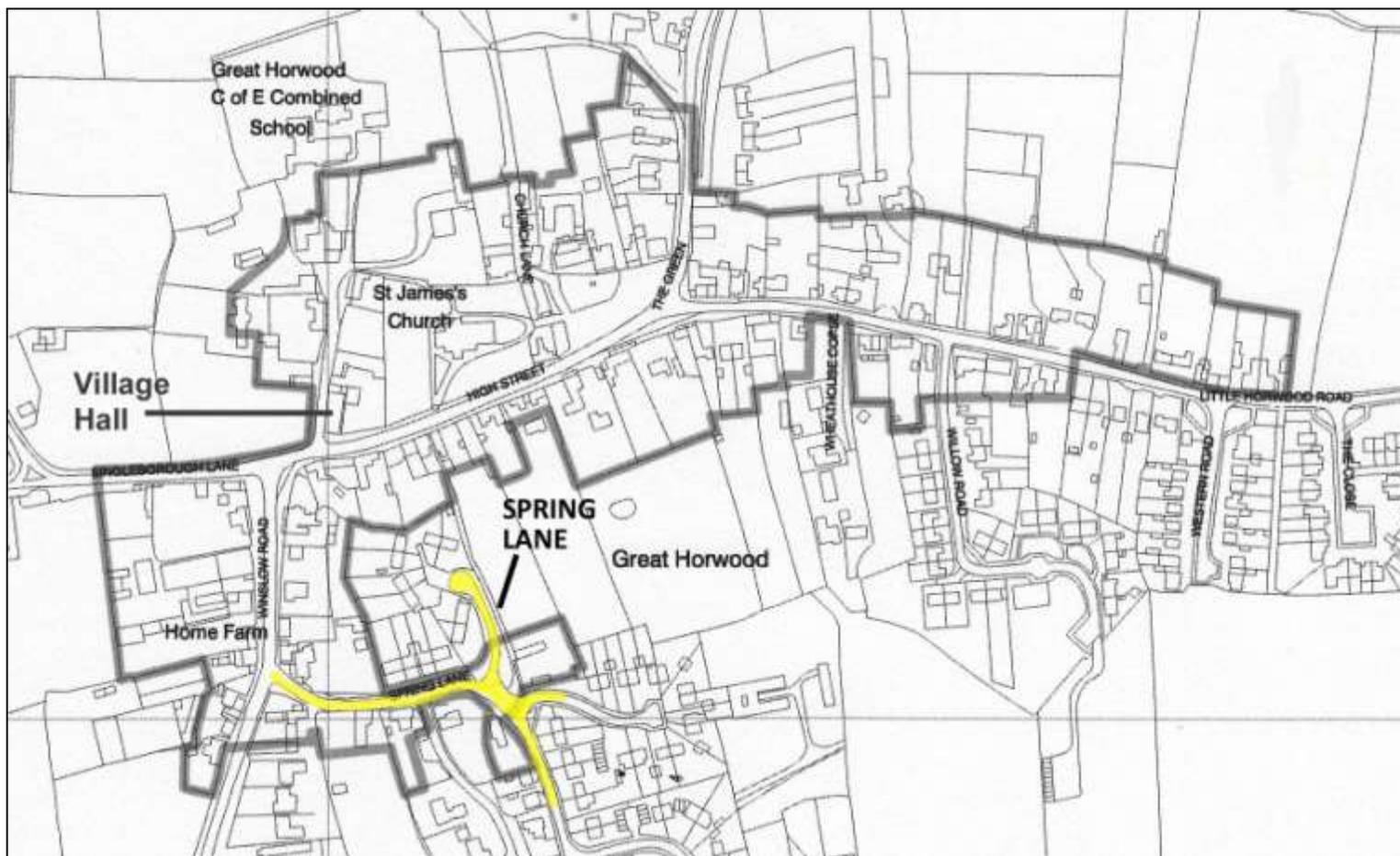


Great Horwood Village Survey : October 2011

Section 2: **SPRING LANE**

(Odd and even numbering)



