Buckingham Conservation Area

Conservation Area Appraisal and Management Plan

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1.Introduction

1.1.What is a Conservation Area?

Conservation areas are designated by the Local Planning Authority due to their special architectural and historic interest.[1] There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. The National Planning Policy Framework regards conservation areas as designated heritage assets.

To be worthy of designation, a conservation area must have both architectural and historic interest. These values can be summarised as:

Architectural interest: An interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures.

Historic interest: An interest in past lives and events.[2]

1.2.What Does Conservation Area Designation Mean?

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of local authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character, appearance, and the features that make it unique and distinctive. For example, changes to the external appearance of buildings or changes to external materials and finishes may require planning permission from the Local Planning Authority, as certain permitted development rights are restricted. Some conservation areas are covered by an Article 4 Direction, which brings certain types of permitted development back under the control of the Local Planning Authority. This allows potentially harmful proposals to be considered on a case-by-case basis through planning applications (For further information on Article 4 Directions, see page 45).

[1] 'When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.' Section 204, The National Planning Policy Framework, The Department for Levelling Up, Housing and Communities, December 2024

[2] Paragraph 006, ref: 18a-006-20190723, 'Historic Environment', National Planning Policy Guidance, Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government, 2019

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1.3.Buckingham Conservation Area

The Buckingham Conservation Area was designated in 1971 and includes the historic core of the settlement, fortified in the late-ninth or early-tenth centuries, along with the historic market area. In addition, areas that provide evidence for the expansion of the town in the nineteenth century, boosted by the coming of the railway, are also included. The town has a distinctive layout and form, with notable buildings representing the evolution of different historic and architectural styles over time and varying construction techniques. Buckingham Conservation Area is recognised as "an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance".[3]

1.4.Purpose and Scope

This document is to be used as a baseline to inform future change, development and design with regard to the sensitivities of the Conservation Area and its unique character.

The appraisal recognises designated and non-designated heritage assets within the area which contribute to its special interest, along with their setting. It will consider how the area developed and its building styles, forms, materials, scale, density, roads, footpaths, alleys, streetscapes, open spaces, views, landscape, landmarks, and topography. These qualities are highlighted within the appraisal document, and their contribution to the special character and significance of Buckingham Conservation Area is explained in more detail in Section 5. The key characteristics of the area are highlighted, as well as the potential impact future developments may have upon the significance of heritage assets and the character of the Conservation Area. This assessment is based on information derived from documentary research and analysis of the individual character areas.

This appraisal will enhance the understanding of Buckingham Conservation Area and its development to inform future design. Applications that demonstrate an understanding of the character and appearance of a conservation area are more likely to produce appropriate design and positive outcomes for agents and their clients. As a result of the Conservation Area's special interest, a higher quality of design and materiality is required for new development. Further details and guidelines for developers, applicants, homeowners and the Local Authority are given in the Management Plan in Section 6.

1.5.Consultation

As part of the preparation of the CAAMP, enquiries were made to local stakeholders for opinions, including the Buckingham Society, the Buckingham Archaeological Society, the Buckingham Canal Society, and Buckingham Town Council. Residents of Buckingham were also consulted at public consultation events.

[3] Planning (Listed Buildings and Conservation Areas) Act 1990

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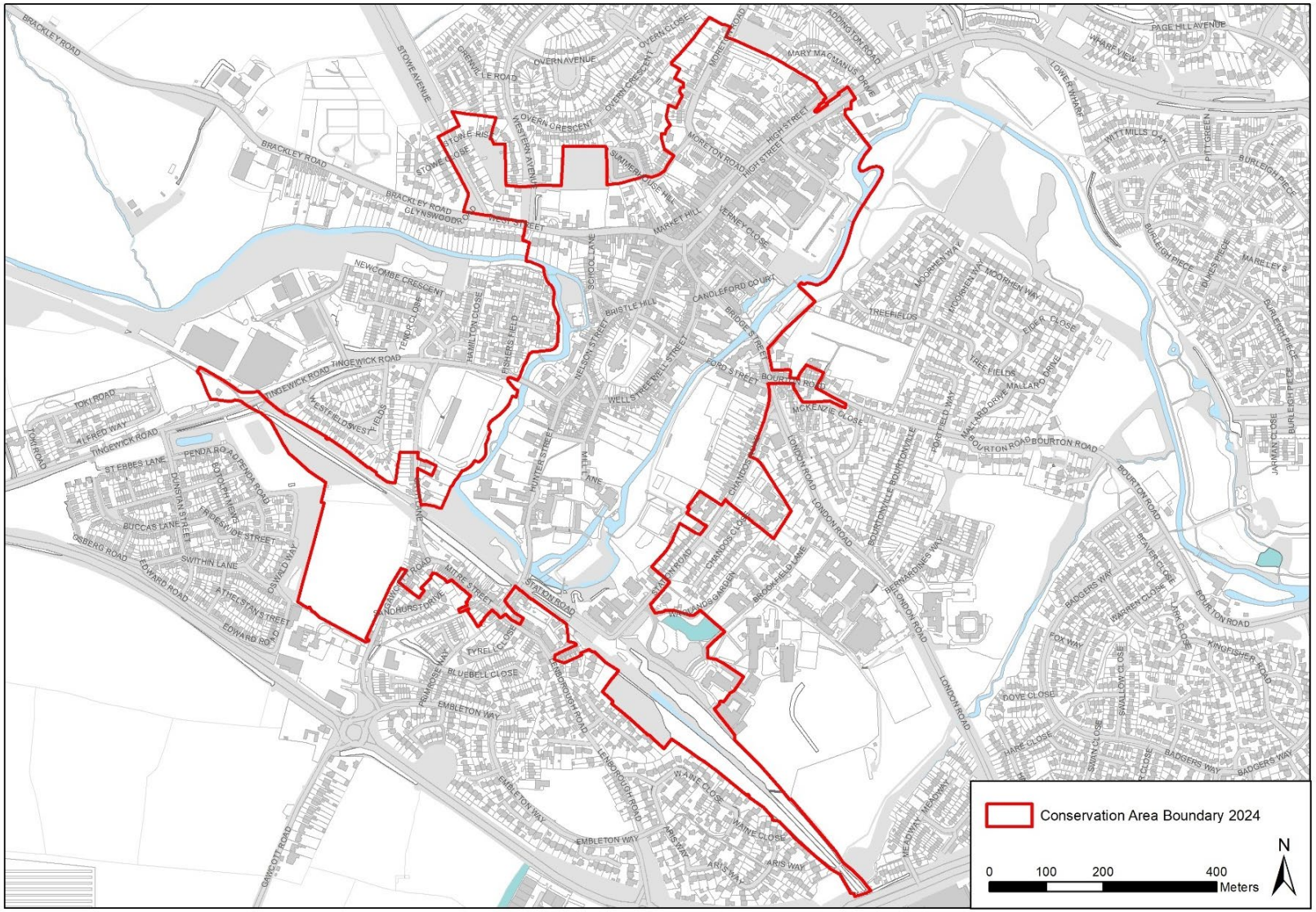

Figure 1 Map of the 2025 Conservation Area boundary

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2.Summary of Special Interest

The historic and architectural special interest of the Buckingham Conservation Area is derived from:

- Its origins as an Anglo-Saxon stronghold built in 914AD, protected by the River Great Ouse
- Its development as an important medieval market town within an agricultural hinterland and its subsequent evolution and growth through the centuries
- The town's distinctive layout and form, with notable buildings representing the evolution of different historic and architectural styles over time and varying construction techniques
- The local distinctiveness and architectural quality to the Conservation Area's buildings and spaces, which provide a sense of place within Buckingham and make the area unique
- The clear evidence of important phases of development, with an integrity and group value to many of the town's buildings
- The positive contribution made by the town's open, public and green spaces, along with trees. The Railway Walk provides an open green space with tangible links to the town's railway past
- The historic links with the Conservation Area's setting, including Stowe Park and the Grand Union Canal.

Figure 2 Selection of views which demonstrate Buckingham's historic character

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The town is distinctive and retains a characteristic medieval street plan, alongside Georgian facades to earlier buildings, the historic development of prebendary land with university buildings, and traces of railway and canal infrastructure and Victorian urban expansion, which all combine to endow the town with a distinctive historic character and special interest.

Evidence from the town's earlier phase includes the dense development pattern around the elevated site of the former castle and the separation from the more linear development around the market. The extent of the early settlement is still clearly defined today, with a concentration of early buildings. However, there are also outlying buildings and areas of antiquity which signify the character of the early town's periphery. The High Street and market areas were, and remain, the commercial centre of the town, and this area is still vibrant today. The numerous historic shopfronts, cottages, and houses converted to use as shops are testament to the importance of commercial activity in the town in the past. The construction of the wharf and the Buckingham Arm of the Grand Union Canal in 1801 to the north-east of the High Street brought prosperity to the town and enhanced its commercial prospects, as local produce could be sent farther afield and goods brought from greater distances to the market.

The industrial revolution and the arrival of the railway had a profound impact on Buckingham, with the railway line fuelling the town's growth in the later nineteenth century, although the station is now gone.

There is local distinctiveness and architectural quality to the Conservation Area's buildings and spaces, which provide a sense of place within Buckingham and make the area unique. There is clear evidence of important phases of development, with an integrity and group value to many of the town's buildings. There is often a cohesion to the town's buildings, with a uniformity of materials and a repetition of details. A gentle stepping up and down of roof heights and modest massing are also to be found. There is a wealth of historic buildings, open spaces, streets, alleys and lanes which provide evidence for its phases of development over the centuries. Today, the town's historic development, through its varying plan form, townscape, character and architectural styles, is still clearly discernible within the Conservation Area.

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3.Heritage Assets

A heritage asset is defined in Planning Policy Legislation as

'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'[4]

3.1.Designated Heritage Assets

Designated heritage assets are those that have been listed on the National Heritage List for England (NHLE)[5] due to their special historic and architectural interest. The NHLE provides an up-to-date register of all nationally protected or designated historic buildings and sites in England, including listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.

There are 192 designated heritage assets within the Buckingham Conservation Area boundary, including residential properties, places of worship, monuments and tombstones. These are illustrated at Figure 7 on page 14.

The Conservation Area includes one Scheduled Monument, St Rumbold's Well. Scheduled monuments are considered by the Secretary of State to be an archaeological site of national importance, and the protection which comes with scheduling assists the monument's conservation. They can be above or below ground and can include remains as well as structures that are still in use.

Figure 3 The Grade I listed Church of St Peter and St Paul viewed from Church Street

Figure 4 The Grade II* listed Trolly Hall on Castle Street

There are two Grade I listed buildings in the Conservation Area: the Church of St Peter and St Paul, and Castle House. Grade I listed buildings are of exceptional national, architectural or historical importance. Only around 2.5% of England's listed buildings are Grade I.

[4] NPPF Annexe 2 Glossary

[5] National Heritage List for England. https://historicengland.org.uk/listing/the-list/

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The Conservation Area has eight Grade II* listed buildings, including the Old Gaol and the Old Town Hall, the Manor House, Twisted Chimneys, and the former Old Vicarage on Church Street (now Ondaatje Hall). Grade II* listed buildings are considered to be particularly important buildings of more than special interest. Roughly 5.8% of listed buildings in England are Grade II* listed.

The remaining 181 designated heritage assets are Grade II listed, such as the Buckingham War Memorial and Prebend House. Grade II listed buildings are considered to be of special interest and around 91.7% of all listed buildings in England are in this class. It is the most likely grade of listing for a homeowner.

All designated buildings, structures and spaces within a conservation area make a positive contribution to its significance. The Conservation Area itself is a designated heritage asset, although conservation areas are not included on the NHLE.

Listed buildings are protected by government legislation and there are policies in place to ensure that any alterations or extensions to a listed building will not affect its special interest. Proposals affecting a listed building or structure generally require listed building consent, and any scheme requires careful consideration to ensure that there is resulting no harm to the heritage asset's significance.

Outside of the Conservation Area but adjacent to it is the Grade I Registered Park and Garden at Stowe. The Registered Park and Garden extends from two Grade II* Listed Lodges on Stowe Avenue to the northwest of the Conservation Area. The Avenue extends approximately 2 kilometres from Buckingham to the Grade I listed Corinthian Arch which marks the formal parkland area of the Registered Park and Garden.

3.2.Non-Designated Heritage Assets (NDHAs)

Not all heritage assets are designated and while a building may not be included on the national list, this does not mean it is of no heritage value. Planning Policy Guidance states NDHAs are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance which merits consideration in planning decisions but which do not meet the criteria for designated heritage assets.

Local listing is an important tool for local planning authorities to identify non-listed buildings and heritage assets which make a positive contribution to the locality. However, not all NDHAs may be included on the Local Authority's adopted local list.

Figure 5 Former Castle Iron Works and Bucks Direct Dairy building, a Non-Designated Heritage Asset on the corner of Station Road and Chandos Road

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Non-designated heritage assets can be identified through a number of processes, including neighbourhood plan-making processes and conservation area appraisals. In addition, NDHAs can be identified through the decision-making process on planning applications.

Should a building, area or structure be considered a potential NDHA by the Local Authority, its heritage significance is assessed and its age, level of survival, historic, communal, aesthetic, architectural and archaeological values are considered.

Historic England have published guidance on identifying and conserving local heritage and provided criteria for the assessment of NDHAs.[6]

If a building sufficiently fulfils these criteria, it is considered to be an NDHA. Any NDHA is then considered to have sufficient heritage significance to warrant an assessment of the effect of any planning application on that significance to be taken into account in the planning application's determination. In weighing applications that affect NDHAs, a balanced judgement is required by the local authority having regard to the scale of any harm or loss and the significance of the heritage asset.

Buckinghamshire Council maintains a formally adopted Local Heritage List of NDHAs.[7] As part of the appraisal of the Conservation Area, NDHAs which make a positive contribution to the Conservation Area have been identified and these assets will be automatically added to the Local List on adoption of the Conservation Area Appraisal.

Figure 6 Number 3 Well Street, a Non-Designated Heritage Asset

[6] Historic England 2021. Advice Note 7. Local Heritage Listing: Identifying and Conserving Local Heritage https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/

[7] Buckinghamshire Local Heritage List: Home - Buckinghamshire's Local Heritage List https://local-heritage-list.org.uk/buckinghamshire

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3.3. Archaeological Potential

There is no evidence for prehistoric or Roman settlement or activity within Buckingham's historic core; however, the evidence from the area around the town is suggestive of a settled, agricultural landscape since the later prehistoric period.

There is documentary evidence for a Late Saxon settlement at Buckingham; excavation has identified surviving archaeological deposits dating to this period within the town centre. Medieval Buckingham developed rapidly to become a thriving market town, before undergoing a period of decline in the later medieval period. During the late sixteenth and seventeenth centuries, the town saw a period of economic recovery. The archaeological resource for the medieval and post-medieval periods comprises the surviving street plan, upstanding historic buildings, and belowground features and deposits. Evidence from the Great Fire of 1725 can be anticipated to be present, preserving both the preceding layout of properties within the town and a moment in time.

The location of the town on a narrow peninsula, with the River Great Ouse on both sides, means that the town centre also has high potential for waterlogged deposits and palaeo-environmental evidence to be present. The area of St Rumbold's Well to the south-west of the historic core remains open space, with surviving ridge and furrow earthworks.

3.4.Heritage at Risk

Historic England publishes a yearly list of Heritage at Risk. To be included on the list, listed buildings must be Grade II* listed or above, with the exception of Grade II listed places of worship and Grade II listed buildings in London.

Other designated heritage assets can also be included on Historic England's register, including Conservation Areas, Scheduled Monuments, Registered Parks and Gardens and Wreck Sites. Non-designated heritage assets and Grade II listed buildings outside of London are not considered by Historic England for inclusion on the Heritage at Risk Register, however Buckingham Council maintain a Local Heritage at Risk List.

There are no Grade I or Grade II* listed designated heritage assets within the Buckingham Conservation Area on the At Risk Register at present. However, the Scheduled Monument of St Rumbold's Well (List Entry Number: 1017204) is within the newly revised boundary and is included on Historic England's At Risk Register. It is described as having extensive, significant problems, being vulnerable to erosion and in decline. The Well is currently in private ownership and has been on Historic England's Heritage at Risk Register since 2023. It is located at the edge of a meadow, adjacent and to the west of the former railway line, to the south of Tingewick Road. It has medieval origins as a holy well and was rebuilt in 1623 as a conduit house and restored in 2002. This is a uniquely historic, positive feature within the Conservation Area.

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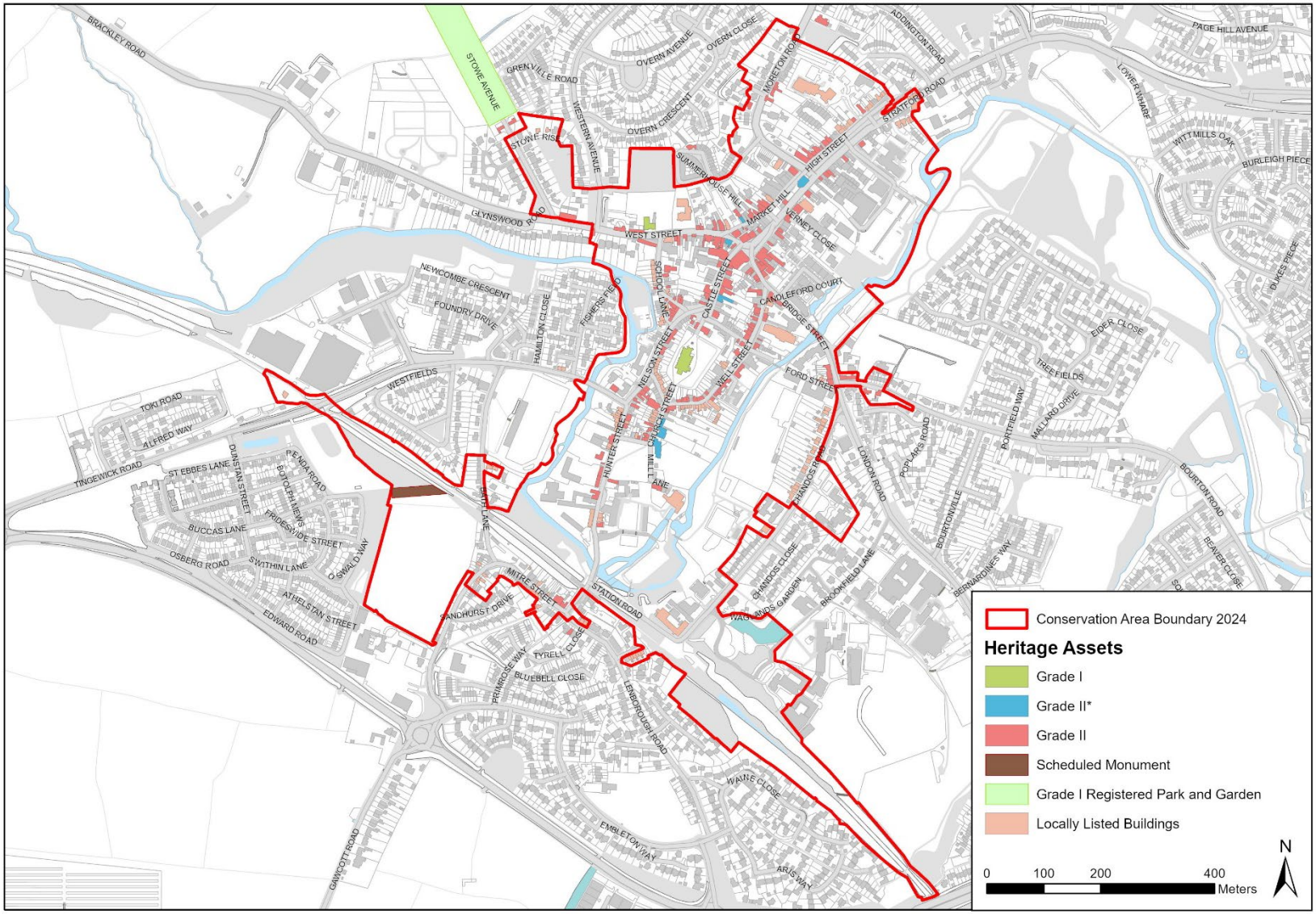

Figure 7 A map of all known heritage assets within the Conservation Area and its setting

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4.Archaeology and History

The following section provides an overview of the history of Buckingham Conservation Area and the surrounding area.

Prehistory (-5000 BCE – 43 AD)

There is no evidence of prehistoric settlement or associated activity within the historic core of Buckingham, although a few Neolithic worked flints were found at Northend Square and two flint blades at Castle House. The earliest evidence for activity comes from the wider landscape around the Buckingham Conservation Area, dating also to the Neolithic period.

A Middle Bronze Age cremation burial indicating potentially significant evidence of funerary activity was found on the land of Manor Farm, west of Moreton Road.[8] Late Iron Age to early Roman remains, primarily enclosure boundary ditches, several pits, and occasional postholes, were discovered on the land to the north of the A421, close to the locally listed land north of Tingewick Road.[9]

There are two possible Iron Age hillforts recorded near Buckingham, both of which are Scheduled Monuments. Norbury Camp (SAM 29407) at Padbury lies just 2.5 miles south-east of Buckingham, while the second site is located over two miles to the east near Maids Moreton (SAM 29420).

