

Policy IV2: Design in Iver Heath

A. Development proposals in Iver Heath must demonstrate that they have had full regard to the relevant Townscape Character Study guidelines and to the following design features that are considered essential to the significance of the village character:

- **The important role played by a small number of distinct, prominent buildings in the villagescape in creating the identity and legibility of the village, notably:**
 - **the Stag & Hounds PH**
 - **the Crooked Billet PH**
 - **the Black Horse PH**
 - **the Parish Church of St. Margaret of Antioch**
 - **the entrance structure to Pinewood Studios on Pinewood Road**
- **the ordered layout of its relatively low density, suburban character housing areas with sub areas of strongly defined plot shape, size and orientation, building line (behind a generous front garden) and building and roof forms**
- **the presence of significant, mature landscape features (trees and hedges) in the villagescape, notably along much of the length of Bangors Road South, Bangors Road North, Norwood Lane, Wood Lane, Slough Road, Church Road and Pinewood Road**

B. The Neighbourhood Plan identifies an Area of Special Character comprising The Parkway, Longstone Road, Church Road (north side) and Ashford Road, as shown on the Policies Map. Development proposals should demonstrate that they have had full regard to the characteristics that contribute to the significance of its local architectural and historic interest as set out in the design code at Appendix A.

Policy IV3: Design in Iver Village

A. Development proposals in Iver Village must demonstrate that they have had full regard to the relevant Townscape Character Study guidelines and to the following design features that are considered essential to preserve the significance of the Iver Conservation Area and the character of other parts of the village:

In the Conservation Area and its setting:

- **the prominent grouping of taller buildings at the junction of High Street and Thorney Lane and their juxtaposition with St. Peter's Church**
- **the visibility of the tower of St. Peter's Church in long views eastwards along High Street and its framing in the foreground by the gabled roof of the former Bull Inn**
- **buildings being of two or dormered three storeys with mostly active, commercial or other ground floor frontages**
- **the location of most buildings at the back of pavement together with their height to enclose the space and retain its distinct character from the rest of the lower density, suburban character village**
- **the retention of occasional glimpse views through tight gaps between buildings on the north side of High Street to the mature trees of the parkland to Iver Lodge in the background**
- **the common use of buff bricks as facing materials with occasional red/orange**

brick detailing

Elsewhere in the village:

- *the prominence of the former village store building (now 80 High Street) at the junction of High Street and Bangor Road South*
- *the common use of tall, buff brick front boundary walls*
- *the distinct character created by the cluster of buildings on High Street comprising the Junior School, Old School House, Sunnyside Nursing Home and 115-175 High Street*

B. Proposals for the change of use and redevelopment of the established car repair and storage uses at 11-17 High Street will be supported, provided:

- i. the buildings are no greater than dormered three storeys on the frontage to High Street;**
- ii. buildings elsewhere on the site are no greater than two storeys;**
- iii. access is made through the scheme to rear car parking with the longer term potential to secure a pedestrian and cycle access through adjoining land to the south to connect to Holmsdale Close; and**
- iv. special regard is had to the prominence of the NE corner of the site in views from the Conservation Area to the east.**

Consideration will be given to innovative proposals to comprehensively redevelop the site together with the adjoining Class E ('Iver Co-operative') site, provided part of the ground floor frontage to High Street is used for an active commercial use.

Policy IV4: Design in Richings Park

A. Development proposals in Richings Park must demonstrate that they have had full regard to the relevant Townscape Character Study guidelines and to the following design features that are considered essential to the significance of the village character:

- ***the ordered layout of its relatively low density, suburban character housing areas with common, strongly defined plot shape, size and orientation, building line (behind a generous front garden with no other ancillary buildings forward of the main building in the plot)***
- ***building forms derive from a pattern book of the original estate, comprising two storeys and hip roofs with gabled canted bay windows and single pitch roofs to side extensions, all in a domestic scale and style inspired by the Arts & Crafts Movement***
- ***the contribution made by low front boundary walls, fences or hedges to defining the character of the streetscene, with the front of the plot laid out as either garden and/or parking area***
- ***the contribution made by mature trees in front gardens or in the street to the character of the street scene***
- ***the importance of the incidental green space fronting buildings at the junction of Wellesley Avenue with Somerset Way, at 1 – 5 Wellesley Avenue and in front of buildings at 47 - 57, 26 - 36 Wellesley Ave and in front of 19-23,***

28-34 Somerset Way

- ***The important role played by a small number of distinct, prominent buildings in the streetscene in creating the identity and legibility of the village, notably:***
 - ***the group of corner buildings at Wellesley Avenue and Bathurst Walk***
 - ***the Tower Arms PH***
 - ***the former Post Office Depot in views south from Thorney Lane South***
 - ***No 8 Wellesley Avenue in views south from the village centre and in helping enclose the incidental green space at Somerset Way***

B. The Neighbourhood Plan identifies an Area of Special Character at The Ridings, as shown on the Policies Map. Development proposals should demonstrate that they have had full regard to the characteristics that contribute to the significance of its local architectural and historic interest as set out in the design code at Appendix B.

