appendices. The design code will aim to prevent any further deterioration of the essential character of the area as a result of poorly designed side of roof extensions and the loss of boundary walls and hedges. To be possible, the Neighbourhood Plan will, have to encourage Bucks Council to make an Article 4 Direction removing permitted development rights that would otherwise enable much of those alterations to be carried out without having to obtain planning permission.

Agreed CG

Draft Design Code

Building and Roof Forms

- Detached – 7.5m width of front elevation, pyramid roof, two storey with full, flat roof dormer on bracketed continuation of pitch roof over ground floor, canted bay window on the left or right side – first floor windows below the eaves - chimney of a height to match ridge height or slightly taller – single story garage on the front building line – no roof extensions on a side elevation – rear extension should comprise a lower pyramid or hip roof than the main building and should be lower than the eaves line of the main building – no gabbling of dormers, no removal of distinct pitch roof above front door and no removal of, or additional, bay window
- Semi-detached Type 1 – 15m width of front elevation, hip roof, two storey with full, flat roof dormer on bracketed continuation of pitch roof over ground floor, canted bay window on the left or right side – small pitch roof over front door porch extending over side garage - first floor windows below the eaves - central low chimney – any side extension should comprise a lower hip only roof than the main building and should be lower than the eaves line of the main building, set back from the front building line and be no more than 2m wide – no gabbling of dormers, no removal of distinct pitch roof above front door and no flat rear flat roof extension at or above main ridgeline – avoid over-complex roof junctions

- Semi-detached Type 2 – as Type 1 but without ground floor, canted bay window or pitch roof continuation above – instead continuation of pitch roof on side hip above side door – single storey, side garage to the rear of the main building with hip roof only

Materials

- clay tiles only, not slates or pantiles
- dark orange/red brick for chimney, front door frame detailing and low boundary wall
- pebbledash or white render to front elevation

Landscape **Should this be Townscape**

- lawn to front garden or hedge and shrubbery on plot frontage if extended car parking area
- parking area to be gravel or other similar permeable surface material – no entire removal of boundary treatment

Is there a way to reinforce the Townscape Character Study from C&SB to protect estate grassed areas where they contribute to the character definition eg Formal Suburban and with particular attention to the threats.