Roman (43 – 410 AD)

At present, there is no evidence of Roman activity within the historic core of Buckingham. However, there was activity within the wider extent of the modern town, with several finds of Roman coins and pottery south of the River Ouse, at the Buckingham Industrial Estate to the south of the Conservation Area. Excavations carried out in 2001 at Verney Park, to the east of the Conservation Area, found Romano-British pottery and ditches, presumably relating to a nearby settlement.

Although there is some evidence for a Roman road network around Buckingham, there is no direct archaeological evidence to suggest that Buckingham was located on the Roman road. A Roman farmstead or small settlement has been recorded close to Castle Fields, north-west of the Buckingham Conservation Area. Following ploughing, second and fourth-century Roman coins, pottery, and a large quantity of building material were noted immediately to the north-east and south-west of Castle Fields.[10] A Roman brooch and coin have been found within the built-up area to the east of Moreton Road (north of Buckingham Conservation Area).[11]

[8] Oxford Archaeology, 2006, 'Manor Farm, Moreton Road Buckingham, Archaeological Evaluation Report', Oxford
[9] Albion Archaeology, 'Land Off Tingewick Road Buckingham Buckinghamshire Archaeological Open-Area Excavation', Bedford

[10] Oxford Archaeology, 2006, 'Manor Farm, Moreton Road Buckingham, Archaeological Evaluation Report', Oxford
[11] ibid

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Early Medieval (411 – 1065 AD)

Buckingham is one of the earliest settlements in the county, but little is known of its development prior to the tenth century. The Anglo-Saxon Chronicle records the two 'burghs' or fortifications built in 914 by Edward the Elder as a stronghold against the Danes, which were redundant within the next thirty years. Their locations are evidenced by the area name Bourtonhold and the hamlet name of Bourton.[12] However, Buckingham's association with St Rumbold, a seventh-century Anglo Saxon saint, may indicate an earlier origin for the settlement.

The first mention of the placename 'Buccingahamme' can be found in the Anglo-Saxon Chronicle.[13] The name is of Saxon origin and has variously been interpreted to mean 'the land in the river's bend occupied by Bucca's people,' or 'the place of Bucca's people hemmed in by water'.[14]

Medieval (1066 – 1540 AD)

Although the land surrounding Buckingham was less fertile than the rich clay soils around Aylesbury, the military importance of Buckingham during the tenth and eleventh centuries resulted in it becoming the county town of Buckinghamshire.[15]

By the time of the Norman Conquest, Buckingham was a royal borough and was recorded in the Domesday Book as having a church, two water mills, and an adult male population consisting of 53 burgesses, 16 bordars, 5 villeins, 10 cottars, and 2 serfs. Assuming that most men had families, the total population could be estimated at around 500.[16] In 1070, William the Conqueror granted Buckingham and other lands to Walter Giffard, along with the title Earl of Buckingham. It is believed that the Normans refortified the town and built the castle, sited on the hill now occupied by the parish church of St. Peter and St. Paul.[17] At that time, Buckingham was an important centre for agriculture and the wool trade, and it is possible that the marketplace was established outside the castle.

During this period, Buckingham became an important centre of pilgrimage. The medieval church at Buckingham, demolished in 1776, contained the shrine of St Rumbold, the patron saint of the town. St Rumbold is thought to have been born in King's Sutton, approximately 12 miles west of Buckingham, around 650 AD. His mother was a member of the Mercian royal family. For centuries, Rumbold's shrine

[12] Hunt, J. (1994) Buckingham, A Pictorial History. Chichester, Phillimore
[13] Mawer, A and Stenton, F. (1925). The Place Names of Buckinghamshire. Cambridge: Cambridge University Press
[14] Hunt, J. (1994) Buckingham, A Pictorial History. Chichester, Phillimore
[15] Vernon, M.T. and Bonner, D.C. (1969) Buckingham: A History of a Country Market Town. Buckingham: E.N. Hillier & Sons for M.T. Vernon
[16] Clarke, J. (1984) The Book of Buckingham: A History. Buckingham, England: Barracuda Books
[17] Roundell, H. (1857) Some account of the town of Buckingham: A lecture read before the members of the Buckingham Literary and Scientific Institution. Stony Stratford: Bernard Cavalot

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was a place of pilgrimage which generated significant income for the church.[18] The site of St. Rumbold's Well is a short distance to the south-west of Buckingham town centre, within the boundary of the Conservation Area.

By the early thirteenth century, the male line of the Giffard family had ceased and the estate passed via the female line to the de Braose family. Like the Giffards, the de Braose family were absentee landlords, and the castle and estate fell into disrepair. The ruined state of the castle was a major reason for the stagnation in the growth of the town which lasted until the late seventeenth century. [19]

In the fourteenth century, Shire Assizes were moved to Newport Pagnell, as there was no suitable building within Buckingham where they could be held. The administrative importance of Buckingham was further diminished when the Sheriff of Buckinghamshire and Bedfordshire found it an inconvenient location to base his officials. Buckingham also suffered economically when the southern part of the county increased in economic importance and Aylesbury, Chesham, and Wycombe became centres in the region's wool trade.

In the fifteenth century, the manor of Buckingham had passed to Humphrey Stafford (first Duke of Buckingham) and remained in the hands of the Stafford family until 1521, when Edward Stafford, the third Duke of Buckingham, was executed for treason against Henry VIII and ownership of the manor reverted to the Crown.[20]

Post-Medieval (1541 – 1800 AD)

In 1554, Queen Mary I (Mary Tudor) granted a charter of incorporation to the town of Buckingham as gratitude for the town's prompt support for her sovereignty after the death of her brother Edward VI. The borough was governed by a bailiff and twelve elected burgesses, from whom were elected two representatives to sit in Parliament.[21] The Corporation was allowed to hold borough courts and collect the tolls from a Tuesday market and two annual fairs held in the town.[22]

The Buckingham manor was purchased by Robert Brocas of Horton in 1552, and his son Bernard leased manorial rights to the Corporation of Buckingham in 1573. He then sold his rental rights to Thomas and Richard Neale, who sold them to Sir Thomas Temple in 1604.

The earliest representation of the town's layout can be found in the John Speed map of 1610 (Figure 8), which offers an estimated depiction of the settlement's size at the end of the medieval era. At that point, the church stood in the current position of the Old Graveyard along with the ruins of the castle on the hill, while the settlement extended around the Market Square and High Street. During the late sixteenth and early seventeenth centuries, Buckingham experienced an economic recovery, with many of the houses rebuilt and the town becoming an important centre for tanning leather.[23] However, its administrative duties were gradually taken over by Aylesbury, and in 1572 the Assizes were passed to Aylesbury by an Act of Parliament.[24]

[18] Clarke, J. (1984) The Book of Buckingham: A History. Buckingham, England: Barracuda Books
[19] Ibid
[20] Ibid
[21] Ibid
[22] Hunt, J. (1994) Buckingham, A Pictorial History. Chichester, Phillimore
[23] Clarke, J. (1984) The Book of Buckingham: A History. Buckingham, England: Barracuda Books
[24] Vernon, M.T. and Bonner, D.C. (1969) Buckingham: A History of a Country Market Town. Buckingham: E.N. Hillier & Sons for M.T. Vernon

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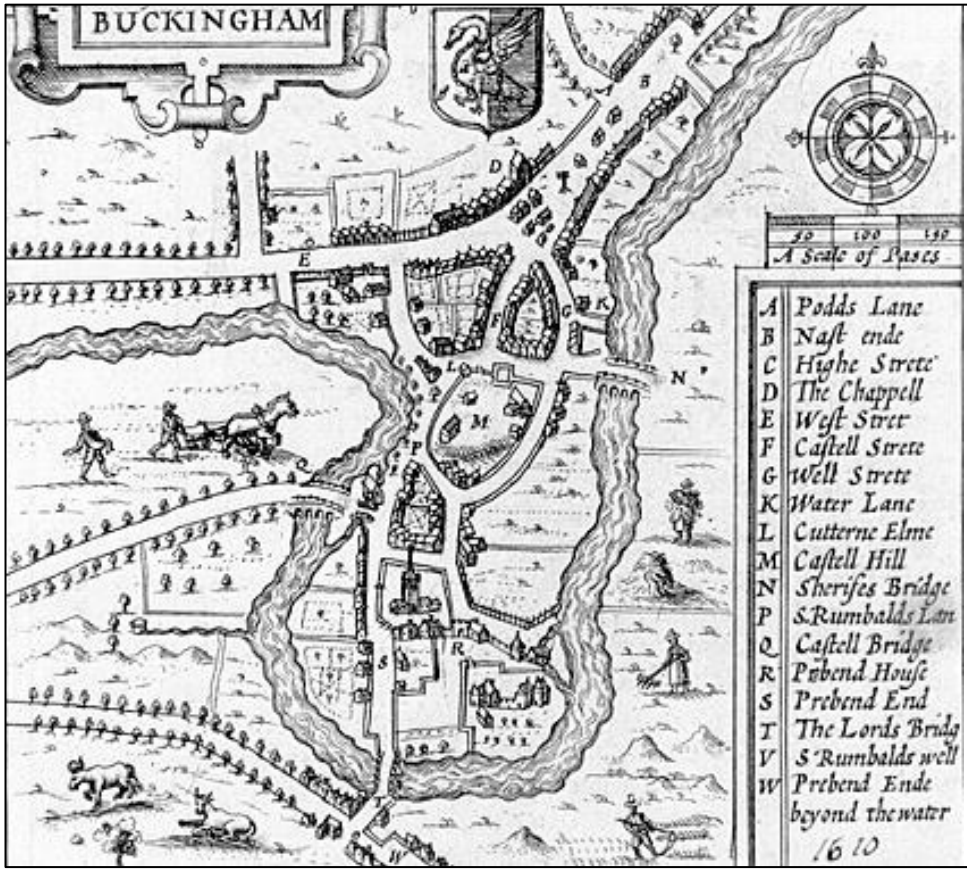

Figure 8 John Speed's Map of Buckingham c1610 (Buckinghamshire Council – Buckinghamshire.gov.uk)

In 1589, John Temple purchased the Stowe Manor and estate located north of Buckingham. The estate was inherited by Sir Richard Temple in 1653 after the death of his father, Sir Peter Temple. As the fourth owner, he began to develop the garden, planting a vineyard and constructing a walled kitchen garden. In 1676, he began to build a new mansion, designed by William Cleare.

In 1697, Richard Temple, Sir Richard's son, became Stowe's fifth owner. In 1713, Temple became Baron Cobham and four years later was made Viscount Cobham. It was during this period that Temple employed garden designer Charles Bridgeman and architect Sir John Vanbrugh to enhance the garden.[25] The Temples actively promoted Stowe as a visitor destination throughout the eighteenth and nineteenth centuries, and the town benefitted from an increased demand for transport overnight accommodation.

During the English Civil War, the town was briefly occupied variously by both Cromwell's and the King's armies but managed to avoid aligning itself with either side. Following the Restoration, King Charles II granted Buckingham a Royal Charter in 1684, and the Summer Assizes were briefly restored to the town. However, the Assizes were moved back to Aylesbury after 1705.[26]

The economic prosperity of Buckingham was disrupted by a great fire in 1725 which destroyed 138 houses, along with outhouses, barns, stables, and warehouses, and left 500 people - over a third of the population of Buckingham - homeless. The fire began on 15th March in the yard of the Unicorn Inn on Castle Street and consumed the buildings along Castle Street, Market Hill, West Street, the northern side of Well Street, and properties around the bottom of Church Hill towards the Tingewick Bridge. Many people lost their livelihoods and most of the losses were not insured. To help accommodate those who

[25] Stowe's history | Buckinghamshire | National Trust

[26] Clarke, J. (1984) The Book of Buckingham: A History. Buckingham, England: Barracuda Books

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could not rebuild their homes, Sir Richard Temple, now Lord Cobham, erected a block of brick-built houses, known as The Red Buildings, across the end of the Cow Fair.[27] During a period of slow economic recovery and the rebuilding of the town, there was no great move to redesign the layout of the streets, and the rebuilt Buckingham retained its medieval street pattern.[28]

In 1748, in an attempt to reclaim the status of County Town, a private Act of Parliament was passed allowing Buckingham to hold the Summer Assizes. At this time, a new gaol, funded by Lord Cobham, was built on Market Hill (Figure 9). The Summer Assizes remained at Buckingham until 1849, when Aylesbury successfully sought its own Act of Parliament to repeal the 1748 Act, returning the Assizes to Aylesbury.[29]

Figure 9 Drawing of the Bull Ring and Old Gaol, c1830 (Buckinghamshire Council - buckinghamshire.gov.uk)

During the eighteenth century, Buckingham was an important coaching centre situated on the main routes from London to Banbury and the Midlands, and from Oxford to Cambridge. Until the beginning of the nineteenth century, the principal route from London to Buckingham was over the Sheriff's Bridge and continued between fields to Winslow (Figure 10).[30] In 1805, the Marquis of Buckingham funded the construction of a new bridge called 'Long Bridge' or 'London Road Bridge', creating Bridge Street; consequently, Sheriff's Bridge became disused. There were four important coaching inns located within the town: the George on the High Street, the Cobham Arms in West Street, the White Hart in Market Square, and the Swan and Castle in Castle Street (Figure 12).

Figure 10 Engraving of the town viewed from the south-west, c1800 (Buckinghamshire Council - buckinghamshire.gov.uk)

[27] Hunt, J. (1994) Buckingham, A Pictorial History. Chichester, Phillimore
[28] Clarke, J. (1984) The Book of Buckingham: A History. Buckingham, England: Barracuda Books
[29] Hunt, J. (1994) Buckingham, A Pictorial History. Chichester, Phillimore
[30] Vernon, M.T. and Bonner, D.C. (1969) Buckingham: A History of a Country Market Town. Buckingham: E.N. Hillier & Sons for M.T. Vernon

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In 1801, the Buckingham branch of the Grand Junction Canal was opened. The canal wharf was originally situated to the east of the town centre, but the canal was extended into the north-eastern end of the town and Wharf Yard was built to provide good access to the market. The canal brought cheaper coal and building materials into the town and was used to export agricultural produce and wood to London.

However, by the turn of the century, all trade on the canal to and from Buckingham had ceased. The opening of the London to Birmingham Railway in 1838 marked the demise of the coaching era, which subsequently resulted in the closure and conversion of many of the coaching inns.[31]

Modern (1902-Present)

Prior to the twentieth century, the growth of Buckingham was gradual, but it then became more rapid. As a result of the Second World War, many businesses and people moved from London to Buckingham. This led to a housing boom and several large, modern housing estates were developed around the town's periphery. The opening of a bypass route in the 1970s partially enclosed the town centre and improved road transport access.

However, the passenger train line was considered to be failing, and the service from Buckingham to Banbury closed in 1960. The track line was lifted in 1967. Today, the route is accessible as a leisure route known as the Railway Walk.

Figure 11 Jeffrey's Map of The Town of Buckingham, 1770 (reproduced with permission of Buckinghamshire Archaeological Society)

Figure 12 Swan and Castle PH, undated (Ref: Buckinghamshire Council - Buckinghamshire.gov.uk

[31] Hunt, J. (1994) Buckingham, A Pictorial History. Chichester, Phillimore

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Figure 13 Market Square, general view. carts and motor cars. People, c1921 (Buckinghamshire Council - buckinghamshire.gov.uk)

Although Buckingham remains an important commercial and employment centre for the surrounding rural villages, it does not compete in size with larger centres such as Aylesbury, Milton Keynes, and Oxford. Nonetheless, Buckingham was chosen by the independent Buckingham University as their site. The university was opened in 1976 by Margaret Thatcher and some older town buildings were adopted and reused. The presence of the University stimulated further cultural and economic development of the town.

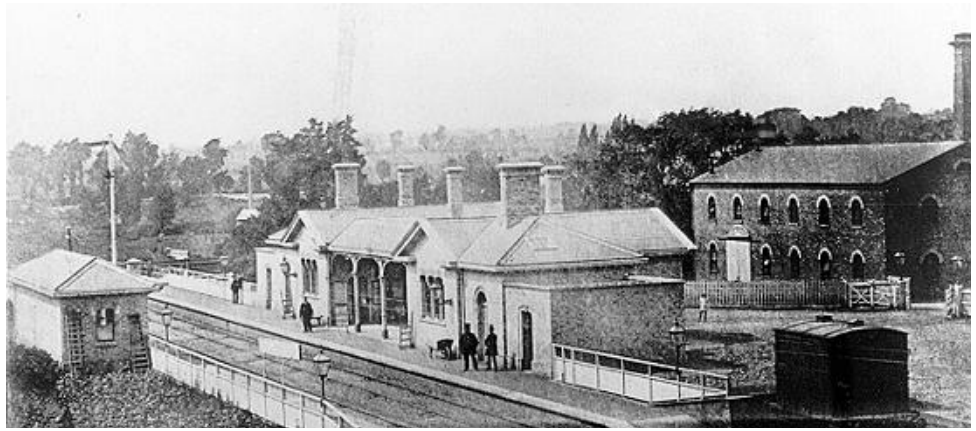

Figure 14 Looking down towards the station from a hill or building, c1870 (Buckinghamshire Council - buckinghamshire.gov.uk)

Figure 15 Number 9 Market Square, Aylesbury Brewery Company and other shops, c1903 (Buckinghamshire Council - buckinghamshire.gov.uk)

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5.Character Analysis

5.1.Location

Buckingham is a small market town located in the north of Buckinghamshire, approximately 17 miles north-west of Aylesbury and 12 miles south-west of Milton Keynes. The town supports a population of approximately 11,500[32] and is surrounded by the River Great Ouse on three sides, with the only over-land access being from the north. Geologically, the northerly part of Buckinghamshire (running approximately from Buckingham to Olney) lies on the southern fringes of a large limestone belt that stretches across England from Lincolnshire to Dorset.

For centuries, Buckingham has been at a major junction point between routes leading to the nearby towns of Fenny Stratford, Oxford, and Banbury. The town is on the main route from London to the Midlands, first appearing on the fourteenth-century Gough map of Britain. Originally this historic main route ran down Ford Street and Elm Street, past the castle to the south before continuing on Brackley Road out of the town. This was altered in the eighteenth century with the introduction of a new road and bridge on Bridge Street.

Originally Buckingham was the county town of Buckinghamshire, but over time its northerly position diminished its status in favour of Aylesbury, which is situated roughly 17 miles to the south and closer to London. The parish of Buckingham comprises 2782 acres with the historic settlement covering roughly 87 acres. Modern expansion of the town covers a further 864 acres.[33]

Figure 16 An aerial view of Buckingham Conservation Area

[32] Buckinghamshire Historic Towns Assessment Report 2008

[33] Ibid

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5.2.Setting

All heritage assets have a setting, which is defined within the NPPF as

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.[34]

The current setting of Buckingham Conservation Area is depicted in Figure 17 on page 25. It is frequently defined by modern housing developments, such as Linden Village (1), Badgers and Lace Hill to the southeast (2), and Mount Pleasant to the south (3). Modern housing development within the setting can also be found to the west at Tingewick Road and St Rumbold's Fields (4), while mid-twentieth century housing is prevalent at Westfields and Bath Lane (5).

To the north-east, the setting of the Conservation Area is enhanced by an open and green character, resulting from grass verges on Stratford Road (6) and Heartlands Park and Strafford Fields (7), with mature trees lining the road. Stratford Road is the main north-eastern approach to the Conservation Area. The forest garden of Buckingham's Edible Woodland to the south of Stratford Road has recently expanded onto land lent by the Council. The contrast between the open, green areas within the setting and the buildings of the Conservation Area is positive.

Within the north-western setting of the Conservation Area the Grade I Registered Park & Garden Stowe Park. The park is a highly positive element within the Conservation Area's setting (8), and the transitional zone between the park and Conservation Area in Stowe Avenue is also a particularly positive element within the setting of Stowe Park.

To the north, outside the Conservation Area on Moreton Road, there is again a sense of openness, despite modern housing developments (9). These are set back behind grass verges and banks with mature trees. An open area opposite the junction of Addington Road is noted on historic mapping as Hangman's Tree. This open area also contributes to the remaining sense of undeveloped open space.

To the west of the Conservation Area is a group of Victorian dwellings on Brackley Road, opposite the Brackley Road Cemetery (10). The dwellings, along with the cemetery boundary, gates, railings and lodge, are of architectural interest and are positive elements within the setting of the Conservation Area.

Beyond the boundary to the east of the Conservation Area is Bourtonville (11), which was developed after the First World War and is an example of an early civic housing estate. Opposite the junction to Bourtonville on London Road is the former Buckinghamshire County Council building, built in 1935. The buildings have a distinct early-twentieth-century character and the area is a positive element within the setting of the Conservation Area.

Within the setting of the Conservation Area are a number of designated heritage assets, which are positive elements of the setting. This group includes the Grade II listed nineteenth-century Police Station on

[34] 'Annex 2: Glossary', *The National Planning Policy Framework*, The Department for Levelling Up, Housing and Communities, December 2024

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Moreton Road (A), the Summerhouse in the grounds of Cobham Cottage on Summerhouse Hill (B), and the two Grade II listed Stowe Lodges on Stowe Avenue (C). A number of non-designated buildings are also positive elements, such as the stone-built cottages at numbers 1 and 3 Tingewick Road (D).

To the north-east of the Conservation Area, within the green space of Stratford Fields to the south of the river (north-west of Moorhen Way), are well-preserved medieval ridge and furrow earthworks (E). These are important surviving traces of Buckingham's medieval and post-medieval field system immediately adjacent to the historic town and they provide historic context to the built environment.

