

Case Name: The School House, Iver

Case Number: 1489122

Background

Historic England has been asked to assess The School House, 138 High Street, Iver, Buckinghamshire for a Certificate of Immunity from listing (COI).

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1490294	The School House	Listing	Do not add to List

Visits

Date	Visit Type
26 March 2024	Full inspection

Context

Prior approval for the demolition of the building under permitted development rights was refused by the local authority on 24 August 2023 (PL/23/2486/DM). The owners are seeking clarity should they reconsider redevelopment of the site at a future date.

A listing application was rejected, in December 2022, as the building was not under threat and lacked very strong potential for listing. A subsequent application was considered and rejected for listing in October 2023.

The building is not in a conservation area but is locally listed and included in the Iver Neighbourhood Plan as a Heritage Asset. There are no nearby listed buildings. The adjacent school does not form part of the assessment.

Assessment

CONSULTATION

The owner and their representatives, the occupier, the local authority, Iver Parish Council, the Historic Environment Record (HER) and the Victorian Society were consulted on the factual details of the case as part of the consultation process.

Iver Parish Council noted that the bricks would have been of local manufacture. This has been added to an amended description.

No other responses were received.

DISCUSSION

As set out in the Principles of Selection for Listed Buildings (November 2018), the overarching criteria for listing are special architectural or historic interest. The Principles state that the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. Buildings that pre-date 1700 and retain a significant proportion of their original fabric are likely to be regarded of special interest; from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary; from 1850 to 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary.

The Historic England Listing Selection Guides provide additional guidance when carrying out an assessment. Of these, the Listing Selection Guide for Suburban and Country Houses (December 2017) covering smaller detached and semi-detached private houses is the most relevant to the current case. Considerations for assessment include selectivity, architectural quality, technological innovation, degree of alteration, setting, inclusion of subsidiary features and historic associations.

The Listing Selection Guide for Education Buildings (December 2017) provides the background to C19 school buildings but does not directly relate to schoolmaster's houses other than to note that, where they exist, they add contextual value when assessing the school buildings themselves.

The schoolmaster's house for the new Board School at Iver was built between 1896 and 1897, at the same time as the school, to designs by a local architect, W L Eaves.

Many hundreds of board schools, usually along with an associated schoolmaster's house, were built after the 1870 Education Act. Large numbers of schoolmaster's houses survive, and careful selection is required when assessing them for designation. The schoolhouse at Iver is not a particularly early example and its Queen Anne style is typical of the period, with prominent gables, bay windows and chimney stacks. It is a competent but largely unremarkable design with a degree of architectural embellishment provided by the red brick dressings and verge detailing to the front and side gables. The rear elevation is less well handled with a large expanse of blind walling presenting a rather austere aspect.

The exterior has been the subject of a number of significant alterations. The principal elevation has been altered by the addition of a substantial porch in 2016. All windows are uPVC replacements of the original timber sashes. The craftsmanship and use of materials are of modest quality as would be expected for a building with a limited budget.

Internally, the house has been extensively modernised. The original division of the ground floor rooms at the rear has been removed to create a large kitchen, most rooms have lost their original cornicing and all original fireplaces have been lost. Some original fixtures survive such as four-panel doors and door and window surrounds. The original stair largely remains but has been modified at first floor level by the addition of a modern stair to the attic that has involved the removal of the original landing balustrade.

The outbuildings at the rear of the house survive but have had a modern timber veranda added.

The building retains its original context as the former schoolmaster's house for Iver School but the school is not listed.

William L Eves was a local architect with offices in Uxbridge. He succeeded his father, George Eves, as surveyor for the Allen Estate in Kensington and William was responsible for the design of Ilchester Mansions, Earls Court, and for remodelling the frontage of the estate's properties on Kensington High Street between 1894 and 1935. He has one listed building, from much later in his career, to his credit; the Modernist-style former Randalls Department Store in Uxbridge of 1938 (National Heritage List for England 1393206 - Grade II).

The School House, Iwer is a competent but uninspired example of a late-Victorian schoolmaster's house, designed in the popular Queen Anne style. As such it is typical of its period and does not meet the criteria for special architectural interest in a national context. Furthermore, its original character has been adversely affected by the addition of a C21 porch to its principal elevation and the loss of its original fenestration. Although its plan form is still legible, interior alterations have resulted in the loss of important original fabric and the survival falls short of what would be expected for an interior of this period to warrant special interest. The architect is not of national importance and his only listed building is from much later in his career and in a very different style. There is no evidence of the house having historic interest derived for association with people or events of national historic interest. As a result, The School House does not meet the criteria for inclusion on the List, although it is clearly a building of character within the local townscape and with a contextual relationship with Iwer School.

CONCLUSION

After carrying out an inspection of the exterior and interior of the building, examining all the available records and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. The School House 138 High Street, Iwer does not meet the criteria for listing and should not be added to the statutory List. Historic England recommends that a COI be issued.