The Old Farmhouse, 2 Spring Lane

HOUSE NO/NAME:	The Old Farmhouse
STREET:	Spring Lane
BUILDING USE:	Residential – in process of refurbishment in October 2011
CONVERTED FROM EARLIER USE?	Presumably originally a farmhouse
PERIOD:	Late 16 th century
PLANFORM:	4-bay lobby-entry house
STYLE:	Vernacular
BUILDING/CLADDING MATERIALS:	Timber framed (box frame), rendered infill, painted brick chimneys
ROOFING MATERIALS:	Thatch (reed?)
ROOF FORM:	Gable-ended, with attic windows in gables
OTHER FEATURES/INFORMATION:	Later slate-roofed lean-to extension at rear. Builders' marks visible at rear of house. Ridge decorated with figure of witch in reed or straw.
CONDITION:	Medium, but being refurbished.
NOTES:	Listed Grade 2 (number 1213686)



Rose Cottage, 4 Spring Lane

HOUSE NO/NAME:	Rose Cottage
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	Originally 2 cottages
PERIOD:	1800-1850
PLANFORM:	
STYLE:	Vernacular
BUILDING/CLADDING MATERIALS:	Pebbledashed brick
ROOFING MATERIALS:	Plain clay tile
ROOF FORM:	Gable ended
OTHER FEATURES/INFORMATION:	Two- storey modern extension and lean-to extension at rear. Unusual wide storey-band around centre of building
CONDITION:	Good
NOTES:	



Wigwell, Spring Lane

HOUSE NO/NAME:	Wigwell
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	Post-1960 (1980s)
PLANFORM:	
STYLE:	Modern
BUILDING/CLADDING MATERIALS:	Red brick
ROOFING MATERIALS:	Plain clay tile
ROOF FORM:	Gable ended
OTHER FEATURES/INFORMATION:	Single storey extension at front, conservatory at rear. Signs of a single storey side extension having been removed, presumably to make way for a new road (Wigwell Gardens).
CONDITION:	Good
NOTES:	



6 Spring Lane

HOUSE NO/NAME:	[Listed as Briar Thatch]
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	17 th century
PLANFORM:	1½ storey, 3 bay box frame
STYLE:	Vernacular
BUILDING/CLADDING MATERIALS:	Timber framed (box frame), painted brick infill
ROOFING MATERIALS:	Thatch (reed?)
ROOF FORM:	Gable ended
OTHER FEATURES/INFORMATION:	Building extended at least twice. Slate-roofed 19 th century extension to immediate right with red-brick modern extension beyond with plain clay tile roof.
CONDITION:	Good. Being re-thatched in October 2011.
NOTES:	Listed Grade 2 (number 1288970).



Little Pippins, 8 Spring Lane

HOUSE NO/NAME:	Little Pippins
STREET:	8 Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	C18 or 1800-1850
PLANFORM:	Double pile detached
STYLE:	Vernacular
BUILDING/CLADDING MATERIALS:	Painted roughcast
ROOFING MATERIALS:	Natural slate
ROOF FORM:	Gable ended
OTHER FEATURES/INFORMATION:	Extended 2 or 3 times: 2-storey natural slate-roofed extension to rear; single-storey side extension with plain clay tile roof to left, with further single-storey flat-roofed extension behind. Casement windows may be replacement for earlier sashes.
CONDITION:	Good
NOTES:	



8a Spring Lane

HOUSE NO/NAME:	8a
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	Post-1960
PLANFORM:	Detached
STYLE:	Modern
BUILDING/CLADDING MATERIALS:	Red brick and rendered brick
ROOFING MATERIALS:	Machine-made tiles
ROOF FORM:	Gabled with central chimney
OTHER FEATURES/INFORMATION:	Two storeys plus attic conversion
CONDITION:	Good
NOTES:	



Burberry Lodge, 10 Spring Lane

HOUSE NO/NAME:	Burberry Lodge
STREET:	10 Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	Post-1960
PLANFORM:	Detached
STYLE:	Modern
BUILDING/CLADDING MATERIALS:	Red brick with rendered breeze and fake timbering
ROOFING MATERIALS:	Concrete tiles
ROOF FORM:	Gabled with no chimney
OTHER FEATURES/INFORMATION:	Two storeys with two forward-facing gables
CONDITION:	Good
NOTES:	