5.22 Policies IV2 – IV4 are village-specific design policies which establish the importance of the design of new development so that their essential character is maintained. In doing so, they refine the design quality principles of saved Local Plan Policy EP3 and adopted Core Strategy Policy 8.

5.23 The Chiltern and South Bucks Townscape Character Studies have essentially been updated for each village. For that part of Iver Village that lies within the Conservation Area, the Draft Iver Conservation Area Appraisal of March 2016 has also been reviewed as well as the Buckinghamshire Historic Environment Record and The History of Richings Park and notably the developer brochure of the 1920s (c/o the Richings Park Residents Association). The policies therefore include a series of design principles drawn from these assessments. These principles set out the features of the villages that make them distinctive from other settlements. They require that development proposals demonstrate, where relevant to the nature and location of the proposal, that regard has been paid to these principles.

5.24 The Townscape studies also identified some inter-war residential areas of Iver Heath and The Ridings near Richings Park as warranting the status of Areas of Special Character (ASC). Following a review of this study Policy IV2 and IV4 also amend the ASC at Iver Heath and Richings Park respectively, to accurately reflect their local architectural and/or historic interest, as encouraged by §126 of the NPPF and other recent Government policy initiatives. These policies cross refer to design codes at Appendix A and B of the Neighbourhood Plan. These are intended to prevent any further deterioration of the essential character of the areas as a result of poorly designed plot redevelopments, side of roof extensions and the loss of boundary walls and hedges.

5.25 The Neighbourhood Plan encourages Bucks Council to make an Article 4 direction removing permitted development rights that would otherwise enable alterations to be carried out to prevent any further deterioration of the essential character of the ASC.

Policy IV5: Local Heritage Assets

The Neighbourhood Plan identifies a number of buildings and structures as set out in Appendix C as Local Heritage Assets for the purpose of applying development plan policy on local heritage assets.

5.26 The policy designates certain buildings or structures as Local Heritage Assets in order to give them additional protection as heritage assets, in recognition of the important contribution that they make to the special character of the Parish. The Townscape Study for each of the three settlements does not identify Local Heritage Assets. In validating its content, buildings and structures in each settlement which have a local interest have been identified. These have been described in Appendix C to which the policy cross refers. Some assets may also have important social value and may be identified in Policy IV10 below.

Appendix A

DRAFT DESIGN CODE FOR THE PARKWAY, LONGSTONE ROAD, CHURCH ROAD (NORTH SIDE) AND ASHFORD ROAD, IVER HEATH

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

- 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

Appendix B

DRAFT DESIGN CODE FOR THE RIDINGS, RICHINGS PARK

Building and Roof Forms

- Semi-detached – 15-16m width of front elevation, hip roof, two storey no gabling 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
- 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 gabling of dormers, no removal of distinct pitch roof above front door and no removal of, or additional, bay window

Materials

- clay tiles or thatch only, not slates or pantiles
- white render to front and side elevations

Landscape

- 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

Appendix C

SCHEDULE OF LOCAL HERITAGE ASSETS

This schedule contains all of the local heritage assets in relation to the implementation of Policy IV5 of the Neighbourhood Plan. It provides the location of each asset – note, they are not identified on the Policies Map – and defines the asset type, along with a simple description of its special local interest.

| Ref no. | Location | Asset Type | Special Local Interest |
|---------|--|---|---|
| 1 | 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. |
| 2 | 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. |
| 3 | 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. |
| 4 | Elk Meadows | Remains of late nineteenth century park and gardens | 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 as Elk meadows but mineral extraction has reduced the grounds substantially. |
| 5 | Huntsmore Park, Ford Lane, Iver | 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 |
| 6 | 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 |

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| | | | and tennis courts have been added. Lodge is Grade II listed. |
| 7 | 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 |
| 8 | Dromenagh (Long Coppice), Sevenhills Road | 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. |
| 9 | Ice House, off Main Drive, Richings Park | Park feature | Nineteenth century icehouse at Richings Park reported to be still standing but vandalised with rubble in the interior |
| 10 | Grotto, lake, bridges and cascade, Richings Park Golf Course, Richings Park. | Park feature | A lake, grotto and cascade part of a romantic landscape created by Lord Bathurst for Richings Park House during the eighteenth century |
| 11 | 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. |
| 12 | Chandlers Hill | 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. |
| 13 | 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. |
| 14 | 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 |