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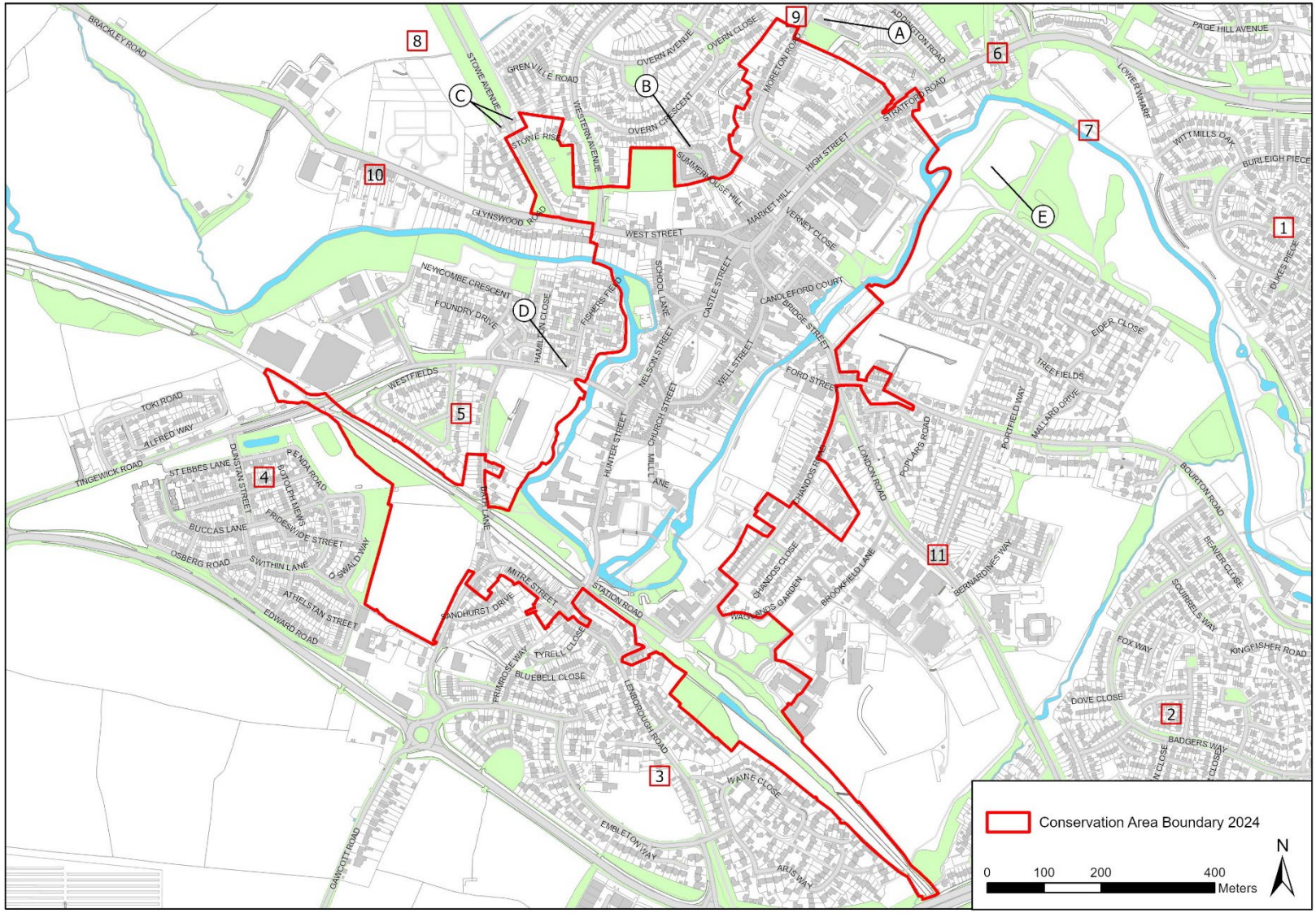

Figure 17 A map of the Conservation Area identifying key parts of its setting

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5.3.Layout, Planform and Permeability

The two primary focal points of Buckingham are the historic, defensive core, with its distinct rise in levels, and the commercial heart of the town around the market area. The two areas have a distinct contrast, as the dense development pattern around the elevated site of the Parish differs from the linear development around the market. Where the two areas meet at the junction of Bridge Street, West Street and Market Hill is an important intersection for the town's traffic, providing routes northeast, southeast and west. Castle Street provides access to the southern part of the town and the commercial activity gradually gives way to a quieter, more residential character along Nelson Street.

The market area is the town's main commercial focus and has a wide and open character, providing a primary north-east route through the town. In places, the High Street forms a wide boulevard, experienced in the tree-lined central avenue and the spaces of Market Hill, Market Square, the Bull Ring, and North End Square. Historic cart entries and routes east from the High Street towards the River Great Ouse provide pedestrian access to the town's main central car park, the Waitrose supermarket and the pedestrianised Meadow Shopping Centre. Originally an area of backland yards and meadows behind market buildings, modern commercial development has in many instances retained this open, backland character. Further access between the High Street and the river is provided by the public footpath along Verney Close, leading to the Bernwood Jubilee Way, adjacent to the River Great Ouse.

By contrast, the elevated area around the Church of St Peter and St Paul has a layout of densely packed, narrow and small historic burgage plots, defined by the boundary of the former castle bailey or the Norman defensive ring work enclosure. Yet it may have earlier origins, representing the extent of the Anglo-Saxon fortifications or the burgh. The castle site is in an elevated position, surrounded by the circular arrangement of plots, and the area has the characteristics of a historic citadel at the heart of the town. This area is primarily residential and quieter than the town's commercial hub, with narrow streets, although the current grounds of St Peter and St Paul and the former site of the medieval churchyard provide open space.

Later residential developments have enclosed the historic town's central core. Yet in the area of the university in the southern part of the town, the buildings within the prebendary lands have a more dispersed feel, with green open spaces flanked by ranges of university buildings.

5.4. Public and Open Spaces

The open space of the market area has been an important gathering point for the community for centuries. The Tithe Map of 1847 (Figure 18) illustrates how the market was historically separated into four areas.

To the south-west was Market Square, the triangular shape of which is still evident today. To the north-east, up to the Old Gaol and the Lower and Upper Shops, was Market Hill, the market's central area. Today the space is landscaped with timber bollards, benches, stone steps, iron railings, and two trees.

Beyond the Old Gaol and to the north-east was Cow Fair, the former cattle market. It is partly pedestrianised and has a central avenue of lime trees, providing a shaded, green open space with seating, stone bollards and iron railings. The area now functions as a weekly market space, public square, and bus stop. The lime trees frame views or provide a backdrop to views of important buildings such as the Gaol, as well as views to and from the Cattle Market.

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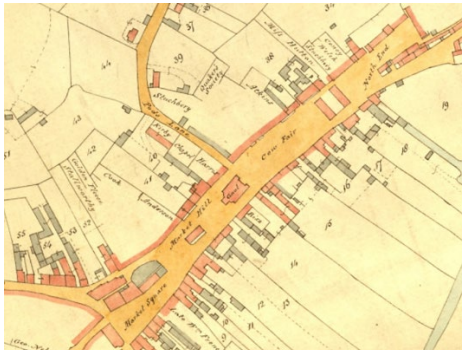

Figure 18 The Tithe Map of 1847

Figure 19 Lime trees in the former Cow Fair

Figure 20 Market Hill, with the Grade II listed Lower and Upper Shops and the Grade II* Old Gaol

Figure 21 Market Square and a view of the Grade II listed Old Town Hall

At the north-eastern end of the market is North End Square, an open area built up on three sides. North End is more secluded and smaller than the other former market spaces. It is less prominent, without landscaping, and is now primarily utilised for parking.

5.5.Trees, Green Spaces and Waterways

To the east of the High Street, the western bank of the River Great Ouse provides a significant blue and green open space which is publicly accessible as part of the Bernwood Jubilee Way. It provides a verdant edge to the Conservation Area, intrinsic to its character and appearance.

The Parish Church of St Peter & St Paul stands in an elevated, open, grassed area with mature trees. The open space is a tranquil area with benches at its edges and is hugely important in the history of the town. The trees make a positive contribution to the site and the character of the Conservation Area.

To the south of Church Street is the site of the former and medieval St Peter and St Paul churchyard, a significant and historic open space containing mature trees and bounded by a Grade II listed limestone wall, with seven Grade II listed monuments within. The trees here are important contributors to the local character.

There are also verdant open spaces close to the river, and footpaths connecting to the Buckingham Circular Walk cross the Ouse via a footbridge onto the campus of Buckingham University. The open public spaces are highly important and their green character with mature trees provides a tranquil environment, while the inherent heritage significance of the open spaces of the castle site and the old churchyard of St Peter and St Paul enhances the Conservation Area.

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This green character extends to the loop of the River Great Ouse and the Circular Walk allows a valued riverside route for pedestrians across the river to Chandos Park. This has a metalled path, seating, picnic benches, lamps and a play area. From this area, glimpsed views of the historic core of the Conservation Area through the framing of important trees on the banks of the river are possible.

Figure 22 The grounds of St Peter and St Paul Church

Figure 23 The medieval former churchyard of St Peter and St Paul

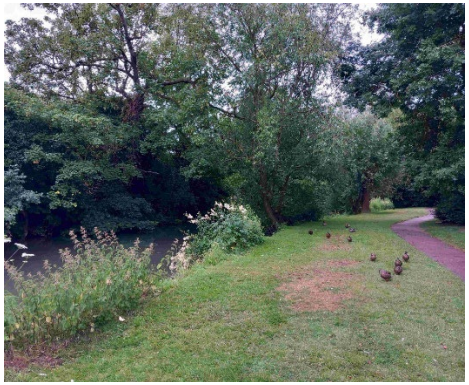

Figure 24 Bernwood Jubilee Way on the bank of the River Ouse

Figure 25 The riverside walk

The Buckingham Railway Walk further extends this green character, running from northwest to southeast. These areas combine to provide a beneficial and accessible haven for wildlife, with glades and raised former railway viaducts that provide views across the town. It is an important public space that follows the route of the former railway line, on top of the embankment.

The garden area to the front of the Royal Latin School is not readily publicly accessible, yet it has historic interest as the landscaped gardens of Brookfield (formerly The Mount). There are large mature specimen trees which make a positive contribution to the character of the area. The street frontage is also highly verdant, with prominent trees and hedges behind a close board fence.

In the south-western part of the Conservation Area is the Scheduled Monument of St Rumbold's Well and its associated open field to the south. This is a historic open area with archaeological value and historic interest, forming part of the medieval setting of the Scheduled Monument. Together they are a surviving fragment of Buckingham's historic landscape and hinterland, through which the railway was constructed in the 1850s.

5.6.Views

A selection of key views both within and outside the Conservation Area are illustrated on the following map (Figure 26). The views illustrated here are not exhaustive and there will be other views not described which contribute to how the significance of the Conservation Area is understood and appreciated. All planning applications for development in the Conservation Area, and within its setting, should consider if there are any contributing views which will be affected and seek to mitigate against any harmful impacts.

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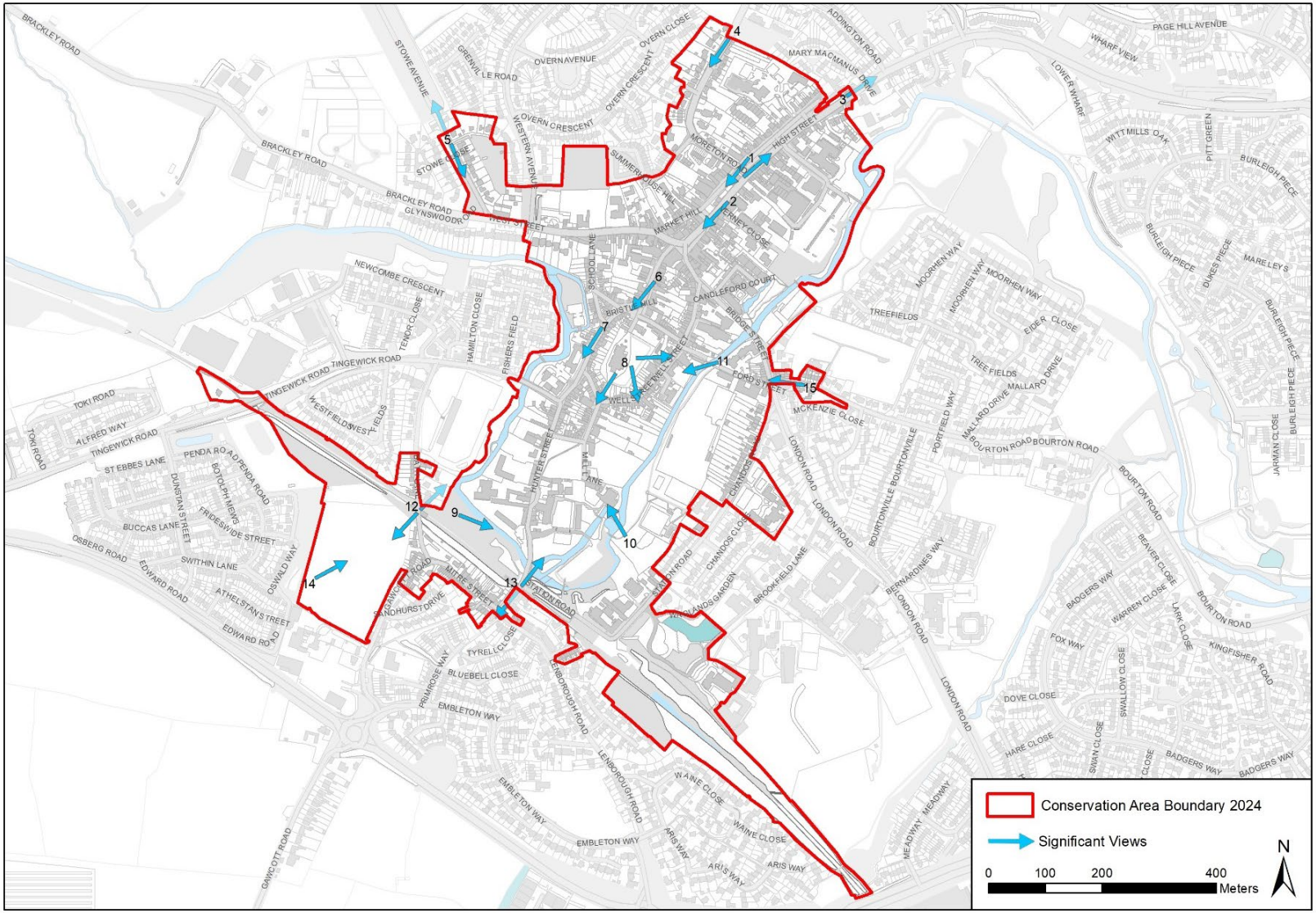

Figure 26 A map of viewpoints within and of the Conservation Area

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Viewpoint 1
There are multiple viewpoints in the market and High Street area from which the significance of the Conservation Area and its historic buildings can be appreciated. The character and significance of the area can be appreciated in views in both directions from the High Street. In particular, Viewpoint 1 at the junction of High Street and Moreton Road provides important views in both directions. Looking south-west, the prominence of the Old Gaol within its townscape setting can be appreciated, along with the rise in topography of Market Hill. Looking north-east, the central avenue of the High Street and the long line of historic buildings on its eastern side are apparent.

Viewpoint 2
Further south-west along the High Street, views of Market Hill and the prominence of the Grade II* listed former Town Hall can be appreciated.

Viewpoint 3
Looking north-east from the entry point to the Conservation Area gives the observer views out into its green setting. Although there is visible suburban development, the grass banks and mature trees and the grain of development to the north-east is notably different from that of the town's historic core.

Viewpoint 4
A second entry point on Moreton Road also provides views down into the Conservation Area, where its character along Moreton Road can be appreciated.

Viewpoint 5
At the edge of the Conservation Area, looking north-west, significant views of the landscape of Stowe Park are visible, an important element in the Conservation Area's setting. From the same position, looking south-east down Stowe Avenue, the urbanised development of the town and the spire of the Parish Church can be appreciated, contrasting with the opposite view of Stowe Park.

Viewpoint 6
This viewpoint provides views of the Parish Church and its spire, dominating the skyline, symmetrically balanced and flanked by the architecturally significant and historic buildings of Castle Street.

Viewpoint 7
The long, linear terrace of eighteenth-century cottages and the street pattern dictated by Buckingham's ancient defensive burgh can be appreciated in views along Nelson Street. The spire of the Parish Church is also visible in multiple views. Views east from Nelson Street along St Rumbold's Lane and Manor Street are also significant and allow the character of the area to be appreciated.

Viewpoint 8
The former castle mound, now the grassed area around the Parish Church, provides a vantage point with wide vistas across the town. From this elevated location and strategic position of the historic castle site, the changing levels of the town's topography can be seen. Views to the east are particularly noteworthy and the varied roofscape of the town can be appreciated, with notable buildings visible for a considerable distance. Looking south from this vantage point, views into the historic core of Church Street and its distinctive character can be appreciated. The greater density of tree coverage at the boundary prevents similar clear views to the west.

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View 1 along the High Street

View 4 south on Moreton Road

View 6 looking south on Castle Street

View 11 of the River Great Ouse

View 2 towards the Grade II* listed former Town Hall

View 5 from Stowe Avenue looking south-east towards the town

View 7 from Nelson Street of the spire of the church behind eighteenth-century cottages

View 12 from the Bath Lane Viaduct

View 3 The view north-east from the entry point on Stratford Road

View 5 from Stowe Avenue looking north-west towards Stowe Park

View 8 south-east from the grounds of the Parish Church

View 15 west on Bourton Road

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Viewpoints 9, 10 and 11
The River Great Ouse provides various viewpoints where the character of the riverside area and the relationship to the town can be appreciated. These views vary and are often characterised by the mature trees along the riverbanks and the linear riverside paths. The view of the town's historic core from the site of the former Sheriff's Bridge, once an important access route to the town, is an important one. The density of the town's buildings, the complex roofscape, and the Parish Church spire can be appreciated.

Viewpoints 12 and 13
The two railway viaducts provide elevated positions from which views to the north and south can be appreciated. To the north, the townscape towards the town centre can be seen, while looking south provides views across the enclave of Mitre Street, Gawcott Road and Bath Lane.

Viewpoint 14
The hill or headland in this area provides an elevated position with views to the east towards the green belt of Buckingham Railway Walk. It overlooks St Rumbold's Well and its associated ridge and furrow which evidences the early development of Buckingham.

Viewpoint 15

Bourton Road rises to the north-east from Bridge Street and, looking west from this elevated height, there are views towards the town, dominated by the Parish Church spire. This view shows the topography of the historic core of Buckingham and the strategic site of the former castle.

5.7.Atmosphere

The market area of Buckingham is lively with its open spaces and bustling High Street. A street market is held every Tuesday on Market Hill, as well as on Saturdays, when the Old Cattle Pens on Cow Hill also host a flea market. The markets reinforce the commercial character of this area and strengthen the market spaces as social hubs for the town.

To the south, by contrast, the historic area centred around the Church of St Peter and St Paul is more tranquil, with ancient and narrow residential streets. The former Churchyard of St Peter and St Paul provides an open space with a peaceful and quiet nature.

The riverside and Railway Walk are also secluded and tranquil, with mature trees and greenery providing a sanctuary for wildlife. The Circular Walk pedestrian leisure route runs along the River Great Ouse, where public amenity spaces include a play area, the Chandos Park Bowls Club, Buckingham Lawn Tennis Club, and the former grounds of Buckingham Town FC.

5.8.Landmark and Key Buildings

The landmark and key buildings within the Buckingham Conservation Area have inherent special historical and/or architectural significance that contribute to the Conservation Area's special interest. Many of these are listed, while others are unlisted but have sufficient historical or aesthetic value, or are of sufficient age, to be considered as non-designated heritage assets.

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Figure 27 Old Gaol

Figure 28 Christ's Hospital Almshouses

Figure 29 Oddfellows Hall

Figure 30 Grade I listed Church of St Peter and St Paul

Figure 31 The former Ebenezer Methodist Chapel

Figure 32 Almshouses at 5-10 Church Street

Figure 33 Grade II listed Radcliffe Centre

Figure 34 The Old Latin School

Commercial buildings

Buckingham has a number of historic shopfronts with shops, cafés, banks and public houses which make a positive contribution to the area's character and special interest. These are mainly, but not exclusively, located around the market area within Character Area 1, the commercial heart of the town. Numbers 8 Market Square, 10 Market Square and 18-19 Castle Street are particularly noteworthy for their contribution to the street scene.

Residential buildings

The Conservation Area also has a significant number of residential dwellings of architectural and historic interest. These include seventeenth and eighteenth-century dwellings, with many being listed, such as the Grade I listed Castle House. Many in the centre of the town (Character Area 1) have been converted into offices and shops, although their character and historic architectural features have been preserved, such as the Grade II listed, mid-eighteenth-century dwelling at Number 25 Market Hill. Nineteenth-century houses are also well represented; again many have been reused, particularly those near the University (Character Area 2), such as the Grade II listed Nortons House and Prebend House on Hunter Street. Yet there are also nineteenth-century houses still in residential use, such as the dwellings on Chandos Road (Character Area 3), Mitre Street, Gawcott Road (Character Area 4) and Moreton Road. The inter-War dwellings on Stowe Avenue also make a beneficial contribution to the character and special interest of the Conservation Area.