10a Spring Lane

HOUSE NO/NAME:	10a
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	Post-1960
PLANFORM:	Detached
STYLE:	Modern
BUILDING/CLADDING MATERIALS:	Red brick with rendered breeze
ROOFING MATERIALS:	Concrete tiles
ROOF FORM:	Half-hipped with no chimney
OTHER FEATURES/INFORMATION:	Two storeys with two forward-facing gables
CONDITION:	Good
NOTES:	



12 Spring Lane

HOUSE NO/NAME:	12
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	Post-1960
PLANFORM:	Detached
STYLE:	Modern
BUILDING/CLADDING MATERIALS:	Red brick
ROOFING MATERIALS:	Concrete pantiles
ROOF FORM:	Gabled with single chimney on rear slope
OTHER FEATURES/INFORMATION:	Two storeys with three decorative gables above first-floor windows. Projecting lean-to porch and linked double garage. uPVC windows
CONDITION:	Good
NOTES:	



Suffolk Cottage, 14 Spring Lane

HOUSE NO/NAME:	Suffolk Cottage
STREET:	14 Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	1850-1900 (1890s) with 1970s extension to right
PLANFORM:	Semi-detached – built as pair with no.16.
STYLE:	'C19 worker's cottage'
BUILDING/CLADDING MATERIALS:	Painted brick
ROOFING MATERIALS:	Natural slate
ROOF FORM:	Gabled with central chimney
OTHER FEATURES/INFORMATION:	Two storeys with original gable end marked by chimney (and obvious bonding line in brickwork). Denticulated brick eaves line. Replacement uPVC windows. Extension roof from 1970s; original left-hand bay more recently re-roofed with No 16.
CONDITION:	Good
NOTES:	Current resident says fireplace reversed to serve new extension in 1970s.



16 Spring Lane

HOUSE NO/NAME:	16
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	1850-1900 (1890s) with pre-1970s extension to left
PLANFORM:	Semi-detached – built as pair with no.14. With attached single-storey garage.
STYLE:	'C19 worker's cottage'
BUILDING/CLADDING MATERIALS:	Rendered brick
ROOFING MATERIALS:	Natural slate
ROOF FORM:	Gabled with central chimney
OTHER FEATURES/INFORMATION:	Two storeys with original gable end marked by chimney. Denticulated brick eaves line. Re-roofed post-1980 with original section of no.16.
CONDITION:	Good
NOTES:	



18 Spring Lane

HOUSE NO/NAME:	16
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	C19 cottage, possibly earlier? (Not shown on early C19 map).
PLANFORM:	Detached two-bay cottage with various later extensions.
STYLE:	Vernacular
BUILDING/CLADDING MATERIALS:	Painted brick may encase hidden timber frame.
ROOFING MATERIALS:	Plain clay tiles. Upper-floor windows may indicate original thatch with 'eyebrow' dormers.
ROOF FORM:	Originally gabled with central chimney, with two rear extensions at right angles and lean-to extension to the left.
OTHER FEATURES/INFORMATION:	One and a half storeys. Central blocked doorway may indicate division to two cottages, now reunited.
CONDITION:	Good
NOTES:	** WORTH AN INTERNAL INSPECTION IF OPPORTUNITY ARISES **



20, 22 and 24 Spring Lane (three buildings)

HOUSE NO/NAME:	20, 22 and 24
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	Post-1960 (1980s)
PLANFORM:	Three identically designed detached houses.
STYLE:	Modern
BUILDING/CLADDING MATERIALS:	Red brick
ROOFING MATERIALS:	Concrete pantiles.
ROOF FORM:	Gabled with decorative forward-facing gables over upper windows.
OTHER FEATURES/INFORMATION:	Sloping pentice on brick pillars. Integral single garage.
CONDITION:	Good
NOTES:	



The Retreat, 22a Spring Lane

HOUSE NO/NAME:	The Retreat
STREET:	22a Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	Post-1960 (1990s)
PLANFORM:	Detached
STYLE:	Modern
BUILDING/CLADDING MATERIALS:	Mixed brick
ROOFING MATERIALS:	Coloured concrete tiles
ROOF FORM:	Gabled with three forward-facing gabled dormer windows.
OTHER FEATURES/INFORMATION:	Attached pair of garages at right angle to house.
CONDITION:	Good
NOTES:	



24 Spring Lane (originally Wigwell)

HOUSE NO/NAME:	26
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	C18?
PLANFORM:	Terrace of cottages, six bays, now one dwelling.
STYLE:	Vernacular
BUILDING/CLADDING MATERIALS:	Painted brick
ROOFING MATERIALS:	Long-straw thatch
ROOF FORM:	Gabled with chimneys to left gable and between bays 2 and 3.
OTHER FEATURES/INFORMATION:	One and a half storeys. Entrance to right hand of Bay 1.
CONDITION:	Medium. Needs re-thatching.
NOTES: Old photo shows earlier 4 dormer windows, now gone, and further bays to right-hand end. Listed Grade 2. List entry Number: 1213687.	