REASONS FOR DESIGNATION DECISION

The School House 138 High Street, Iwer, built 1896-1897 to designs by William L Eves, is not recommended for listing, and a COI should be issued for the following principal reasons:

Lack of architectural interest:

- * many hundreds of board schools, usually along with an associated schoolmaster's house, were built after the 1870 Education Act. This is an unremarkable example of a late-Victorian schoolmaster's house, typical of its period in its Queen Anne style and lacks architectural interest to merit listing;
- * its character has been significantly affected by the loss of original fenestration and the addition of a large porch to the principal elevation;
- * although some features, such as the original stair, remain, the interior has been modernised with the loss of much of the original architectural detailing;
- * the craftsmanship and use of materials are of modest quality;
- * the architect is of regional rather than national interest.

Lack of historic interest:

- * the house is not associated with any person or event of national historic interest.

Countersigning comments:

Agreed.

8 May 2024

Second Countersigning comments:

Agreed.

9 May 2024

Annex 1

Factual Details

Name: The School House

Location: The School House, 138 High Street, Iver, Buckinghamshire, SL0 9QA

County	District	District Type	Parish
	Buckinghamshire	Unitary Authority	Iver

History

The school at Iver (now Iver Village Junior School) and its associated schoolhouse, were built between 1896 and 1897. By 1895 the original National Schools (boys, girls and infants) at Iver had become badly overcrowded and in need of enlargement. The school managers were unable to raise the funds and so a School Board was set up with the aim of building two new schools, one in Iver and one in Iver Heath. The 1870 Education Act had permitted school boards within local authorities to finance school building from a local rate, and also made elementary schooling compulsory. The architect for the school at Iver, and presumably also the schoolmaster's house, was William L Eves (1867-1950) of Eves and Hardman of 54 High Street Uxbridge. The builders were W Fassnidge, also of Uxbridge, with an accepted tender of £4,095 for both the school and schoolhouse. The new school was opened by Viscount Curzon in May 1897. The buildings are first shown on the 1899 Ordnance Survey map and the 1901 Census shows the schoolhouse occupied by William Frederick Harris from St Ives, Cornwall with his wife, Angela.

The 1910 Valuation Survey states that the schoolmasters house had four rooms downstairs and four bedrooms.

The house is now (2024) in private ownership. The interior was modernised in the early C21 and a porch was added in 2016.

Details

Former schoolmaster's house. Built between 1896 and 1897. The architect was William L Eves of Eves and Hardman, Uxbridge. Interior modernised in the early C21 and porch added in 2016.

MATERIALS: yellow stock brick, probably of local manufacture, laid in Flemish bond, with red rubbed-brick dressings and pitched clay tile roofs with two modern skylights in the northern slope. Fenestration is of uPVC replacements for the original sash windows. Chimneys are of yellow brick with corbelled red brick capping and clay chimney pots.

PLAN: the building is of two storeys plus a modern attic. A principal range runs east-west with a southern gabled cross-wing facing south at its western end and a rear gabled cross-wing with a cat-slide roof on its western side. The centrally placed main entrance has a modern enclosed brick porch.

Internally, the modern porch gives access to a central corridor. Off this are two large rooms on either side at the front, the staircase on the western side and a large rear kitchen running across the width of the house. This would originally have been partitioned. The first floor has three bedrooms and a bathroom arranged around a central landing. A modern stair gives access from the main staircase to a newly created attic space.

EXTERIOR: designed in a Queen Anne style, the principal (south) elevation has a single-storey, red brick, canted bay window with a tile roof to the projecting western gabled bay. Over this is a single window with a segmental red brick arch with fluted brick keystone and brick apron below a string course.

The gable has red brick verge detailing with roughcast infill. The rest of the elevation has a brick cornice, a small window on the first floor with rubbed brick voussoirs and keystone, set against the projecting bay, and a single window on the ground floor, again with brick segmental arch and keystone. The modern porch is of yellow brick with a clay-tile shed roof and red brick soldier-course lintels to the door and window openings.

The rear (north) elevation is plainer with a similar treatment to the gable end, brick cornice and a single off-centre window on the first floor with rubbed brick voussoirs. The ground floor has two windows (that on the western end is smaller) and rear entrance, again all with rubbed brick voussoirs. The eastern elevation of the principal range has a canted, red brick, bay window with a replacement tile roof and with a window on the first floor. The rear range has a window to each floor. All the windows have segmental red brick arches with fluted brick keystones and brick aprons. The western elevation is largely blind with a single window in a plain square-headed opening. The gable end has red brick verge detail and roughcast infill. The rest of the elevation has cement render, incised to look like coursed ashlar.

INTERIOR: the interiors were modernised in the early C21. The closed tread, winder stairs with turned balustrade (partly lost on the landing to accommodate the modern attic stair), newel posts and hardwood handrail survive as do original four-panel doors and door and window surrounds, along with some areas of cornicing. The two fireplaces are modern replacements.

SUBSIDIARY FEATURES: to the rear of the house is a long, single-storey brick outhouse with a modern timber veranda with a balustraded roof reached via a flight of stairs at its southern end. The low, stock brick southern boundary walls to the High Street are probably original but the gateposts and gates are modern.

Selected Sources

Books and journals

Pevsner, N, Williamson, E, Buildings of England: Buckinghamshire, (1994), 413

Other

Marian Miller, School and School House, High Street, Iver: brief desktop history (November 2023)

Map**National Grid Reference:** TQ0321581294

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1490294_1.pdf