Community buildings

The Grade II* listed Old Gaol has a dominant presence in the market and is an important contributor to the area's historic character. It was built in 1748 and the Gaoler's house was added to the front by G. Gilbert Scott in the nineteenth century. The Old Town hall is a Grade

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II* listed building built c1783 and has a distinctive rooftop clocktower and golden swan weathervane. The roof has an unusual oversail on the right-side elevation due to the reduction of the north wall when the entrance to Castle Street was widened. The building is highly prominent in views from Market Hill and the High Street and is now a conference centre and event venue. The unlisted 1889 Masonic House (26 High Street, and the University's Grade II listed 1787 Mason's Building, Grenville Lodge in Hunter Street are also important contributors to the area's historic character.

Of the town's religious buildings, the oldest is the Grade II* listed Old Latin School on Market Hill, which has origins as a chantry chapel of St John the Baptist in the early thirteenth century (Character Area 1). The spire of the Grade I listed Church of St Peter and St Paul is a prominent feature of the town's skyline and this dates to the 1770s (Character Area 2).

Non-conformist places of worship are also well represented by the former Ebenezer or Primitive Methodist Chapel, now a Salvation Army Centre, on the south-western side of Moreton Road (Character Area 1). In addition, the Radcliffe Centre was built as a non-conformist church and Sunday school in 1857 (Character Area 2). Community buildings also contribute to the significance of the Conservation Area; these include the United Church and the Oddfellows Hall (now residential), both on Well Street. Number 3 Well Street was built for a Presbyterian and later Independent congregation formed c1700.

The distinctive Christ's Hospital Almshouses were rebuilt in 1897 replacing medieval almshouse buildings and are Grade II listed (Character Area 1). They are constructed with a first-floor balcony to the façade, with a veranda below and external stair access. The unlisted, stone-built almshouses at 5-10 Church Street (Character Area 2) are a row of single-storey terraced dwellings dating from 1910.

Educational Buildings

There are a number of educational buildings in the Conservation Area that are of historic and architectural interest. The former Board School on Well Street (Character Area 2) was built in 1879 and has notable aesthetic value. The current Royal Latin School occupies the site and building of the former Brookfield House on Chandos Road, also called the Mount. The Mount was formerly a nineteenth-century hunting lodge, reputedly once frequented by the Prince of Wales. The Grenville Combined School, also on Chandos Road, was built in 1907 by Scottish architect W. G. Wilson. Though extended in the later twentieth century, the building is distinctive and retains architectural and aesthetic value.

Numbers 1, 2 and 3 St Rumbold's Lane have distinctive railings to their flat roofs. These are often a feature of late nineteenth-century school buildings in urban areas, as rooftops were utilised for playground space. Their presence here could perhaps suggest the past use of the dwellings as a nineteenth-century school.

The University of Buckingham occupies a large area, the character of which is defined by the presence of its buildings. The most recent University building is a three-storey, brick building in Flemish bond, with traditional window forms and a columned entrance with a canopy and pediment. The new building has been sensitively designed to reflect the character of the area.

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Figure 35 The Victorian Board School of 1879

Figure 36 The Mount, when used as the Royal Latin School, c1960 (Buckinghamshire County Council, buckscc.gov.uk)

Figure 37 The Grenville Combined School, photographed c1963 (Buckinghamshire Archives)

5.9.Architectural Quality

Buckingham has many buildings of notable architectural and aesthetic value and there is a considerable variation in architectural styles and periods within the Conservation Area. This includes examples of timber-framed and stone-built medieval buildings, eighteenth-century Neo-Classical town houses, Victorian villas and workers' terraces, as well as early twentieth-century houses.

The traditional materials used in the construction of buildings and street surfacing are key elements in defining the historic character of Buckingham. The local limestone, clay and cornbrash deposits provided the basic elements in the construction of historic buildings prior to the nineteenth century. The subsequent arrival of the canal, followed by the railway, introduced cheaper, mass-produced building materials.

The local pale ochre coloured limestone is widely used throughout Buckingham in the construction of buildings and walls, often in combination with local bricks. Local brickwork varies in colour, with pink, orange, brown and mottled burnt brick all present, although red brick is most common. Flemish bond brickwork is often used. Header bond is also typically used on rounded corners of buildings such as 8 School Lane and 13 Well Street. Architectural features are sometimes highlighted through the use of contrasting colours and materials. There are examples of historic timber-framed buildings, such as the Old Market House, 36 High Street, and Twisted Chimneys and the Manor House Church Street. The town also has examples of timber-framed buildings re-fronted with brick in the eighteenth and nineteenth centuries.

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Figure 38 A palette of architectural styles seen throughout the Conservation Area

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5.10.Materials

Roofs

There is a wide range of roof forms in the Conservation Area. In the area of the market (Character Area 1) roofs are almost always oriented to be parallel with the street without front-facing gables, with occasional examples of small, traditional dormers. On the south side of Market Square, neo-Classical shallow hipped roofs behind parapets are common, with a continuity to the roof heights. This contrasts with the smaller buildings on the north side of Market Hill, which have older, steeper roof pitches and a variation in roof heights.

Figure 39 Examples of roofing materials and roofscapes in the Conservation Area

Generally, dual-pitched roofs are the dominant form throughout much of the Conservation Area, running parallel with the streets. This is particularly the case with the long, terraced rows of cottages, although occasionally the pattern is interrupted by gables fronting the street, particularly on community buildings for which a prominent appearance is appropriate. There are also occasional examples of hipped and half-hipped roofs on residential dwellings. Throughout the Conservation Area there is a notable absence of rooflights, which helps to highlight the area's historic character.

Traditional, handmade red plain clay tiles are the predominant roofing material in the Conservation Area, although there are also many examples of natural blue-grey slate, with the occasional use of thatch such as on the Grade II listed cottage on Moreton Road and number 14 West Street. The Victorian-era buildings often have decorative ridge tiles and, where gables are present, they often have timber bargeboards, such as those at number 10 St Rumbold's Lane. Some modern buildings have faux and inauthentic roofing materials, such as the residential apartments on the western side of Nelson Street, but in general the Conservation Area is notable for the lack of modern, manufactured roofing materials.

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Walls

Red brick is the predominant building material, often laid in Flemish bond, although dark yellow and brown bricks are also occasionally used. On occasion, the brickwork has been painted in light hues such as yellow, white, and cream. Blue painted brickwork is also present at 44 Nelson Street (Character Area 2). Limestone dressings are sometimes used to create an aesthetic contrast with the red brick. Decorative elements, such as bands of flared headers, dentils and corbels at eves level and on gables, are also found. Yellow brick has some limited use, which enhances the distinctiveness of the nineteenth-century dwellings where it is to be found.

Limestone construction is also evident, both in coursed and uncoursed forms. The Grade II* listed Old Latin School is built of uncoursed limestone rubble with limestone dressings, while the late eighteenth-century Grade II listed Corner House on West Street is built of coursed limestone rubble. There are examples where the exposed limestone blockwork is restricted to the rear or side elevations, with a more formal rendered treatment to the façade, such as the Grade II listed Prebend House on Hunter Street.

Timber-framed buildings are also evident in the Conservation Area, the most prominent being the Old Market House, with its exposed timber framing. The Grade II* listed Manor House also has exposed timber framing with brick or rendered infill panels to its upper floor. There are other rendered examples, with some historic timber-framed buildings having been re-fronted in red brick, such as The Ferns, 33 High Street.

Render is sometimes used, being most common in the centre of the town. It is used as a finish for both timber-framed and masonry buildings. White or off-white colours are commonly used, with light green, blue and yellow often found.

Figure 40 Examples of walls in the Conservation Area

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Figure 41 Examples of shopfronts in the Conservation Area

Shopfronts

There are many examples of historic shopfronts in the commercial core of the Conservation Area and the market area (Character Area 1). Some historic examples on the north side of the High Street Cattle Pens were added to former domestic dwellings, taking the form of a bay window. In many cases a residential use has been recently reinstated, but the adapted shop windows remain. There are also examples of more elaborate, nineteenth-century purpose-built shopfronts with fine examples of timber joinery, such as number 8 Market Square. Shopfronts with stall risers, pilasters, console brackets, projecting timber canopies over entrances, fanlights and cornices can all be found, with painted and lettered fascia signage. These details reflect traditional proportions and designs and enhance the character of the area.

New shopfronts that emulate this design preserve and enhance the area's character, while the retention, repair and refurbishment of historic examples, where existing, is also a sympathetic approach. There are examples where recent and modern shopfronts have successfully emulated this quality with positive results, such as the butcher's shop at Number 6 Market Hill. However, there are less sympathetic examples from the later twentieth century of generic, metal-framed shopfronts which do not enhance the area's character.

Character Area Two also has a good rate of surviving traditional and historic doors, windows, and joinery. While the commercial activity is limited to areas such as the north end of Well Street, here too there are good examples of historic shopfronts. The Garage at Number 3 Well Street has particularly striking historic fenestration and a carriage entrance, and it has been successfully adapted to modern commercial use as a café, with the antique petrol pumps retained.

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Windows

There are numerous good surviving examples of traditional and historic timber windows in the Conservation Area. These are distinctive for their high quality, and their continued presence and preservation enhance the overall character of the area.

Surviving traditional and original sash windows, such as those on the historic buildings on Castle Street (Character Area 2), are highly beneficial contributors to the area's historic and architectural special interest. Larger paned, late nineteenth-century sashes with a single glazing bar and horns to the upper sashes are to be found in the Conservation Area, along with earlier, multiple-paned sashes and examples with margins, for example on Chandos Road (Character Area 3). The horns on sashes are a late-nineteenth century characteristic and were a response to the development of larger, heavier panes of glass which put more pressure on the joints of the sash but required fewer glazing bars. Domestic bay windows are found on later residential dwellings, with examples on Moreton Road and Stowe Avenue (Character Area 1), as well as nineteenth-century examples on Chandos Road (Character Area 3).

Diamond and square leaded mullion or casement windows are also evident on historic buildings such as the Old Gaol, the Old Market House, and the Old Latin School. Sometimes window openings are embellished by a surround, which may take the form of stucco, a variation in brick colour, or carved dressings, as in the case of some of the limestone buildings.

There are also instances of good quality, modern timber windows in a traditional style installed in historic buildings that preserve the area's character. However, there are many instances where doors and windows have been replaced with poor-quality uPVC units, which have a detrimental impact on the area's character.

Figure 42 Examples of windows in the Conservation Area

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Doors

The elaborate treatment of entry doors with pedimented surrounds is a common feature, particularly in the market area (Character Area 1) and on Castle Street (Character Area 2). Where they are present, door surrounds are often made from timber but with varying embellishments, with examples of fluted pilasters, columns, brackets and fanlights to be found. There are instances of more elaborate porches with columns supporting a canopy or pediment, such as at the White Hart Inn and 1 West Street. Also common in the market area are entrance doors incorporated into shopfronts, with high-quality joinery and nineteenth-century doors intact. Throughout the area, there are surviving examples of original front doors which enhance the character of the area. The inter-War houses on Stowe Avenue retain some of their original front doors, with decorative glasswork and arched porch openings.

The bay windows and doors of the listed buildings along the west side of Bridge Street are also notable (Character Area 3). Here, original nine-panel front doors, with three-light overdoor glazing, panelled reveals and moulded wood surrounds can be found, along with straight hoods on shaped brackets. The timber front doors of Numbers 3-21 Chandos Road also include a number of historic examples, possibly original. There is some variation in styles, with some having been replaced, although the same type of door is sometimes used in each semi-detached pair, indicating they are probably part of the original design scheme.

Figure 43 Examples of doors in the Conservation Area

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5.12.Boundary Treatments

Areas of well-considered landscaping and front gardens contribute positively to the character and appearance of the area.

The market has a series of bollards and railings which are important visual elements in the area. The railings were retained and some relocated during works undertaken in the 1990s. Also in the market area are the gateposts and iron railings of the Buckingham Hospital, which are distinctive and positive elements in the street scene. The combination of bespoke cast iron railings and stone-built wall is also found at the Old Latin School on Market Hill.

Away from the market centre are more solid boundary treatments with examples of brick-built and limestone block boundary front walls, such as those on Moreton Road and West Street. Limestone block walls are a characteristic feature of the Conservation Area with many historic examples, including that at the north boundary on Moreton Road, which is the former stone wall of the workhouse.

Low, brick-built front boundary walls, picket fences, railings, and hedges along with brick gate piers are characteristic elements commonly used in residential areas such as Stowe Avenue and Chandos Road. Original iron railings also survive on Chandos Road in front of numbers 17 and 18, which contribute positively to the area's character. On the eastern side of Chandos Road, the boundary is predominantly green, with railings or waist-height close board fencing also used, although this is absent from the western side of the road.

Figure 44 Examples of boundary treatments in the Conservation Area

Around the Church of St Peter and St Paul there are fewer notable boundaries and walls due to the positioning of buildings directly onto pavements. However, there are some examples, such as the Grade II listed limestone wall and cast-iron railings of the old St Peter and St Paul Churchyard. The approach to the Parish Church from Castle Street has a verdant character and features low limestone walls, hedges and trees. These enhance the area's character, framing the entrance to the church grounds, and contrast with the density of buildings on Castle Street

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5.13. The Public Realm

The area around the market is an important, public urban space and the lime tree avenue of the former cattle market provides a shaded space with benches and planters. The footpath of the Buckingham Railway Walk is verdant with mature trees, as are the areas of Bernwood Jubilee Way and Berties Walk along the river. Trees in both private and public areas are an extremely important element of the townscape and they make a positive contribution to the character of the Conservation Area by contrasting with the built environment, framing views, and reinforcing the town's distinctive character.

Grass verges, such as those on the western side of Stowe Avenue, also benefit the area's character. The banks of the River Great Ouse provide another important, open green space, such as the area adjacent to the Cornwalls Meadow Car Park. This provides a positive contrast with the town's built environment.

The conversion of front gardens into parking spaces has a detrimental impact, yet this change is not commonly found in the Conservation Area's residential streets. For example, the front gardens of the Victorian properties on Chandos Road remain intact, benefitting the area's character.

Paving in the market area uses good quality Yorkstone slabs and granite setts. There are also distinctive river-washed cobbles outside the Old Market House. Yorkstone slabs continue in use around the Old Gaol and the Lower and Upper Shops. The use of diaper-patterned paving bricks on the residential side of the High Street, North End Square and parts of the Old Town is also beneficial. The use of high-quality, natural and traditional paving material helps maintain the Conservation Area's distinctive character.

Traffic signage, advertising and other detracting elements are limited in the central market and Parish Church areas, allowing their historic character to be better appreciated. Chandos Road is also generally uncluttered with traffic signage. To the south of the Conservation Area (Character Area 4), there are more examples of street furniture such as traffic signage and grit bins. At present, their impact is fairly neutral, although an increase in such features could become detrimental. Antique, cast-iron street name signs survive around Market Hill, Bristle Hill and Nelson Street which enhance the area's character. Similarly, a former post box with the royal cypher of Queen Victoria is present in the limestone wall of the Grade II listed Yeomanry Hall on Hunter Street, which enhances the conservation area.

Figure 45 Examples of public realm features within the Conservation Area

There are examples of modern steel lampposts around the town centre, while examples on the High Street have a more traditional form, with a simple, bracketed arm supporting a hanging lamp. On Well Street, Church Street, Manor Street, Mill Lane, and around the Parish

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Church, traditional streetlamps survive, with moulded bases, a crossbar, and curved brackets supporting a glass box lantern, topped with a finial. These positive and distinctive lampposts enhance the area's character. Bridge Street is a well-used route into the town centre and modern steel streetlamps are seen throughout this area. Similarly, modern streetlamps are found on Mitre Street and Gawcott Road.

Examples of generic steel railings can be found at a pedestrian crossing on Bridge Street and along the raised western pavement on Well Street. The current railings are utilitarian in appearance and, while they are neutral, should they require replacement in the future, a more sympathetic form of railing would help to enhance the area's character. Railings are also found on School Lane which have a slightly more detailed appearance, although these too could be replaced with a traditional and higher quality railing.

There are examples of metal bollards on School Lane and Well Street. Those on School Lane, outside numbers 1-5 (The Moorings), are recent but of appropriate design, with fluting and a splayed top, set within cobbled paving. In contrast, those outside the Oddfellows Hall, Well Street, are generic late twentieth-century examples. They are in poor condition and their replacement with a more suitable design, such as those used on School Lane, would benefit the area's character.

Buckingham has three public artworks or monuments. The Buckingham Memorial Cross, a Grade II listed structure unveiled in 1920, is situated to the north of the Parish Church. A sculpture of a diving swan is present adjacent to the Cornwalls Meadow Car Park. The small bronze sculpture, the 'Swan Girl', by local artist Freya Boyese, is on Market Hill near the Lower and Upper Shops. The swan is the emblem of Buckingham and the county emblem of Buckinghamshire. Also noteworthy is a recent mural silhouette of a swan below a river bridge on the Council Chamber wall of the Community Centre.

Figure 46 Examples of the public realm throughout the Conservation Area

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6. Management Plan

There are a wide range of issues facing the Buckingham Conservation Area, many of which share common themes. This section recommends management proposals which respond to the opportunities for enhancement and address these issues in both the short and long term.

6.1.Overarching Management Principles

The key focus for the Conservation Area's management is to ensure that its special architectural and historic interest is not diminished by unsympathetic changes, both within its boundary and its setting. Change affecting the Conservation Area should be managed to ensure any impact on the area's special interest is considered and development is carried out in a sympathetic way.

Opportunities to enhance and better reveal the significance of the Conservation Area are to be encouraged. Development proposals that preserve or enhance those elements that make a positive contribution, better revealing its significance, should be treated favourably.

High quality design reflecting the character and architectural interest of the Conservation Area is expected as a core aim within proposals. Developments and changes, both large and small, should be sympathetic in terms of design, size, height, massing, materials, and detailing. Proposals should respond to the local character and context, in particular those for advertising signage and new or replacement shopfronts. The implementation of an Article 4 Direction covering the Conservation Area, restricting permitted development, should also be considered.

Green open spaces, both public and private, which contribute to the Conservation Area's character are valuable attributes which should be maintained. Opportunities for sympathetic new planting and green landscaping should be encouraged.

The reinstatement of traditional, historic features and materials is recommended. The removal of poor-quality, modern uPVC doors and windows and the reinstatement of timber units is a positive change. Similarly, proposals for the removal of poor-quality shopfronts, street clutter and inappropriate surfaces should be welcomed. Changes to streetscapes would also need to adhere to advice in the AVDC Highways Protocol (2012).

6.2.Development Management Tools

Pre-application Advice
Early engagement with the Local Planning Authority is beneficial to potential applicants. Buckinghamshire Council's Heritage Team provides a pre-application consultation advice, which can be useful for formulating designs and proposals affecting heritage assets. Early advice will reduce the possibility of a refused planning application. Buckinghamshire Council can therefore guide development in a positive manner through early engagement. More information on pre-application consultations can be accessed via the council website.

Heritage Statements
The special architectural and historic interest of the Buckingham Conservation Area has been set out in Section 5. In order to manage change in the Conservation Area whilst preserving its special interest, an understanding of this significance and how it can be affected by a

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proposal is needed by the Local Planning Authority, owners, developers and applicants.

Specific buildings, proposals or development sites may require detailed analysis in order to understand the impact changes may have. It may be necessary for applicants to submit Heritage Statements, Heritage Impact Assessments or Archaeological Impact Assessments. These should describe the history and special interest of a site and demonstrate how a scheme will either preserve or enhance the Conservation Area's significance. As required by the NPPF (Para. 207), Heritage Statements and Heritage Impact Assessments require appropriate expertise and specialist heritage consultants should be appointed by applicants if required. All applications within the Conservation Area and its immediate setting require an appropriately detailed Heritage Statement, which are also necessary for listed building consent applications. The level of detail should be proportionate to the significance of the asset and sufficient to understand the potential impact of the proposal on the heritage asset's significance.

The visual impact of any development on key views of heritage assets or important views within the Conservation Area should be considered during the decision-making process. This includes development outside the Conservation Area within its setting. Where appropriate, views should be considered within Design and Access Statements or Heritage Statements. This assessment should be in accordance with Historic England's Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2019). Applications which fail to adequately assess the impact of a proposal on views and setting should not be validated.

Article 4 Directions

Article 4 Directions give local councils powers to restrict permitted development rights from sites or areas. This means that planning permission will be needed for changes previously considered as permitted development and, in granting or refusing planning permission, consideration will be given to the proposed works to ensure they preserve or, where possible, enhance the special interest of the Conservation Area.

Article 4 Directions introduce additional control over the types of development which are potentially the most harmful to the area's significance. They help to positively manage change, ensuring any alterations or additions are appropriate and sympathetic. They are useful and effective management tools, particularly when a conservation area is considered to be at risk. Article 4 Directions can also be used to prevent the loss of historic shop frontages or frontages which make a positive contribution to the character of the area, and to control the materiality of all new signage, removing permitted development rights as appropriate.

At present, Buckingham Conservation Area is not covered by an Article 4 Direction, although the control of development within the Conservation Area is enabled by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF. Generally development rights are more restricted within conservation areas in comparison to non-designated areas. The regular assessment of the Buckingham Conservation Area for suitability as an area of Article 4 cover is recommended. Further details on the additional controls related to Conservation Areas can be found on the Council's website.