Spring Cottage, Spring Lane (originally Wigwell)

HOUSE NO/NAME:	Spring Cottage
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	Originally C18 but almost totally modernised 2000-2002
PLANFORM:	Terrace of cottages, six bays, now one dwelling. Modern extension (1980s) to left, offset to rear. Two 'front doors'.
STYLE:	Vernacular – originally matching 26 Spring Lane.
BUILDING/CLADDING MATERIALS:	Rendered brick
ROOFING MATERIALS:	Long-straw thatch
ROOF FORM:	Gabled, originally with 5 chimneys, now with one chimney between bays 2 and 3.
OTHER FEATURES/INFORMATION:	Two storeys (originally one and a half); raised in height in 2002. Bays 5-6 added in 2008. Only brickwork of outer and dividing walls remain from original building. Original foundation only two bricks deep, now replaced with modern underpinning.
CONDITION:	Good
NOTES: Information about rebuilding provided by current owners (2012). NOT LISTED	



1b Spring Lane

HOUSE NO/NAME:	1b
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	Post-1960
PLANFORM:	
STYLE:	Modern 'executive' style
BUILDING/CLADDING MATERIALS:	Red brick
ROOFING MATERIALS:	Plain clay tile
ROOF FORM:	Gable ended
OTHER FEATURES/INFORMATION:	3 dormer windows in roof. Chimney at west gable end (left). Possible rear extension?
CONDITION:	Good
NOTES:	



1-7 Spring Lane (odd numbers, four buildings)

HOUSE NO/NAME:	1, 3, 5 and 7
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	1920-1960
PLANFORM:	Terrace of houses
STYLE:	Modern estate
BUILDING/CLADDING MATERIALS:	Red brick
ROOFING MATERIALS:	Pantile
ROOF FORM:	Gable ended
OTHER FEATURES/INFORMATION:	Rendered brick 2-storey side extension at number 1. Single-storey side extension at number 7. Central passageway access to rear between numbers 3 and 5.
CONDITION:	Good
NOTES:	



9-23 Spring Lane (odd numbers, eight buildings)

HOUSE NO/NAME:	9, 11, 13, 15, 17, 19, 21 and 23
STREET:	Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	No
PERIOD:	1920-1960
PLANFORM:	Semi-detached houses
STYLE:	Modern estate
BUILDING/CLADDING MATERIALS:	Red brick
ROOFING MATERIALS:	Plain clay tile
ROOF FORM:	Gable-ended
OTHER FEATURES/INFORMATION:	4 pairs of semi-detached houses with single-storey side extensions, all generally similar except details such as porches.
CONDITION:	Good
NOTES:	



Mulberry Cottage, 25 Spring Lane

HOUSE NO/NAME:	Mulberry Cottage
STREET:	25 Spring Lane
BUILDING USE:	Residential
CONVERTED FROM EARLIER USE?	Originally two cottages
PERIOD:	16 th or 17 th century, with 18th and 20th-century additions
PLANFORM:	1½ storey, 4-bay box frame
STYLE:	Vernacular
BUILDING/CLADDING MATERIALS:	Timber framed (box frame), rendered and brick infill
ROOFING MATERIALS:	Thatch (long straw)
ROOF FORM:	Half-hip to west (left in picture), gable to east
OTHER FEATURES/INFORMATION:	Original Queen-strut 2-bay timber-framed cottage to west, with stone fireplace and chimney; separate 18th-century cottage in bay 3; 1984 brick extension in bay 4.
CONDITION:	Good
NOTES:	Listed Grade 2 (number 1288933). BAS Historic Buildings Group internal survey 4 February 2012.