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| | | | 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 schoolhouse at No 138 of same materials and decoration and of a two storey, cross gable form that complements the adjoining school. |
| 15 | Chequers Inn and former stable block, High Street, Iver | Buildings | A public house since 1820 and 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. |
| 16 | Former Bull Inn and former stable block, High Street, Iver | Buildings | Founded 18th century. Originally The George, then The George & Dragon until 1802. Present building dates from about 1820. 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. |
| 17 | 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 |

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| 18 | 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. |
| 19 | 1-5 High Street, Iver | Buildings | Mid 19 th C group with Bull and prominent at junction |
| 20 | Iver Delivery Office, Bathurst Walk, Richings Park | Buildings | Former inter-war post office building in prominent location at the entrance to Richings Park. |
| 21 | 1 – 7 Wellesley Ave, Richings Park | Commercial buildings | Terrace of 1930s buildings with shopfronts intact. |
| 22 | 28 – 50 Bathurst Walk, Richings Park | Commercial buildings | Terrace of 1930s buildings with shopfronts intact. |
| 23 | No 2 and Post Office, Wellesley Ave, Richings Park | Commercial buildings | Terrace of 1930s buildings with shopfronts intact. |
| 24 | St Leonards Church, St Leonards Walk, Richings Park | Church | Originally known as Thorney House Chapel, Mid 19 C |
| 25 | 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 | Estate Type A bungalow surviving intact with some minor alterations. |
| 26 | 23 Somerset Way; 15 Syke Cluan; 32 Old Slade Lane, Richings Park | Building | Estate Type P house surviving intact with some minor alterations. |
| 27 | 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. |
| 28 | 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 | Building | Estate Type L house surviving intact with some minor alterations. |
| 29 | 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, | Buildings | Estate Type Z house surviving intact with some minor alterations. |

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| | Richings Park | | |
| 30 | 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. |
| 31 | 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. |
| 32 | 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. |
| 33 | 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 |
| 34 | 15 Richings Way, Richings Park | Buildings | Estate Type C house surviving intact with some minor alterations. |
| 35 | 63 Wellesley Ave, 21, 29 Richings Way | Buildings | Estate Type F house surviving intact with some minor alterations |
| 36 | 12,43 Wellesley Ave | Buildings | Estate Type G house surviving intact with some minor alterations. |
| 37 | 8 Old Slade Lane | Building | Estate Type H house surviving intact with some minor alterations |
| 38 | Thorney Golf Course, Old Stable Buildings | Commercial buildings | The old eighteenth century stable block and kitchen garden walls for Richings House |
| 39 | Norwood Grange, Norwood lane, Iver Heath | Buildings | Mid 19 C or earlier. Formerly known as Norwood Farm |
| 40 | 1 and 2 Bangor's Park | Buildings | Mid 19 C. Previously farmhouse buildings of Bangor's Park Farm |
| 41 | Whip & Collar PH, Swallow Street, Love Green | Public House | Mid 19 C Licensed premises since 1833. |
| 42 | 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. |
| 43 | Red Lion Inn, Langley Park Road, Shreding Green | Public House | Mid 19 C Public house from 1753. |
| 44 | Stag & Hounds PH, | Public House | Mid 19 C Dates from 1839 |

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| | Church Road, Iver Heath | | |
| 45 | 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 |
| 46 | Gallow Hill House, Slough Road, Iver Heath | Building | Mid 19 C |
| 47 | 'Weecot', 14-16 Coopers Row, Iver Heath | Buildings | Mid 19 C Former workhouse, Methodist Chapel and school |
| 48 | 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 |
| 49 | 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. |
| 50 | The Crooked Billet. Uxbridge Road. | Public House | The present building dates from 1939. Public House from 1753 on its original site on the north side of the road on the edge of Black Park |
| 51 | The Black Horse. Slough Road. | Public House | Originally a Beer House in 1833. |
| 52 | Swallow St 49- | Building Semi Detached | 1905 -1906 |
| 53 | Swallow St 143-147 | Building Semi Detached | early 20th C |
| 54 | Swallow St 248-256 | Terrace | 19C |
| 55 | Iverdale Close 28-46 | Terrace | 19C Decorative ridge tiles |
| 56 | Mansion Lane 16-44 | Terrace | Original gates and some railings at 22, 24/26, 34, 36/38. 42 |
| 57 | Mansion Lane 110-124 | Terrace | 1907-1913 |
| 58 | Mansion Lane 126-148 | Terrace | 3 storey buildings unique in Iver. |
| 59 | 5-7 Richings Way | Terrace | |
| 60 | The Ridings | | Already identified as Special Townscape Character |
| 61 | 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. |
| 62 | 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 |