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Unauthorised Works to Listed Buildings

Carrying out unauthorised works to a listed building is a criminal offence and individuals can be prosecuted. A planning authority can insist that all unconsented work is reversed. You should therefore always talk to Buckinghamshire Council before any work is carried out to a listed building. Both the contractor who carried out unauthorised works and anyone who caused or instructed the work to be carried out are considered liable for the offence. If a homeowner or developer is relying on an architect or builder to carry out works to a listed building, it is essential to be sure that all consents are in place. Approved plans should not be adapted or changed as the project develops without further consent.

There is no time limit on enforcement action and the new owner could be required to fund the reversal of any unauthorised alteration. Unauthorised works to a listed building could be identified as a liability by the checks undertaken by a purchaser's solicitor during the vending process. As a result, purchase of a listed building that has had unauthorised changes becomes a highly unattractive prospect.

Enforcement

Where the necessary permission has not been sought for alterations, such as advertising signage, the loss of historic shopfronts and windows, and building alterations which are not contained within the General Permitted Development Order, the Local Planning Authority's powers of enforcement should be considered. This assists in reinstating any lost character or architectural features, the loss of which have had a negative effect on the Conservation Area, as well as avoiding a precedent being set for similar, uncharacteristic works.

Local Heritage List

A Local List identifies buildings and structures of local architectural and/or historic interest, and these are considered to be 'non-designated heritage assets' under the provisions of the NPPF. Local Lists can be beneficial in ensuring the upkeep and maintenance of historic buildings that contribute to the character of a conservation area.

Buckinghamshire has a Local Heritage List and locally listed heritage assets play an important part in identifying and defining local character. The local list entries for Buckingham include buildings and structures, archaeological remains, and green spaces. The Local Heritage List can be accessed online.

Sites included on the local list are not on the national list as statutorily designated heritage assets. However, their local importance is recognised and is a material consideration in the planning process. This is in accordance with the NPPF, which states that the effect of an application on the significance of a non-designated heritage asset should be considered when determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Character Appraisal and Management Plan

The Conservation Area Appraisal and Management Plan should be reviewed from time to time to monitor change and inform management proposals. It is through this process that issues can be identified, ideally at an early stage, and measures taken to ensure the preservation of the Conservation Area's special interest.

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6.3.Managing Future Change

New Development
There are opportunities within Buckingham Conservation Area and its setting for new development to make a positive contribution to the Conservation Area. To be successful, any future development needs to be mindful of the local character of the Conservation Area and the importance of its setting, while at the same time addressing contemporary issues such as sustainability.

Successful new development will**:**

- Relate to the geography and history of the place and the lie of the land
- Sit happily in the pattern of existing development and routes through and around it (including public footpaths)
- Respect important views
- Respect the scale, form and massing of neighbouring buildings
- Use materials and building methods which are high in quality, replicating those used in existing buildings
- Create new views and juxtapositions which add to the variety and texture of their setting.

Buckingham Council may refer medium to large-scale development schemes to a Design Review (such as Design South East), to ensure that new buildings, additions and alterations are designed to be in sympathy with the established character of the area. The choice of materials and the detailed design of buildings and architectural features are important in ensuring the proposal is appropriate to a conservation area. In addition, there is an opportunity for developers to make a positive contribution to the wider historic environment through Section 106 Agreements.

A sympathetic approach to heights for new development, with a view towards maintaining the prominence of positive and historic buildings, is necessary. Proposals for additional storeys to buildings are also problematic, as upwards extensions often result in a deviation from the established height of neighbouring buildings and alter the character of the Conservation Area. Any development should respect the scale, form and massing of neighbouring buildings and should be sympathetic to the surrounding heights of buildings and the character of the Conservation Area.

Opportunity Sites
Opportunity sites within the Conservation Area include unsympathetic, late twentieth-century buildings in the market area, which could be redeveloped to enhance the area's appearance. The recent redevelopment of the former NatWest Bank at Market Square has resulted in a positive change, removing an unsympathetic building and replacing it with a more fitting façade that corresponds to the immediate local character. The design and traditional materials, including timber sash windows and good-quality shopfront joinery, are an enhancement.

Other sites which may provide opportunity for enhancement include empty premises or buildings, particularly buildings of architectural or historic merit. Their refurbishment, reuse and long-term occupation would have a positive impact on the Buckingham Conservation Area.

Backland areas to the rear of commercial buildings could also benefit from sensitive adaption. The retention of their functional 'rear yard' character would be an important aspect of an acceptable scheme. Historically, such backland areas had a distinctive utilitarian character, with a lower status than the public buildings to the street front. This lower status is manifested in lower heights, functional design, and the materials of buildings such as warehouses, workshops and stables. In

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other examples, the backland areas were open gardens or orchards, and the retention of a sense of openness may therefore be appropriate.

Figure 47 Former empty industrial site on Bath Lane, outside the Conservation Area but adjacent to its boundary and visible from the Bath Lane Viaduct

The large, vacant former industrial park on Bath Lane is currently unoccupied, but is within the Conservation Area's immediate setting, from where there are views of the Parish Church spire. The vacant site can also be seen from within the Conservation Area, from the Bath Lane viaduct in Character Area Four. As a vacant site in the immediate setting of the Conservation Area, the design and layout response to the historic town for any new development would be an important consideration. The site has a limestone-built wall fronting Tingewick Road, which is a positive element in the Conservation Area's setting. The layout and design of any new development would need to respond sympathetically to the character of this part of the setting, along with maintaining or enhancing important views.

Vacant Dwellings and Neglected Upper Floors

Empty buildings detract from the quality of the Conservation Area and are prone to encouraging antisocial behaviours. They often fall into rapid decline due to associated issues of neglect and a lack of maintenance. The rate of dilapidation and decay can increase due to vandalism, squatting and arson, as well as exposure to the elements. Empty shops will detract from the Conservation Area, offering no engagement with the public and, if high in number, discourage footfall on high streets. Section 215 of the Town and Country Planning Act 1990 states that the local authority can serve notice on the owner and occupier of land if its condition adversely affects the amenity of the area. The notice sets out the required steps for remedying the condition of the land and a timeframe for the remedial steps to be undertaken.

In general, the dwellings, shops and commercial buildings within Buckingham are well-occupied and the area has a vibrant character. However, there are instances where neglected buildings are of concern.

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Figure 48 A positive Grade II listed dwelling in need of repair

Figure 49 A building with shopfront and distinctive windows in need of enhancement

An example of a positive building in need of maintenance is the former Swan Brewery building on School Lane (now the West End Garage). Its relatively plain façade contrasts with the large and elaborate, late nineteenth-century chimney emanating from its roof. The varying height of the building and its high-level loading loop indicate its former industrial function, and it has architectural and historic value. Although it is currently occupied, the building shows signs of neglect, particularly on its upper floors. Some roof slates are missing and the windows are damaged, while repairs to the brickwork would also be beneficial.

Maintenance and Repairs

Poor maintenance leads to the deterioration of the fabric of the built environment and results in a loss of architectural details. Without maintenance, small issues can easily escalate into significant problems that can be highly expensive to fix. It is therefore more cost effective in the long term to carry out timely repairs if issues have been identified. Simple, regular maintenance includes, but is not limited to, the following:

- Regularly ensuring gutters and downpipes are clear
- Clearing drain grilles of leaves and debris
- Ensuring air bricks are clear, including historic examples
- Removal of excessive plant growth, particularly in areas where it is impacting a building
- Stripping, refurbishing and repainting existing timber windows and doors, along with other joinery.

Within the Conservation Area repair works should be carried out sensitively to protect any historic fabric of a building and sustain its appearance and character and that of the wider area.

The Scheduled Monument of St Rumbold's Well is on Historic England's At Risk Register and is considered to be highly vulnerable and in decline, with extensive significant problems. The well is in private ownership and was last restored in 2002, but its condition has since declined. Historic England provide advice and guidance on their website, along with funding assistance, for the restoration of Scheduled Monuments and will aid in achieving the necessary Scheduled Monument Consent for restoration works.

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Inappropriate Alterations

A poorly considered alteration will be incompatible with the historic fabric of a building, its visual appearance and the character and special interest of the Conservation Area. A common inappropriate alteration is the removal and loss of traditional timber windows and their replacement with uPVC units.

The term uPVC is short for *Vinyl Chloride un-plasticised*. These are mass produced and lack the quality and authenticity of traditional joinery. Examples that intend to emulate the appearance of a timber window are also not appropriate as a replacement for a timber window, as manufacturers are unable to replicate the sections and glazing bars used in most timber windows due to the limited strength of the uPVC material and the additional weight of double glazing. As a result, false or applied 'glazing bars' are common on uPVC windows, either formed from thin strips of plastic inserted within the glass sandwich of a double-glazed unit or stuck onto the outside of the glass to replicate a glazing bar. A uPVC window is unable to match the sections and proportions of historic joinery or the slim sections of metal windows, and therefore is unsuitable as a replacement for timber. The architectural special interest of the Conservation Area is preserved through the use of traditional materials and skills, such as joinery. The replacement of a timber window with uPVC is unacceptable as it will dilute the areas special interest. The replacement of a uPVC window with a traditional timber window would be supported, as this will enhance the area's architectural special interest.

Windows made of uPVC are difficult to recycle and, as a result, most are deposited in landfill. Over their lifespan from manufacture and use through to disposal, uPVC windows are not better for the environment. It can take many years to offset the energy used and carbon produced in the manufacture of uPVC windows, while timber is sustainable, renewable, and has low thermal transmittance. Plastic windows and doors will also trap moisture, exacerbating damp and condensation, which can be particularly problematic with historic buildings.

Figure 50 Poor quality, uPVC window in a positive, nineteenth-century building within the Conservation Area

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Similarly, the loss of traditional materials such as natural slates, handmade clay tiles, timber weatherboarding, or metal rainwater goods and their replacement with modern materials or faux copies (for example cement fibre, plastic guttering, concrete tiles, and composite slate) will have a detrimental impact on the Conservation Area. Such proposals in a planning application are not acceptable and the continued use of traditional, natural materials is required in the Conservation Area. Maintaining the use of traditional materials and utilising the skills necessary for their production will help preserve the special interest of the Conservation Area.

The removal of chimneys or other architectural features from buildings will negatively alter a building's symmetry and character and that of the wider area. Unsympathetic additions can add to visual clutter, so the installation of satellite dishes, cabling, aerials, antennae, meter boxes, burglar alarms and security cameras require consideration of their location and appearance and the potential impact on the Conservation Area. Applications for the painting or rendering of masonry and brickwork walls, or the addition of pebble dash, artificial stone cladding or tiles will be refused as it is not appropriate, particularly on exposed brick or masonry buildings that contribute positively to the area's character.

Extensions

Extensions are considered on a case-by-case basis, but these should be of high-quality design. The design process will need to take into account the site's historic context and reference the layout, scale, massing, appearance, and materials within that part of the Conservation Area. The example set by positive buildings should be followed, as neutral and negative buildings do not set an acceptable precedent for new development.

Open spaces, the spaces between buildings, gaps in street frontages and the grain of development are also important characteristics that should be referenced. The impact on the setting of any nearby listed buildings or locally listed buildings is also expected to be a factor influencing design and appearance. New development should therefore draw on the positive contribution made by the historic character of the area, with the aim of sustaining and enhancing the Conservation Area's special interest.

An appropriate extension will be subordinate to the host building. The prominence of extensions to the side and front of buildings is often highly problematic due to the visual impact on the streetscape. Inobtrusive extensions to the rear are far more likely to be acceptable.

Roof Extensions

There are few buildings over three storeys in height within the Conservation Area. For this reason, any proposed development of tall structures or the addition of floors to existing structures should include appropriate visual surveys to understand how a roof extension within the Conservation Area may affect its character, its significance, and that of its historic buildings.

The construction of additional floors and roof extensions would increase the visual prominence of the host building, which may in turn visually compete for dominance with historic buildings or impact vistas and streetscapes. This is particularly relevant in the historic and commercial core of the Conservation Area, including around Market Hill and the High Street. Here there are open spaces and vantage points from which there are important views of the Conservation Area and its listed buildings. The variation of building heights around the Market Hill and the High Street forms a key part of the areas character.

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Similarly, roof extensions to residential properties can result in the host dwelling becoming unsympathetic, out of proportion and incongruous to the area's character. At present, large box dormers and rooflights are not typical in the residential streets of the Conservation Area and their introduction would diminish the area's distinctive character. Proposals to extend into attic spaces in residential properties would need to be designed sensitively to avoid uncharacteristic features such as over-prominent skylights and bulky dormer windows.

Demolitions

The demolition of any building, including unlisted buildings in the Conservation Area without the Local Authority's planning permission is a criminal offence. Where the building or structure makes a positive contribution to the Conservation Area, there is a presumption in favour of its retention and reuse. However, the demolition of a neutral or negative structure and its replacement with a well-designed new building could constitute a benefit to the Conservation Area. In general, new development should enhance or better reveal the Conservation Area's significance. Proposals that preserve those elements that make a positive contribution to the area's special interest and character, or which better reveal its significance, should be treated favourably. To be successful, any future development needs to be mindful of the local character of the Conservation Area and the importance of its setting, while at the same time addressing issues such as sustainability.

Sustainability and Energy Efficiency

Climate change and renewable energy are growing considerations around change in the built environment. Some forms of renewable energy are less compatible with conservation areas, especially if implemented unsympathetically. Solar panels, alternative heat and energy sources, and air conditioning units installed in visually prominent locations would detract from the character and appearance of the Conservation Area.

The retrofit of houses within the Conservation Area with triple-glazing or external cladding is likely to be harmful to the significance of the Conservation Area, potentially eroding its character, and may not be considered a suitable solution. Additionally, external wall insulation, if installed incorrectly, may also be damaging to the fabric of traditional buildings.

Historic England are currently undertaking research into the role that cultural heritage and historic buildings can play in climate change mitigation and adaptation, and have produced a suite of guidance documents which support decision-making, including:

- Historic England, *Traditional Windows: their care, repair and upgrading* (2017)
- Historic England, *Adapting Historic Buildings for Energy and Carbon Efficiency* (2024)

These guidance documents should be used and promoted within the Conservation Area using a holistic, 'whole building' approach when tackling these issues.

Ensuring Appropriate Materials

The use of inauthentic, mass-produced external materials is inconsistent with the preservation of the Conservation Area's architectural and historic special interest. By using a palette of unsympathetic modern materials out of keeping with the historic area, buildings can be visually domineering within a streetscape and therefore have a negative impact on the character of the area and group value within a street scene. Residential areas are particularly vulnerable to an erosion of quality through the replacement and loss of

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good-quality windows, doors and roofing materials. Traditional, natural materials should be used, such as timber windows and doors, natural slate, clay tile, and timber weatherboarding as appropriate. Any new brick construction should emulate the characteristic red brick, ideally in Flemish bond, with the use of flared headers also being a possibility.

Ensuring Appropriate Paint Colours

Consideration should be given by owners to the use of appropriate paint colours for external finishes and joinery. Buildings which are designed as a pair or group, particularly listed buildings, should retain the same consistency of colour in order to avoid a notable and negative contrast. Careful consideration should also be given to where the changes in colour sit on the building. Variations in colour should not interrupt or disrupt a building's architectural features. Overly bright and inappropriate colours should be avoided, but similarly, the overuse of grey will also have negative impacts. Grey colours are currently perceived as having an inherent 'antique' quality and as a result are a popular colour choice. However, there is no historic precedent for the widespread use of grey in the past and it is solely a current trend.

Enhancing Neutral and Negative Buildings

A proportion of buildings make a neutral or negative contribution to the character and appearance of the Conservation Area. The dilution of the contribution of positive buildings amongst those which are neutral leads to an underwhelming and indistinctive overall character.

Buckinghamshire Council should not allow for the quality of design to be 'averaged down' by the neutral and negative elements of the built environment. Where possible, officers must seek schemes which enhance the built environment and look to conserve and reinstate historic features. It is also considered that unsympathetic schemes and the use of inappropriate, poor-quality materials should not be allowed, both within the Conservation Area and its setting.

Figure 51 A negative, late twentieth-century building on Market Hill

Figure 52 The former site of the NatWest Bank, Market Hill, recently enhanced with a traditional shopfront, timber sash windows and architectural features such as pilasters and a cornice

Generally, examples of late-twentieth-century residential developments or retail units in the Conservation Area make neutral or negative contributions, as little consideration was given to the preservation of the Conservation Area's character at that time. The refurbishment or redevelopment of neutral or negative buildings, using more appropriate external finishes and traditional materials such as timber windows, is to be encouraged.

A good example of such a scheme was the redevelopment of Numbers 1 and 2 Market Hill, formerly the NatWest Bank. The two-storey, brick arcaded building with a pitched roof was built in the 1980s and was an incongruous element in the Conservation Area. In 2018 it was comprehensively refurbished, with a third floor added and the façade rendered and remodelled in a Georgian, Neo-Classical style with timber sash windows, pilasters, and a timber shopfront. The result was a beneficial effect on the character and appearance of the Conservation Area.

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6.4.Shop Frontages

There are a number of late-nineteenth- and early-twentieth-century historic shopfronts throughout the Conservation Area which have retained historic architectural detailing and make a positive contribution to the area's special interest. Along with the preservation of positive examples, there is scope for improvement to shop frontages to enhance the character and appearance of the historic streetscape. In the short term, any vacant shop units can be enhanced creatively at a low cost and should be considered a 'blank canvas' for improvement; this could include public art or information on the area.

Planning advice should always be sought as soon as possible when considering any changes to shopfronts. Alterations to a shopfront or the provision of a new shopfront to commercial premises will require planning permission and, where the building in question is listed, any works affecting its special interest will require listed building consent. In order to provide sufficient information within an application affecting a shopfront, drawings at a scale of 1:50 or larger are required, which should include one showing the shopfront and the whole elevation of the building of which it forms part.

Most traditional shopfronts comprise similar architectural components, which together contribute to their quality and character. These have evolved over time in response to technological advancements in materials and design. The most common features include the stall riser, pilasters, fascia and cornice. Where these features survive, they should be retained, repaired and maintained, and should not be concealed by new additions or advertising signage.

Figure 53 A diagram of a typical shopfront

Lost features should be reinstated, and the replacement of incongruous shopfronts provides an important opportunity to revitalise and enhance the street scene. The replacement of full height windows and a rationalisation of signage could have a quick and notable effect on the streetscape, improving the Conservation Area's character and appearance. Where an existing shopfront is to be replaced or altered, the design should relate to the existing characteristics of the street scene and the upper floors of the building, as well as the town as a whole. Along High Street, Market Hill and Castle Street in particular, where the majority of shopfronts are historic, new designs should follow traditional design principles.

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Figure 54 Historic shopfront on Castle Street

Key principles are set out below:

- Existing, well-designed traditional shopfronts should be preserved and maintained.
- Incongruous modern shopfronts and associated signs should be replaced.
- The characteristics of the host building as well as the street scene should be taken into consideration. All windows, doors and fascias should be proportionate to the host building. Fascia signs should not go above ground floor level or include enlarged or cramped typeface.
- The installation of traditional architectural features such as stallrisers, cornices, consoles and decorative tiling should be considered as part of any replacement shopfront and is actively encouraged.
- Traditional paint colours should be considered for the shopfront and any signage. These should avoid bright colours which detract from the character of the Conservation Area.
- The use of individual cast metal lettering or painted traditional sign writing is to be encouraged.
- Businesses must not install excessive advertisement displays and paraphernalia in the façade.
- Hanging signs are traditional and can provide additional opportunities for advertising and wayfinding. They should be made of timber and their position and scale should be carefully considered.
- Downward pointing trough or swan neck lights to illuminate fascia boards may be acceptable, however lighting should be kept to a minimum. The use of internally illuminated or backlit signage is not acceptable within the Conservation Area.

Advertisements

Advertisements are subject to a separate consent process under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Restricting deemed consent for advertisements or creating an Area of Special Advertisement Control could be considered, as this would allow greater control over advertisements within the Conservation Area and ensure new and replacement signage on retail and commercial buildings is sympathetic to the area's character and appearance.

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The use of advertising lettering and signs, used in excess of the name of the business and the service or goods supplied, should be limited within the Conservation Area, and in the majority of cases it should be discouraged. Where it is incorporated, it must be designed with regard to the form and elevations of the building. If the window area is not necessary for the display of goods or lighting, it should not be obscured with posters and/or laminated prints.

Vinyls in particular cause harm to the character of historic urban areas and the appearance of buildings. They prevent intervisibility between the shop and street, which serves to deaden the street scene and create unwelcoming facades to historic shopfronts.

Digital advertising displays and internally lit advertisements would appear as over-prominent and detracting elements in the street scene and have a detrimental impact on the character of the Conservation Area and the settings of listed buildings. The introduction of these elements within the Conservation Area will be resisted.

External Lighting and Lit Signage
External lighting should be subtle in design, showing sensitivity to the historic character of Buckingham, and respectful of the historic fabric of the buildings within the Conservation Area, particularly listed buildings in commercial use. Excessive lighting in well-lit streets and internally illuminated signage is not acceptable within the Conservation Area and, where external lighting is required, trough or traditional swan neck-lit signs should be used instead.

Historic England provides further advice on external lighting for historic buildings, which can be found on their website.[35] This provides guidance on design concepts, patterns of lighting arrangements, discreet location of lighting, the size and nature of the building to be lit, and the need to illuminate it, as well as potential adverse effects of external lighting to be considered. It is likely that only evening-opening businesses will require external lighting, as streetlights should be adequate to illuminate other shop frontages.

Security Shutters
External roller shutter boxes can be an intrusive feature on historic shopping streets due to their bulk, modern materials, and prominent position below the fascia. Their use is discouraged, particularly where their installation will conceal or damage features of a traditional shop front. When closed, solid roller shutters detract from the appearance of the Conservation Area due to their modern appearance and deadening effect on the frontage of buildings. If security shutters are needed, they should be installed internally and should be open grilles to allow internal surveillance and to avoid the unattractive appearance of solid barriers within the street scene.

6.5.Public Realm and Highways

The public realm forms an important part of the character and appearance of the Conservation Area as it includes the spaces between buildings.

Through the agreement of a standard good practice within the Conservation Area between relevant Local Authority teams and other

[35] Historic England: External Lighting of Historic Buildings https://historicengland.org.uk/advice/technical-advice/building-services-engineering/external-lighting-of-historic-buildings/

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landowners, long-term goals can be set to promote good design within the public realm, such as avoiding excessive road markings or signage and agreeing a standard street furniture, to ensure consistency over time as elements are introduced or replaced. Signs and barriers are sometimes needed for safety, yet they can be kept to a minimum, of good design, and positioned thoughtfully to avoid clutter and obstruction.

The guidance document *Historic England Streets for All, Advice for Highway and Public Realm Works in Historic Places* provides practical advice for anyone involved in planning and implementing highways and other public realm works in sensitive historic locations, including highways engineers, planners, and urban and landscape designers.

Access and Integration

Buckingham Conservation Area is expansive and accessed through multiple routes on foot or by vehicle. In many places, entry to the Conservation Area is not discernible and better acknowledgment of the Conservation Area, either through signage, changes in streetscape features, street furniture or markers, would be beneficial. Interpretation boards and the creation of an integrated approach, utilising uniform signage and specific lighting and paving throughout Character Areas, would improve public awareness.

Boundary Treatments

The installation of unsympathetic and piecemeal boundary treatments can harm the character of the street scape and the immediate setting of historic buildings and spaces. In the area around the High Street, the market, and in the historic streets and lanes of Character Area Two, few buildings have front garden spaces; where they are present, such as those on Chandos Road, front gardens are positive elements.

The gradual introduction of inappropriate close board fencing, poor-quality railings, walls, and fences causes cumulative harm to the appearance of the Conservation Area. For front garden masonry wall boundaries, the use of brick or limestone of appropriate heights for treatments, along with coping bricks, panels, and other features, would be appropriate. Good-quality, historic wrought-iron railings do exist in the Conservation Area and these set a standard that should be considered for any new railings.

The removal of front boundary treatments in favour of car parking will be resisted. Close board fencing to rear domestic gardens is typical, however, its introduction and use on gardens fronting the street is not appropriate and will be resisted.

Trees and Planting

Trees, hedges, grass verges and planting have a positive impact on the Conservation Area's character, providing a verdant quality that is intrinsic to its appearance. Trees, hedges and plants can be important within the wider landscape, whilst also providing high quality screening in some instances. Trees both privately owned and in the public realm can provide green backdrops to significant buildings or views. Each of the four Character Areas has important trees or vegetation, and in general these are currently well maintained. Appropriate levels of continued maintenance should be ensured and, where required, opportunities for enhancement sought to maintain and manage the trees within the Conservation Area.

The existing stock of trees in the Conservation Area makes a positive contribution and the impact of a proposal for the removal of trees therefore requires assessment. In line with the Town and Country Planning Act, all trees in Conservation Areas are afforded the same protection as a Tree Preservation Order (TPO). Trees which have a trunk diameter of more than 75mm, at a height of 1.5m from the

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ground, may not be felled or lopped unless six weeks' written notice has been given to the Council. Six weeks' notice has to be given to the council under S211 of the Act. [36]

However, a tree within the Conservation Area may also be further protected by a TPO. A TPO is used to protect trees that are particularly attractive, are good examples of their species, contribute to the appearance and amenity of an area, or have any cultural or historic value. A TPO may apply to individually specified trees, groups of trees, any trees present within an area, or whole areas of woodland. It is illegal to cut down, uproot, prune, or otherwise destroy or damage a tree protected by a TPO without the Council's consent and doing so can lead to a substantial fine.

Any prominent trees, street trees, and trees with amenity value on private land throughout the Conservation Area should be monitored and maintained appropriately. This will ensure the symmetry along tree-lined streets and visual rhythm, as well as maintain the green character of the area. Any tree that makes a positive contribution to the area should be retained, maintained and, if felled (only if dead, dying or dangerous) replaced with an appropriate new tree.

[36] Town and Country Planning Act 1990 Preservation of trees in conservation areas. https://www.legislation.gov.uk/ukpga/1990/8/section/211

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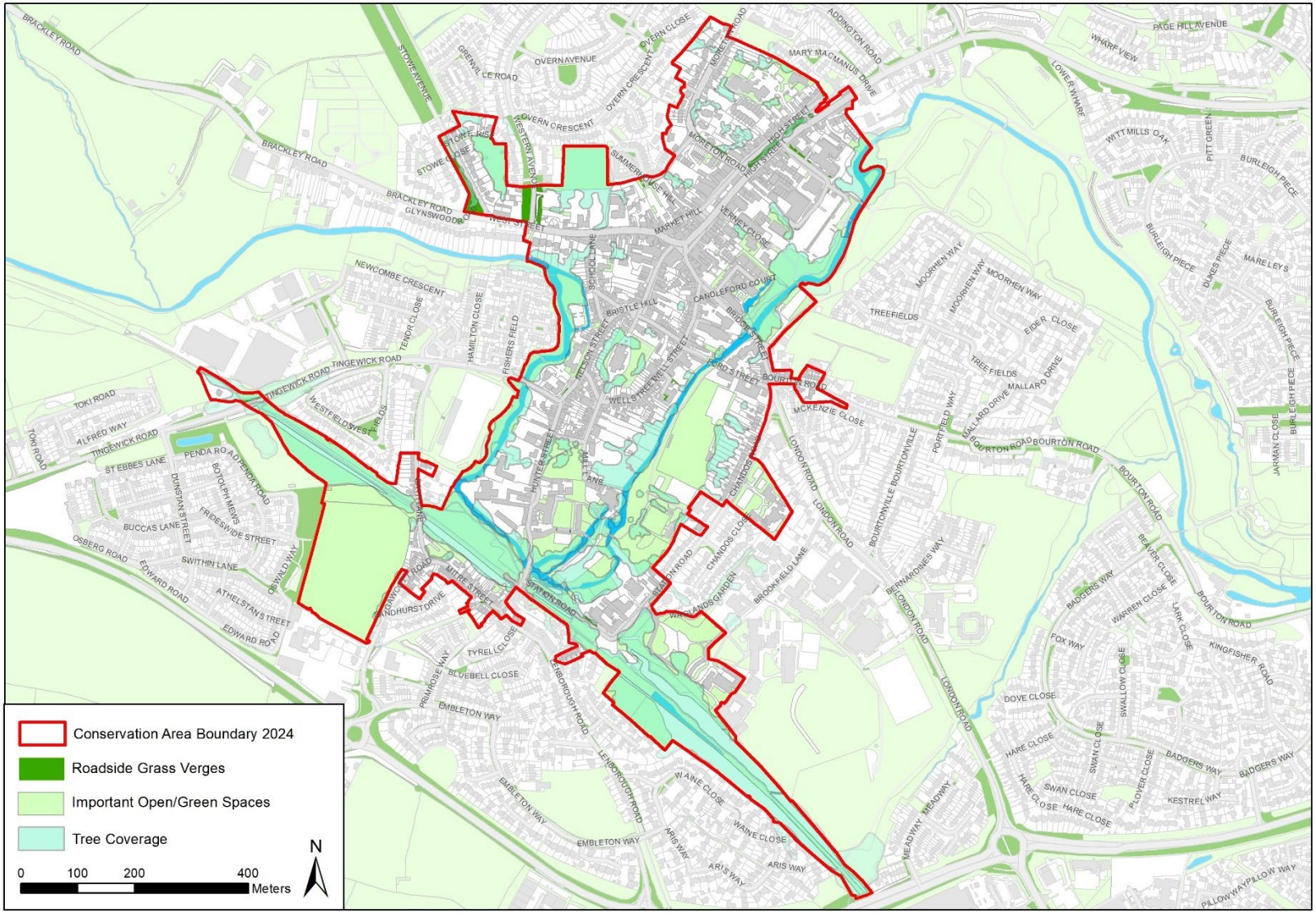

Figure 55 A map showing important planting, green space and tree coverage within the Conservation Area

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Street Furniture and Road Signage

There is an opportunity to enhance the character and appearance of the Conservation Area through a consistent and holistic approach to changes in street furniture, including the installation of new items of high-quality design and the replacement of poor-quality items. Changes to streetscapes, road signage, and street furniture will also need to adhere to advice in the AVDC Highways Protocol (2012).

The general principles are set out below and Buckinghamshire Highways are encouraged to comply with these measures:

- Over-proliferation of street furniture, which can lead to visual clutter, should be avoided. The use of a single post for multiple signs is one way of avoiding their overuse.
- The use of traditional materials and designs should be considered for all new and replacement items of street furniture, as this would help reflect the character of the building stock and enhance the overall appearance of the Conservation Area.
- New or replacement paving, furniture and other elements of the streetscape should be selected with the intention of enhancing the quality and character of the built environment and to complement surrounding buildings.
- New metal bollards of a traditional form are required for use in the Conservation Area and should be used to replace any existing bollards that are of poor-quality design and materials.
- Excavation of paving for service-related works must be made good and the infilling must match the surface material and colour like for like. Stone slabs, cobbles and setts should be retained and reinstated as part of the scheme of works. The replacement of traditional and natural surfaces with patches of tarmac will have a negative impact on the Conservation Area's character. New materials and sizes of kerb stones used for pavement repair should also match those existing.
- Narrower and paler yellow lines should be used within the Conservation Area and will minimise their visual impact compared to standard yellow lines.
- Traditional designs of lamp units should be used for street lighting within the Conservation Area boundary and utilitarian, modern steel or concrete lampposts should not be used. The like for like replacement of traditional or historic streetlamps is required to preserve the Conservation Area's Character. New street lighting should be consistent in design, height, materiality and colour.
- New EV charging equipment should be integrated into existing street furniture, i.e. lampposts and bollards, where possible. Freestanding EV charging units or those attached to buildings and structures should be inconspicuous and of simple design, with low-key colours.
- Litter bins should be of cast iron or steel, not plastic.
- Benches installed along key walking routes and public open spaces should be cast iron, stone, or hardwood timber, or a combination (for example, cast-iron supports with timber seat and back).

Car Parking

Car parking can have an adverse effect on the character of a conservation area, impacting the street scene and how the area is experienced. Buckingham Conservation Area contains some areas where parking is an issue and presents an opportunity for enhancement to improve the area's appearance. In residential areas, there is a shortage of off-road parking and parking is predominantly

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on-street, which detracts from the area's appearance. However, the loss of front gardens of residential properties through their conversion into off-road parking spaces would have a harmful impact on the area's character and will be resisted.

The Cornwalls Meadow Car Park provides a significant number of inobtrusive parking spaces in Character Area One, which are convenient for access to the town centre. This provides visitors to the town with a large car park, which is beneficial to the whole Conservation Area by reducing the pressure on the town's roadside parking spaces. In Character Area One, there are also parking spaces on the west side of the High Street. Although these are much needed and well-used, the parked cars somewhat detract from the views of the historic streetscape and the sense of place.

Car parking within Character Area Two is more problematic, and in instances this creates a narrowing of the already tight roads, such as on Well Street and School Lane, limiting visibility. Roadside parking is also available on Castle Street, although the street is wider and therefore the parked cars have less impact. The small triangular area on the north side of Bristle Hill is used for parking in a haphazard way, although the capacity here is very limited.

The wider thoroughfare of Chandos Road within Character Area Three has some roadside parking provision at its northern end, with double yellow line restrictions towards the southern end. There are instances of rear private parking areas behind the Victorian dwellings. This adaption is preferable to the conversion of front gardens to parking plots, which would diminish the character of a historic residential area. Use of the Chandos Road Car Park is restricted to University of Buckingham staff, students, and visitors only.

In Character Area Four, there is little available parking in Mitre Street and Gawcott Road, although there are some roadside spaces and permit holder pavement parking spaces. In addition, there are some private rear parking spaces. However, the level of roadside parking is currently not excessive.

Figure 56 Car parking on the western side of High Street

Traffic Calming

Market Square and the High Street in the centre of the town can become busy with traffic. The traffic calming measures in place, such as weight restrictions, pedestrian crossings and enforcement cameras, slow traffic, and the crossings provide a facility for pedestrians to cross safely. The slower and calmer traffic will also allow a better appreciation of the character of the Conservation Area.

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6.6.Section 106 Agreements and Funding Opportunities

Opportunities for funding to preserve or enhance the Conservation Area, including individual elements within its boundary, can be secured via Section 106 agreements. These are legally binding agreements made between the Local Planning Authority and a developer, the purpose of which is to mitigate the impact of any new development upon the local community and infrastructure. Generally, S106 agreements are used to make a proposal acceptable in terms of planning and are only used where necessary, relevant, and reasonable, meaning they are only used when part of the planning balance.

The National Heritage Lottery Fund is a large national body which awards grants and funds to help preserve and enhance the UK's heritage assets. Their website provides details of available funding and how to apply.

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7.Boundary Revisions

7.1.Introduction

The Conservation Area boundary has been revised to reflect changing methodologies of good practice and provide a clearer strategy which acknowledges the practicalities of Buckingham's unique built environment. This review is in line with the NPPF guidance on conservation areas (paragraph 204). This states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Figure 57 Thatched dwelling on Moreton Road

Green and open areas outside the original boundary may have some limited historic interest, for example land west and north-west of Moorhen Way, where there is evidence of medieval ridge and furrow field systems. However, open areas often lack the specific historic and architectural special interest that would justify their inclusion, as is the case with the open land west and north-west of Moorhen Way.

A map (Figure 58) which marks the original and new boundary is presented on page 65, and written descriptions and accompanying photographs are included in the following sections. No significant areas have been removed. Minor alterations have been made to the boundary in some areas to correct inconsistencies and to reflect existing property boundaries.

7.2.Proposed Additions

The review of the Conservation Area boundary has resulted in four areas of extension. The historic and/or architectural special interest of these areas has been assessed and identified as being of sufficient strength to warrant inclusion. The four areas identified are as follows:

1. Moreton Road
2. Part of Stowe Avenue and Stowe Rise
3. North-west end of Mitre Street and part of Gawcott Road, including Buckingham Railway Walk west.
4. Station Road and the Royal Latin School, including Buckingham Railway Walk east

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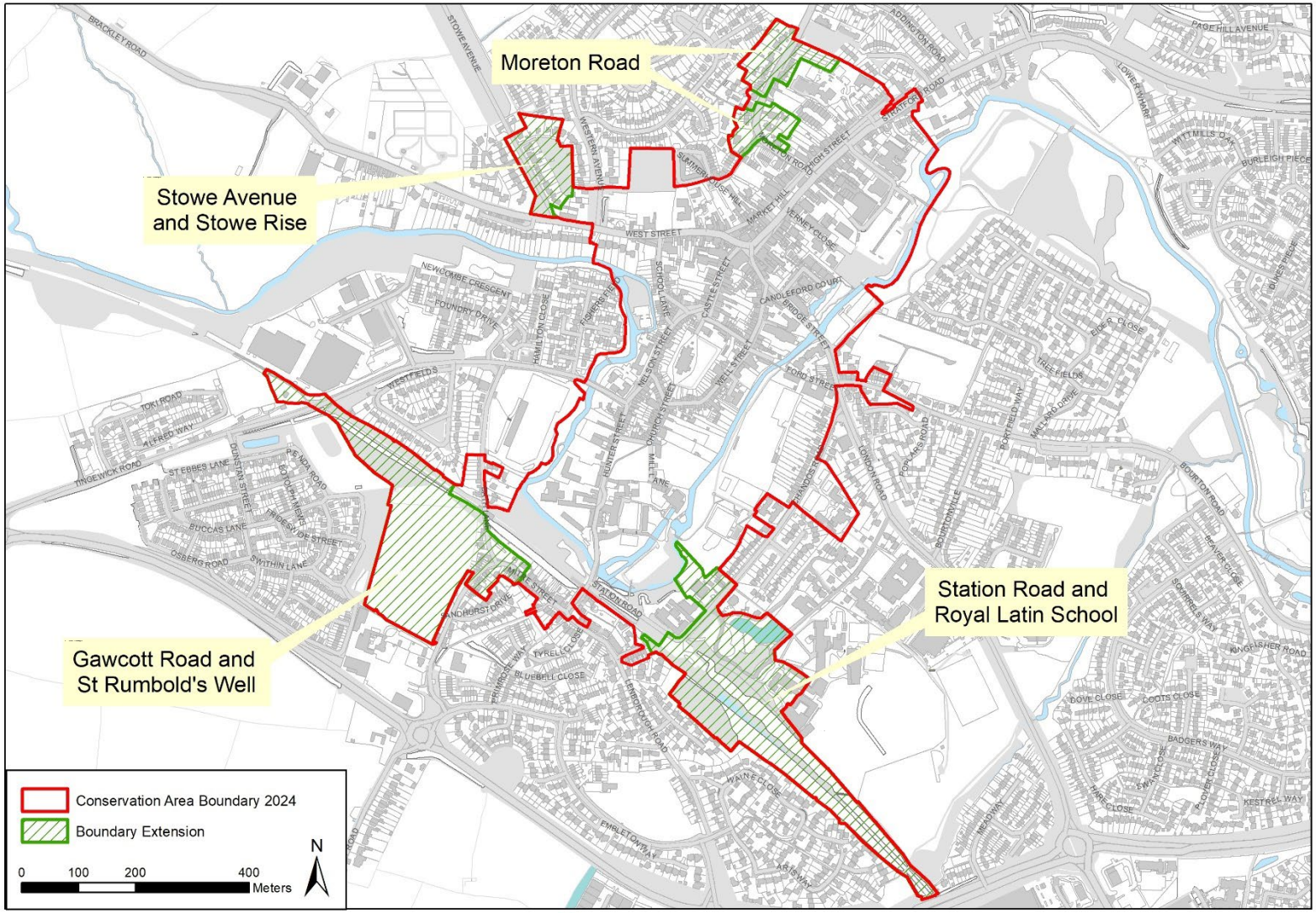

Figure 58 Map showing changes to the Conservation Area boundary

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1. Moreton Road

The Moreton Road extension includes nineteenth- and early twentieth-century dwellings which represent the expansion of Buckingham in that period. Historically the road provided access to the town from the north and Maids Morton. By the 1880s, it had become lightly developed with detached, semi-detached and terraced dwellings. By the early twentieth century, the road had become more urbanised, and its phased development is evident in its dwellings and their surviving features. The character of the street is enhanced by the use of limestone and brick walls, occasional railings, hedges, and mature trees. The boundary of the Conservation Area on Moreton Road corresponds to the surviving historic stone wall of the plot boundary around the grounds of the nineteenth-century workhouse, demolished in the 1960s.

The extension on Moreton Road brings in buildings and structures of architectural value. The Grade II listed former County Police Station of 1892 is just beyond the boundary, but a positive element within the Conservation Area's immediate setting.

Figure 59 Nineteenth-century terraced housing on Moreton Road

Figure 60 Nineteenth-century former villa on Moreton Road

2. Stowe Avenue and Stowe Rise

This extension incorporates a uniform, inter-War period phase of development. The buildings were designed to be individual, with variations in form, features, and finishes, yet they share a distinctive architectural design aesthetic and are good representative examples of houses of that period. Prior to their development, Stowe Avenue was a tree-lined approach to the stone-built West and East Buckingham Lodges and on to the extensive estate of Stowe Park (these listed buildings are outside of the Conservation Area boundary). The redevelopment of the avenue in the late 1920s required the removal of the trees on the avenue's east side. The grass verges, hedge boundaries and surviving mature trees that make up the western side of the avenue are within the boundary and make a positive contribution to its character. The later twentieth-century houses on the western side of Stowe Avenue are outside the Conservation Area boundary, as are the listed entrance Lodges to Stowe Park.

Notable features include examples of brick or stone arched entrances to porches and bay windows, contrasting with supported porch canopies and timber-framed gables, with variations in pebble-dashed, rendered and exposed brickwork finishes and modest front gardens. All dwellings are two storeys in height, with the exception of the single-storey bungalow at the north end of Stowe Avenue, called The Chalet, which has been recently renovated (Planning application 23/02320/APP). Three contemporary, detached dwellings were also built on Stowe Rise in the 1930s, which are included in the boundary. This group also retain original elements, such as a timber porch, metal windows, and cast-iron railings. The privately owned undeveloped green parcel of land to the south of Stowe Rise is also included, providing a positive, green space that has historic and ownership associations with the dwellings.

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Figure 61 The Chalet on Stowe Avenue prior to its recent restoration.

Figure 62 Stowe Avenue

3. North-west end of Mitre Street and part of Gawcott Road, including Buckingham Railway Walk west

The extension includes the north-west end of Mitre Street and part of Gawcott Road, taking in nineteenth-century buildings, primarily workers' cottages, which were built after the establishment of the railway. The road layout is of some antiquity and there is a consistency in age and form of many of the nineteenth-century dwellings, some of which retain original windows. The extension includes buildings of architectural merit, which provide legible evidence for the town's expansion and are of historic interest.

Within this area extending to the north-west is part of the Railway Walk. This is an important historic open space related to Buckingham's now lost railway. It is a community asset which allows an appreciation of the engineered embankment structure that was constructed c1850. The historic railway line includes two surviving brick-built viaducts and the raised embankment of the railway itself, constructed to provide a level track bed. It also includes Station House to the west. This is a building of architectural and historic merrit and may have been either the Station Master's house or the Goods Yard Manager's house.

The site of St Rumbold's Well, a Scheduled Monument, and the surrounding medieval ridge and furrow of the field to the west of Gawcott Road are notable surviving elements of the historic medieval landscape, with combined archaeological, architectural and historic interest. There are structural remains of a stone-built conduit house built in 1623 and remains of an earlier well house may well be buried beneath. A substantial length of the outflow leat also survives, oriented towards the pilgrimage site of an earlier church and shrine. The north to south running pattern of the ridge and furrow is set parallel to the springhead and the outflow channel, which indicates that the medieval field pattern developed after the well had become established.

Figure 63 Britannia House, former The Britannia Public House, at the junction of Mitre Street, Gawcott Road and Bath Lane

Figure 64 Former railway viaduct over Bath Lane

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4. Station Road and the Royal Latin School, including Buckingham Railway Walk east

At the eastern end of Station Road, the boundary has been extended to include the site of Buckingham's lost railway station. There is also access to the Buckingham Railway Walk at this site. The former platform and track bed are notable features in this part of the Railway Walk, and there is an information display board relaying the story of the former railway to visitors. The extension includes the engineered embankment structure of Buckingham Railway Walk to the south-east, down to the A421.

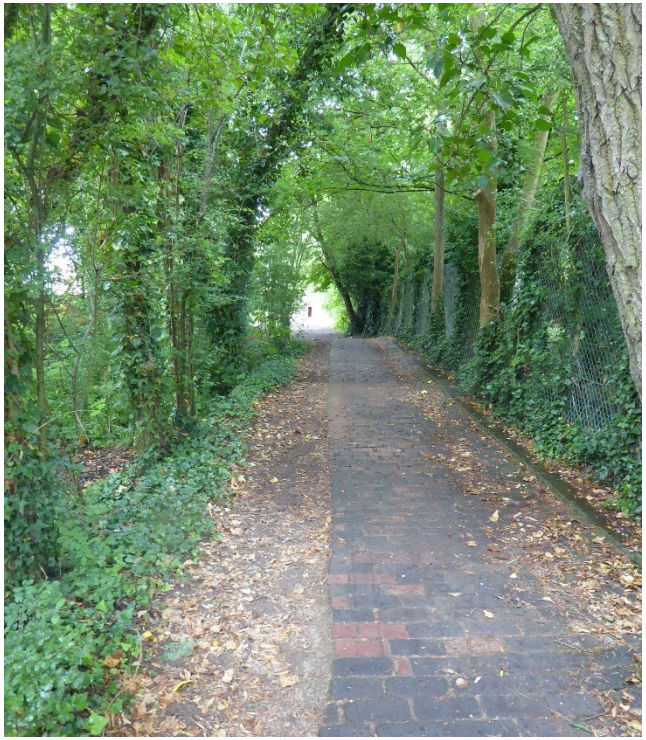

Figure 65 Part of the Buckingham Railway Walk

To the east of the corner of Station Road and Chandos Road is the Royal Latin School, which now occupies the house and grounds of Brookfield. Originally a large late-Victorian house used as a hunting lodge, the building is of architectural quality and historic interest. The grounds to the west, between the house and Chandos Road, are designed and landscaped and include mature specimen fir trees and lawns. The modern extensions and built additions to Brookfield to the south and east, added over time by the Royal Latin School, are not included in the Conservation Area. The boundary extension incorporates buildings and spaces that contribute to Buckingham's history and enhance the architectural and historic special interest of the Buckingham Conservation Area.

Figure 66 The Royal Latin School and its grounds viewed from the gate

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8.Character Areas

8.1.Introduction

As part of this appraisal, Buckingham Conservation Area has been divided into four distinct Character Areas. The areas have been determined by building typology, historical development, land use and appearance. Many of the defining characteristics of each Character Area are also present in other areas, emphasising the homogenous character and architectural significance of the Conservation Area. The four Character Areas are as follows:

- Character Area One: Market and Commercial Centre
- Character Area Two: Castle Site and Historic Core
- Character Area Three: Victorian Expansion
- Character Area Four: The Railway and Mitre Street

The descriptions in the following section are not exhaustive, aiming instead to provide accessible accounts of each Character Area, to allow an informed understanding of the Conservation Area's special interest and defining features.

Figure 67 The Grade II* listed Manor House in Character Area Two

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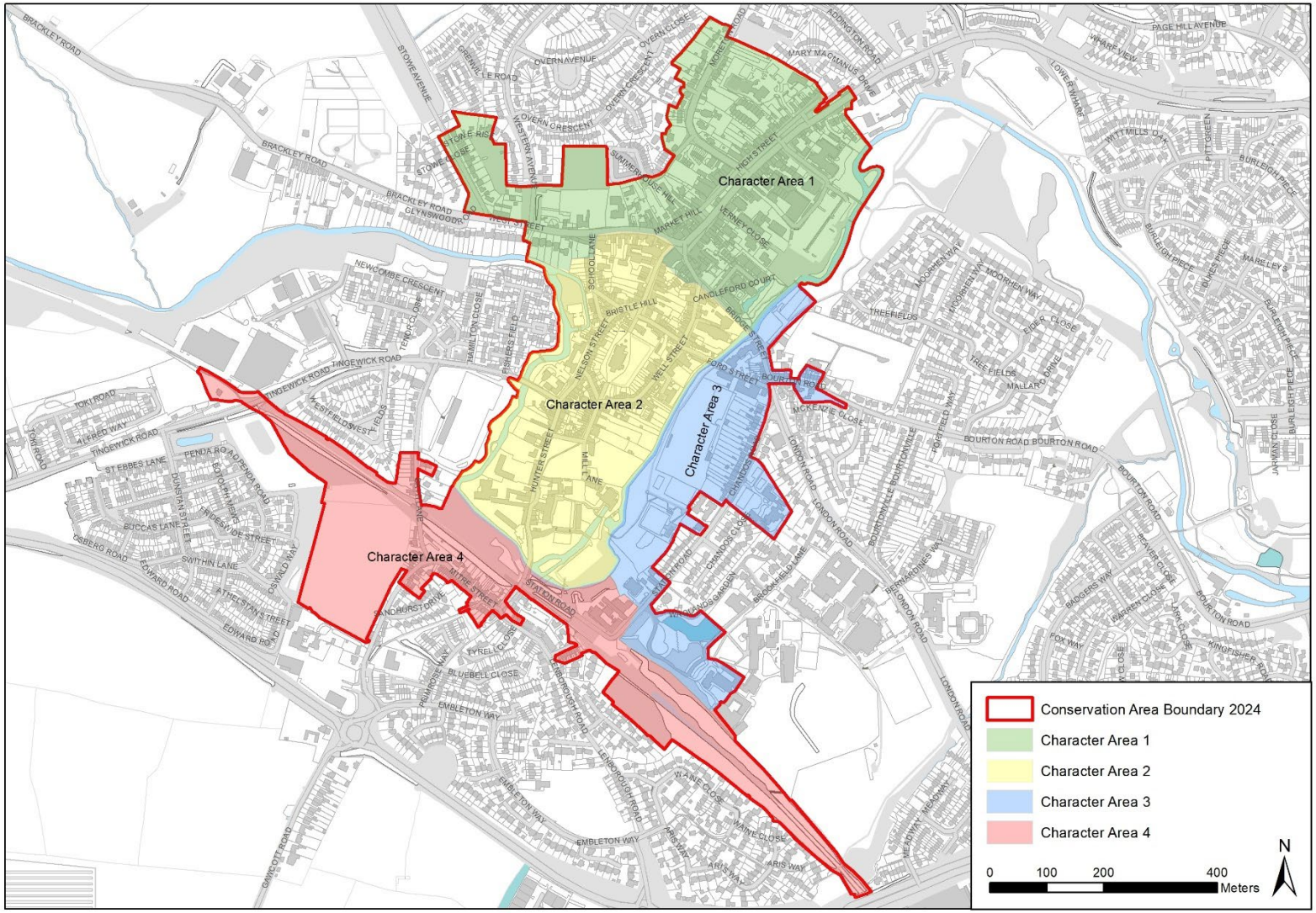

Figure 68 A map of the Character Areas within the Conservation Area

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8.2.Character Area One: The Market and Commercial Centre

Summary of Significance

Character Area One comprises the Market Square, Market Hill, and High Street and extends north-east to North End Square. It encompasses the medieval borough of Buckingham and represents the commercial heart of the town, along with adjoining residential areas to the west and backland areas between the High Street and the River Great Ouse to the east. Buckingham Hospital is included, as is the north-western side of the High Street up to Stratford Road. To the south-east it extends down to the bank of the River Great Ouse.

The economic centre of the town migrated east to the site of Market Square and the High Street as Buckingham's fortified castle declined in importance as a defensive site. This commercial site was ideally suited, being close to the river and at the intersection of routes into the town from the north-east, south-east, and west. In 1801 the Buckingham Arm of the Grand Union Canal opened, entering the town at Wharf Yard, just to the north-east of the High Street, with direct access to the market. The canal remained an important transportation link until the 1850s and the construction of the railway.

Apart from occasional modern buildings, the character and architectural styles of the area can be roughly separated into the Georgian and Neo-Classical buildings at the western end, which differ from the vernacular form and Victorian buildings at the centre and the eastern end of the area. Residential buildings are characteristically late nineteenth- to early twentieth-century in date.

Green Spaces

The most prominent open space in Character Area One is the former market, with a pedestrianised avenue of lime trees at its north-western end. The bank of the River Great Ouse to the east of the High Street, provides a public, green open space and is part of the Bernwood Jubilee Way public footpath, a green corridor and amenity space.

Figure 69 Elevated view from the Town Hall towards the Bull Ring, c1965 (historicphotos.buckinghamshire.gov.uk)

Street Pattern and Topography

The linear open space of the High Street and Market areas at the heart of Character Area One provides the main north-east to south-west route through the town and represents the historic extent of the market. The islands of historic development between Moreton Road and Market Square, the Bull Ring and the Gaol represent encroaching development, where market stalls were gradually replaced with

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buildings from the seventeenth to nineteenth centuries. Between the market and the river there is a lighter density to the urban development reflecting the historic backland meadows, gardens, orchards and yards of buildings fronting the market.

Moreton Road is an important route directly into the centre of Buckingham from originally outlying rural farmland to the north and north-west. The junction at Bridge Street, West Street and Market Hill is a major intersection within the town. West Street is a key route westward from the centre of Buckingham and here the density of buildings gradually reduces towards the west. Bridge Street forms the main south-eastern approach to the town's core via London Bridge and historically it was the entry of the route from London and Winslow to the south-east.

Figure 70 Numbers 27-30 High Street, c1910 (historicphotos.buckinghamshire.gov.uk)

Figure 71 The Bull Ring, c1919 (historicphotos.buckinghamshire.gov.uk)

Buildings

The primary architectural styles of the Market area can be roughly separated into Georgian and Neo-Classical buildings at the western end, which differ from the vernacular form and Victorian buildings at the centre and the eastern end of the area. Generally, buildings are two storeys in height, with some three-storey buildings at the southern end of the High Street. On the High Street's north-west side there is a more residential character to the buildings of varying periods, including timber-framed two-storey cottages as well as later brick-built dwellings of two to three storeys.

There is a more compact form of development to the south-west, at the junction of Bridge Street and Western Road. Buildings occupy long, narrow plots with modest heights. On the south-eastern side of Market Square, three-storey, early nineteenth-century buildings are prevalent, with ground-floor shops and dwellings above. In addition are examples of re-fronted timber frame structures, with facades added in the Georgian period. There is a more coherent Neo-Classical character to the architecture in many of the buildings between the White House on the corner of Varney Close and the White Heart Hotel on the corner with Bridge Street.

Moreton Road has substantial nineteenth-century dwellings, more modest terraces, and early twentieth-century dwellings. Two-storey buildings predominate with one example of a bungalow. Front-facing gables are often to be found, but do not predominate.

Local Landmarks

Character Area One has many important and historic buildings. The linear open space of the commercial core is interrupted by the Grade II listed, eighteenth-century Lower and Upper Shops, originally built as a single house, and the Grade II* listed Old Gaol, built in 1748.

Of particular prominence is Old Town Hall, a Grade II* listed building built c1783, which incorporates the staircase of the earlier Town Hall of 1685. It is of red brick in Flemish bond and has a distinctive rooftop clocktower and golden swan weathervane. The roof has an unusual

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oversail on the right-side elevation due to the rebuilding of the north wall in order to widen the entrance to Castle Street.

The Grade II* listed Old Latin School dates to 1475, while the adjoining Grade II listed St John's House also has fifteenth-century origins. Whilst it does not hold as prominent a location as the other buildings mentioned, it is an important historic building within the town.

Figure 72 The Grade II* Town Hall

Figure 73 The Grade II* listed Old Gaol

Style, Materials and Detailing

In the area of the market, red brick laid in Flemish bond is the predominant building material, although dark yellow and brown bricks are also occasionally used. Many buildings retain exposed brickwork, although painted brick is also evident. There are also examples of limestone buildings in Character Area One, both coursed and uncoursed, and its use as a building material in Buckinghamshire has a long history.

Timber-framed buildings are also evident, although exposed timber framing is not common. There are rendered examples, with some historic timber-framed buildings having been re-fronted in red brick in the Georgian period. Render is therefore a fairly common finish for both timber-framed and masonry buildings. White or off-white colours are commonly used, with light green, blue, yellow and grey often found. The overuse of the colour grey for render and joinery, which is currently a popular colour, has not affected Character Area One.

Traditional, handmade red plain clay tiles are the predominant roofing material within Character Area One, although there are also examples of natural blue-grey slate, with the occasional use of thatch.

There are many good surviving examples of traditional and historic timber windows and joinery, particularly shopfronts. Timber sash windows with glazing bars are to be found throughout. There are also instances of good-quality modern timber windows in a traditional style installed in historic buildings that preserve the area's character. High quality joinery is distinctive, and its continued presence enhances the overall character of the area.

Diamond leaded mullion or casement windows are present but limited to historic buildings such as the Old Gaol, the Old Market House, and the Old Latin School. Occasionally window openings are embellished by a surround, which may take the form of stucco, a variation in brick colour, or carved dressings, as in the case of some of the limestone buildings. Bay windows are commonly found, with some historic examples in the market area and later residential dwellings on Moreton Road and Stowe Avenue.

Boundary Treatments

In much of Character Area One the buildings front directly onto the pavement, and particularly around the market area there are few hard boundaries. However, the market does have a series of bollards and railings which were reinstated or replicated during works undertaken in the 1990s and are important visual elements in the area. A

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combination of cast-iron railings and stone-built wall are used adjacent to the Old Latin School on Market Hill. Also in the market area are the gateposts and iron railings of the Buckingham Hospital, which are distinctive and positive elements in the street scene.

Away from the market area, boundary treatments are more solid. Both brick-built and limestone block front garden walls are to be found along Moreton Road, as are hedges and railings. Along Stowe Avenue, front boundaries are low and formed by a variety of hedges, picket fences, low brick walls, and railings. On West Street, stone-built boundary walls fronting the road are also found, with some large examples. Hamilton House is fronted by a low brick wall and hedge, while immediately adjacent and bounding the grounds of the house is a substantial limestone wall with a garden entrance. The use of red brick and limestone walling continues to the south-east of the High Street, particularly around Markham's Court.

Figure 74 The view north-east towards the High Street with the Old Gaol on the right

Figure 75 Historic residential buildings on the north-west side of the High Street

Strengths, Weaknesses, Issues and Opportunities

The continued use of traditional and natural materials such as timber, limestone, red brick, slate, and tile will preserve the architectural special interest of the Character Area. Historic shopfronts with good-quality joinery in the High Street and Market Hill area are a highly beneficial contributor to the area's character.

The body of historic buildings in Character Area One, both designated and non-designated, make a positive contribution to the area's character and special interest. There is generally a consistency of roof heights appropriate to the area. The area's open spaces, trees, greenery and limited traffic signage are positive elements which should be preserved or enhanced.

The proliferation of modern, unsympathetic materials, particularly uPVC doors and windows, has impacted the area's character. Unsympathetic, modern metal shopfronts, particularly at the north-eastern end of Market Hill, are negative elements. Though limited in Character Area One, where it has occurred, modern infill development is unsympathetic to the character of the area. There are examples of dilapidation or deterioration of historic features and buildings, including timber windows, brick and stonework, and render. Inappropriate advertising, signage and illumination should also be avoided.

Key Views and Character

There are characteristic long views within Character Area One, with the well-preserved buildings fronting the linear Market and High Street providing framing to vistas. These views allow an appreciation of the area's historic, commercial character, punctuated by landmark buildings.

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8.3.Character Area Two: The Castle Site and Historic Core

Summary of Significance
Character Area Two encompasses the densely packed buildings at the historic core of the town, centred around the elevated site of the former castle, now the Parish Church of St Peter and St Paul. With its spire, the church has a prominent and dominating presence in Character Area Two. Within this historic core are the former graveyard and original site of St. Peter and St Paul's Church.

The area includes School Lane, Castle Street, Well Street, Mill Lane, Tingewick Road, Hunter Street, and the University of Buckingham buildings. Character Area Two is likely to encompass the town's earliest area of settlement. In plan and layout, the area is highly distinctive and defined by the curvilinear pattern of the roads around the site of the former castle.

Green Spaces
The current grounds of the Church of St Peter and St Paul provides a green, open space of lawn with mature trees, where there is a sense of seclusion and detachment from the rest of the town.

The historic site of the former medieval churchyard on Manor Street and Mill Lane is another important open space, which contains mature trees, a footpath and numerous historic funerary monuments, some being listed.

To the south there are verdant open spaces around the campus of Buckingham University. Close to the River Great Ouse, these merge with the Buckingham Circular Walk.

Figure 76 Castle Street, c1900 (historicphotos.buckinghamshire.gov.uk)

Figure 77 Castle Street today looking south

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Street Pattern and Topography

The site of the former castle and the layout of its burgh dominates the northern part of Character Area Two. Many roads are narrow, particularly those defined by the former defences, yet Castle Street and Nelson Street are wider.

Routes such as St Rumbold's Lane, the southern end of Well Street, and Bristle Hill approaching the site of the former castle rise steeply. In this area, the narrow streets and terraces provide a sense of enclosure.

The ground falls away to the south and the southern end of Character Area Two is less intensely developed, although some historic terraces are present on Hunter Street. This area has a more dispersed and green character and is defined by the presence of the University of Buckingham buildings.

Buildings

Shops and offices along Castle Street occupy substantial eighteenth- and nineteenth-century town houses with Neo-Classical features, with some examples of twentieth-century development.

Eighteenth-century terraces are to be found on Nelson Street and Well Street, while at the centre of the historic burgh, near the site of Parish Church, dwellings with fifteenth- to nineteenth-century construction dates are to be found. Buildings generally have small rear gardens and front directly onto the street. Two-storey dwellings are prevalent in this area.

All buildings generally maintain a consistent height of two storeys, or two storeys plus attic. While there is some modern development, including the new, sensitively designed university building, the character of the area is well preserved.

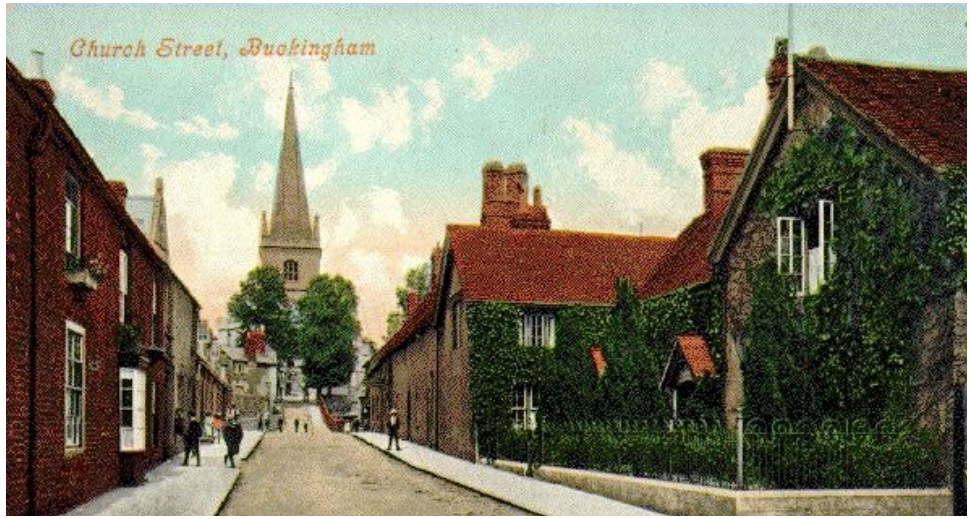

Figure 78 The view north on Church Street and the spire of St Peter and St Paul, c1900 (historicphotos.buckinghamshire.gov.uk)

Figure 79 Well Street looking south

Figure 80 St Rumbold's Lane looking north-east

Figure 81 The view north on Church Street today

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Local Landmarks

The main landmark building in Character Area Two is the Grade I listed Parish Church of St Peter and St Paul. The Church was constructed between 1770-80 in the classical style and subsequently repaired, remodelled and extended by G. Gilbert Scott from 1862-66. It was built to replace the medieval parish church at the other end of Church Street, which was abandoned in the 1770s.

Figure 82 The Parish Church of St Peter and St Paul

Figure 83 View of the Church along Church Street within Character Area Two

Style, Materials and Detailing

Generally, dual-pitched roofs run parallel with the streets, particularly with the long, terraced rows of cottages, although occasionally the pattern is interrupted by gables fronting the street. There is a lack of modern roofing materials and a beneficially consistent use of natural slate and clay tile. The Victorian-era buildings often have decorative ridge tiles and, where gables are present, they often have timber bargeboards.

There is an absence of rooflights in Character Area Two, and attic dormers are also absent from the terraced dwellings on the eastern side of Nelson Street. Where dormers exist, they are generally gabled, although flat roof and hipped dormers are also present.

There are examples of brick, limestone, rendered masonry, and timber framing evident in Character Area Two, reflecting its varied mix of building phases. Red brick in Flemish bond is a common finish, with some examples being painted in light hues such as yellow, white, and cream. Render finishes occasionally include decorative elements such as quoining, ashlar scoring or pargetted panels.

Figure 84 Nelson Street

Figure 85 Hunter Street looking south

Boundary Treatments

The density of buildings and their positioning directly onto the pavement results in few prominent or notable boundaries and walls. However, there are examples, such as the wall of the old St Peter and St Paul Churchyard. This is constructed of coursed limestone blocks with chamfered ironstone coping, with cast-iron railings on the northern side.

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Low limestone walls, hedges and trees are present in the approach to the Parish Church from Castle Street. Around the University of Buckingham, brick boundary walls are also evident. The Grade II listed Prebend House has a low front wall with railings, which are a recent addition from its refurbishment by the University in 2011. To the rear, the garden wall of Prebend House is a substantial red brick structure, in Flemish bond with bullnose coping bricks.

Strengths, Weaknesses, Issues and Opportunities
Character Area Two has a clearly historic street pattern defined by the former castle, with small, narrow plots. It contains a large body of historic buildings, including some of Buckingham's oldest surviving buildings. The area and its buildings are generally well preserved, with the absence of too much roof clutter. However, late twentieth-century developments, such as Brooks Court on West Street, detract from the character of the area and could benefit from enhancement and positive change.

Roadside parking can be an issue in some areas, particularly along the historic narrow streets. The replacement of historic or traditional features and material with modern, mass-produced elements such as uPVC windows is also a harmful trend.

Key Views and Character
The church and spire of St Peter and St Paul are visible from a number of viewpoints in Character Area Two, occasionally framed by buildings in narrow streets and alleys, such as School Lane. On Nelson Street the spire is a dominant presence above the two-storey terraced cottages. In other areas, views of the spire are glimpsed or revealed more gradually. The church grounds provide an excellent vantage point, from where sweeping vistas across the town can be appreciated, particularly looking east and southeast. The character of the area is highly distinctive, being greatly influenced by the earliest phase of the town's historic development. The elevated area has the sense of a somewhat secluded and tranquil citadel at the heart of the town. Elsewhere, there is a more open feel, as the narrow streets give way to green spaces by the river and the buildings of the University of Buckingham.

8.4.Character Area Three: Victorian Expansion

Summary of Significance
Until the mid-nineteenth century, Character Area Three on the eastern side of the Conservation Area was rural prebend land. The built environment is a mixture of residential housing dating from the Victorian to modern periods, along with educational buildings. Development is likely to have been instigated by the establishment of the railway and Buckingham Station in 1850.

Green Spaces
The garden area to the front of the Royal Latin School provides a verdant open area on the eastern side of Chandos Road, with lawns and mature trees, although it is not publicly accessible.

The river that runs along the western side of Character Area Three provides a public space and pedestrian thoroughfare, named the Circular Walk. The wide, open space provides glimpsed views of the historic core of the Conservation Area through the abundant trees on the riverbank.

Street Pattern and Topography
Character Area Three is bounded by the river to the west and includes Chandos Road, the western end of Bourton Road, and part of London Road. It also includes part of the grounds and the original building at the Royal Latin School.

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Buildings

There is a mixture of building types and some variation in ages, although nineteenth-century buildings predominate. Numbers 13-17 Bridge Street form a terrace of five Grade II listed houses, dating to the early nineteenth century. Mid eighteenth- to early nineteenth-century limestone-built cottages are present on Bourton Road. There are substantial detached dwellings, including Bourton Villa, dating to the early nineteenth century.

Large, well-presented semi-detached dwellings were built at the northern end of Chandos Road before 1879 and these were of a consistent height and form, with variations in architectural details. Towards the southern end of Chandos Road, before the Station Mills buildings at the corner of Station Road, were two or three contemporary dwellings, but of a different orientation and design.

The building that is now the home of the Royal Latin School has origins as a nineteenth-century house and hunting lodge called Brookfield House, also called the Mount.

Character Area Three also incorporates the George Grenville Academy School, built in 1907 by Scottish architect W. G. Wilson. This was originally the new home of the Royal Latin School until 1963. It was then extended and became the Chandos First School.

Style, Materials and Detailing

The roofing material used on the Victorian dwellings is predominantly natural blue-grey slate. There are also examples of traditional handmade clay plain tile. There is a variation in roof form, with gables fronting the street contrasting with hipped roofs parallel to the street.

Figure 86 Houses on Chandos Road

Figure 87 Bourton Villa

Figure 88 Listed dwellings on Bridge Street

Figure 89 Dwellings on Chandos Road

Red brick in Flemish bond is the predominant building material. Limestone dressings are also sometimes used, and decorative bands of flared headers, dentils and corbels can be found. Yellow brick has some limited use within Character Area Three.

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Limestone block construction is also evident, with both coursed and uncoursed examples. Render is sparingly used in Character Area Three, sometimes limited to decorative elements, such as rusticated quoins. Notably, Bourton Villa is fully rendered, helping to increase its distinctiveness.

There are examples of poor-quality, uPVC replacement windows, yet many high-quality, nineteenth- and early twentieth-century timber doors and windows survive. Some timber sash windows have margins. Original nine-panel front doors with overdoor glazing panelled reveals and moulded wood surrounds can be found on Bridge Street. Historic front doors on Chandos Road also survive.

Boundary Treatments

A sizable green boundary with railings and occasionally fencing is present on the eastern side of Chandos Road.

On the western side of Chandos Road, the front gardens are bounded by low brick walls with brick gate piers, often combined with hedges or metal railings. Some original nineteenth-century surviving examples of railings are present. Occasionally picket fencing is also used.

Close board fencing is absent from the western side of Chandos Road and is only sparingly used throughout Character Area Three. It is present on Bourton Road, but there are more appropriate examples of white picket fencing, post and rail fencing, metal railings, and limestone masonry walls.

Figure 90 An early-twentieth-century photograph of the footbridge built on the site of the former Sheriff's Bridge, once a main entry point into Buckingham on the road from Wendover (Buckinghamshire County Council, buckscc.gov.uk)

Figure 91 A general view of houses on Chandos Road, c1910 (historicphotos.buckinghamshire.gov.uk)

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Strengths, Weaknesses, Issues and Opportunities
The area has good body of mid- to late-nineteenth-century dwellings. The surviving architectural features, particularly traditional windows, doors, and balcony railings is beneficial. There is also a consistency of height, form and design, which reveals the unified phases of development.

Late-twentieth-century development on Chandos Road has been excluded from the boundary and does not reflect the character and special interest of the area. The replacement of historic or traditional features and material with modern, mass-produced elements, such as uPVC windows is an issue.

Key Views and Character
The view in both directions along Chandos Road and on Bridge Street allows the area's architectural interest and the consistency of its built form to be appreciated. There is an attractive variation to the area's character along Ford Street and the approach to the footbridge. Wider views are available along the river from the adjacent green spaces, in particular views west towards the historic town centre.

8.5.Character Area Four: The Railway and Mitre Street

Summary of Significance
Character Area Four includes a significant part of the former railway and its embankment, including two viaducts, and development resulting from the railway's establishment in the 1850s. Mitre Street pre-dates this phase, as do some of its buildings. Also included is St Rumbold's Well, a Scheduled Monument which is an important remnant of the medieval landscape, along with surviving traces of the medieval ridge and furrow field system west of Bath Lane.

Green Spaces
The Buckingham Railway Walk follows the route of the former railway line, passing over the two railway viaducts, and is a verdant linear pathway with mature trees. The route is a public pathway and wildlife sanctuary and includes a series of ponds, glades, and an orchard. The length of the walk is maintained by Buckingham Town Council and Buckinghamshire Council. The Railway Walk is well-supported by activities to maintain and protect the space by the Buckingham Railway Walk Conservation Group.

The Scheduled Monument of St Rumbold's Well is within an undeveloped field that represents its historic landscape setting. The historic open area has archaeological value and historic interest.

Street Pattern and Topography
The Buckingham Railway Walk has a long, linear form and provides a green barrier between the main part of the town and its southern enclave. The former site of Buckingham Station is at the corner of Station Road and Chandos Road, providing an entry point to the Buckingham Railway Walk.

Gawcott Road descends towards the town before rounding a corner to become Mitre Street. This route represents the historic southern entry point into Buckingham.

Bath Lane is a narrow thoroughfare which continues under the Bath Lane Viaduct and is flanked by nineteenth- and twentieth-century cottages.

There is a significant junction between Mitre Street and Hunter Street, with a second viaduct passing overhead. Hunter Street then passes over the River Great Ouse via Lords Bridge.

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Buildings

The buildings are mainly residential, with some commercial and community buildings also present. Along Mitre Street buildings generally front onto the street, although a small group of dwellings opposite the Mitre Public House are set in an elevated position behind a grass bank. Similarly, some dwellings on Gawcott Road are elevated with modest front gardens.

Dwellings are generally two storeys in height, although two storeys plus attic levels and three storeys are not uncommon. Buildings have dual-pitched roofs running parallel to the street, with side gables. Station Terrace is distinctive with a slight variation to the established form. The dwellings date to the late-nineteenth century and have a unified design.

The largest building in Character Area Four is the University of Buckingham's brick-built Chandos Road Building. This was originally the former Castle Iron Works and later became the Bucks Direct Dairy building, before becoming the university library.

Style, Materials and Detailing

Slate and red clay tile roofs are both commonly used, with a notable example of thatch on Mitre Cottage. Red brick in Flemish bond predominates, often with flared headers. Faux stone lintels with keystones can be found, while segmental brick arched lintels are also common. Some examples of brick detailing are evident, whilst some examples have been painted white. Coursed limestone construction is also evident.

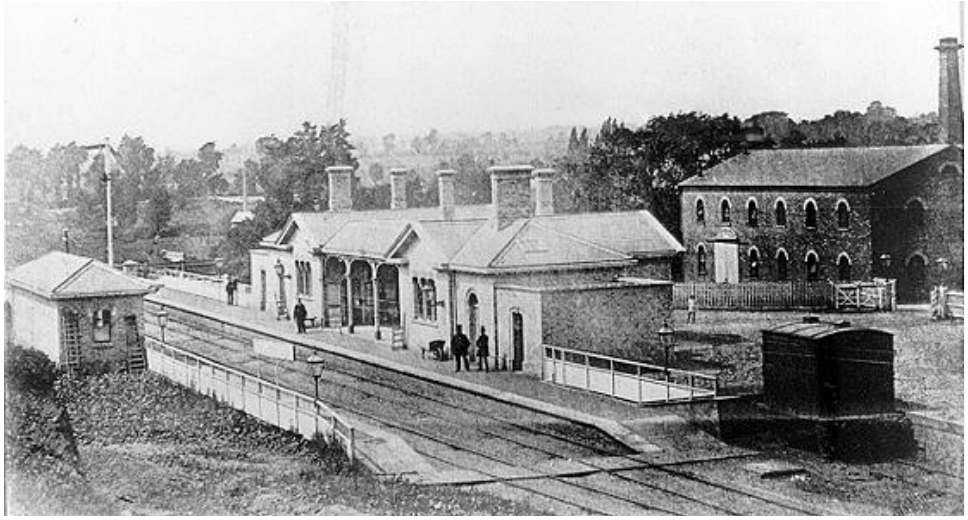

Figure 92 Buckingham Station in the 1870s, with the former Castle Iron Works in the background (historicphotos.buckinghamshire.gov.uk)

Figure 93 Mitre Cottage and The Mitre Public House

Figure 94 The former Bucks Direct Dairy building, Station Road

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Render is rarely used, although the dwellings of Station Terrace have pebbledash render to the ground floor. There are a number of good examples of traditional timber windows, although the proliferation of poor-quality uPVC has had a negative impact. Where traditional or original windows and features survive, they are positive architectural elements in the area.

Boundary Treatments

Limestone and brick are generally used for boundary treatments, sometimes as a combination. On Mitre Street and Lenborough Road, prominent boundaries include the limestone garden wall of the Old Cross Keys and the retaining wall in front of 26-28a Mitre Street, which is built of limestone and brick.

There are low brick walls fronting properties on Gawcott Road, sometimes rendered, while there are also hedges and some instances of picket fencing.

Strengths, Weaknesses, Issues and Opportunities

The area encompasses buildings that demonstrate historic phases of development and land use from the medieval to the Victorian eras, which define the area's character. The Buckingham Railway Walk and its viaducts are highly positive elements and form a historic engineered railway feature, which provides tangible evidence for the development of Buckingham.

There are surviving traditional and historic architectural features, such as fenestration, brickwork detailing and decorative faux stone, while the continuity of building heights and forms provides a distinct sense of character. The open area west of Bath Lane has high archaeological interest and historic value.

There are a small number of incongruous modern dwellings within Character Area Four and these do not reference the area's character. Bland uPVC windows have replaced traditional timber windows, particularly in the workers' cottages on Gawcott Road. Modern housing development abuts the character area to the west. A further expansion of development would potentially have an impact on the area's archaeological and historic interest.

Key Views and Character

The views in various directions from the two railway viaducts are significant, allowing an appreciation of the wider Conservation Area and the distinctive character of the immediate area. The view along Mitre Street is channelled between the terraced dwellings on either side of the street. The combination of the early street pattern, historic buildings and late-Victorian architecture provides a distinctive character to the area.

Figure 95 The Bath Lane Viaduct

Figure 96 Hunter Street Viaduct, c1940 (historicphotos.buckinghamshire.gov.uk)

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9.Appendices

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With thanks to the Buckinghamshire Heritage and Historic Environment Record teams for their support in the preparation of this document.

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9.2.Legislation, Policy and Guidance

LEGISLATION/POLICY/GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	66: General duty as respects listed buildings in exercise of planning functions. 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	Ministry of Housing, Communities & Local Government. National Planning Policy Framework. London: UK Government, 2024.	Section 16; Annex 2
National Guidance	Ministry of Housing, Communities & Local Government. *National Planning Practice Guidance.* London: UK Government, 2019.	ID: 18a
Local Planning Policy	• Vale of Aylesbury Local Plan (VALP) 2013-2033 (adopted 2021) • Buckingham Neighbourhood Plan (2015) • Conservation Areas SPD (2011) • Vale of Aylesbury Design SPD (2023) • AVDC Highways Protocol (2012)	

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Historic England Guidance	• Conservation Area Appraisal, Designation and Management Historic England Advice Note 1. Second Edition. Swindon: Historic England, 2019. • The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3. Second Edition. Swindon: Historic England, 2017.	

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9.3.Frequently Asked Questions

A selection of frequently asked questions is presented below. If you require further advice, please contact Buckinghamshire Council's planning department.

What is a conservation area?

Conservation areas are designated by the Local Planning Authority as areas of special architectural and historic interest. There are many different types of conservation area, which vary in size and character, and range from historic town centres to country houses set in historic parks. Conservation area designation introduces additional planning controls and considerations, which exist to protect an area's special character and appearance and the features that make it unique and distinctive. Although designation introduces controls over the way that owners can develop their properties, it is generally considered that these controls are beneficial as they sustain and/or enhance the value of properties within conservation areas. The National Planning Policy Framework regards conservation areas as designated heritage assets.

The 1990 Planning (Listed Buildings and Conservation Areas) Act specifies the general duty of Local Authorities, in the exercise of planning functions (Section 72). The 1990 Act states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

How are conservation areas designated and managed?

The designation process includes detailed analysis of the proposed conservation area and adoption by the Local Planning Authority. A review process should be periodically undertaken, and the Conservation Area assessed to safeguard that it retains special architectural or historic interest. Threats can be identified, and the boundary reviewed, to ensure it is still relevant and appropriate.

This Conservation Area is supported by an appraisal and management plan. The appraisal describes the importance of an area in terms of its character, architecture, history, development form and landscaping. The management plan, included within the appraisal, sets out various positive proposals to improve, enhance and protect the character and appearance of the Conservation Area.

How can I find out if I live in a conservation area?

Boundary maps of all conservation areas in the district can be found on Buckinghamshire Council's website. Full details, including contact details for the local authority, can be accessed via this link.

What are the Council's duties regarding development in conservation areas?

The Local Authority must follow the guidance in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). These set out in clear terms how development proposals within conservation areas should be considered on the basis of whether they preserve and enhance the character and appearance of the area. Applications which fail to preserve or enhance the character of the Conservation Area are likely to be refused as a result. An authority's Local Plan also typically includes a specific policy on conservation areas.

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Do I need permission to alter a property in a conservation area?

Under the provisions of the Town and Country Planning (General Permitted Development) Order 2015, certain minor works and alterations are considered 'permitted development' and can be carried out without planning permission. However, some permitted development rights do not apply in conservation areas, and some buildings may not have any permitted development rights at all, such as blocks of flats. Different rules also apply if a building is listed.

Permission is required for any external alterations which involve cladding, rendering, or adding pebble dash, artificial stone or tiles to the exterior of a dwelling within a conservation area. All alterations to the roof of a dwelling within a conservation area also require planning permission.

Extensions to the side of buildings in conservation areas will need planning permission, as will all two-storey rear extensions. Porches, subject to size and relationship to the highway, may need planning permission. In all cases, the Local Planning Authority will be able to provide advice as to how to proceed.

What is an Article 4 Direction?

Some conservation areas are covered by an Article 4 Direction, which brings certain types of permitted development back under the control of a local planning authority. This allows potentially harmful proposals to be considered on a case-by-case basis through planning applications.

Article 4 Directions are written specifically for the area they apply to and are used to control specific works that could threaten the character of an area. As an example, in some conservation areas, an Article 4 direction will remove permitted development rights for the replacement of windows and doors, as these are architectural features which contribute positively to the special interest of the conservation area. The loss of these features would be considered harmful; therefore, an Article 4 Direction would necessitate a planning application for these works, and the proposals must be considered by the Local Planning Authority and approved before being conducted. The Local Planning Authority will also publish information regarding any Article 4 Directions in their district via the link.

Do I need to make an application for routine maintenance work?

If routine maintenance works are to be carried out using authentic materials and traditional craft techniques, on a like-for-like basis, it is unlikely that you will need to apply for permission from the Local Authority. However, it is strongly recommended that you contact the Local Planning Authority for clarification before commencing any works. The use of a contractor with the necessary skills and experience of working on historic buildings is essential. Inappropriate maintenance works and the use of the wrong materials will cause damage to the fabric of a historic building.

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Will I need to apply for permission for a new or replacement garage, fence, boundary wall or garden structure?

Any demolition, development or construction in conservation areas will generally need planning permission. A replacement boundary, garage, cartlodge or greenhouse will need to be designed with the special historic and architectural interest of the Conservation Area in mind. Buckinghamshire Council will provide advice as to how to proceed with an application.

Can I demolish a building in a conservation area?

Demolition or substantial removal of part of a building within a conservation area will usually require permission from the Local Planning Authority. It is important to speak to them before beginning any demolition works, to clarify whether permission is required.

Can I remove a tree within a conservation area?

If you are thinking of cutting down a tree or doing any pruning work, the Local Planning Authority must be notified six weeks before any work begins. This enables the authority to assess the contribution the tree makes to the character of the Conservation Area and, if necessary, create a specific Tree Preservation Order (TPO) to protect it.

The legislation relating to trees is included within Part VIII of the Town and Planning Act 1990 which is supplemented by the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

Further information on TPOs and trees in conservation areas can be found on Historic England's website.

How do I find out more about a conservation area?

Historic England's website has information on conservation areas and their designation. Further information on the importance of conservation areas, and what it means to live in one, can also be accessed via their website.

Historic England has also published an advice note called Conservation Area Designation, Appraisal and Management which sets out advice on the appraisal of conservation areas and managing change in conservation areas.

In addition, local planning authorities have information on the conservation areas within their boundaries available on their websites. They will have information pertaining to when the conservation area was designated, how far it extends and the reason for its designation.

What is Setting?

The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral (NPPF, Annex 2: Glossary).

A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes

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enhance or detract from that significance and the ability to appreciate it. Setting is the surroundings in which an asset is experienced and is likely to be more extensive than its curtilage. All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not.

The extent and importance of setting is often expressed by reference to visual considerations. Although views to or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity. In addition, our understanding of the historic relationship between places is also an important aspect when considering setting. For example, a listed, large country house may be situated within an immediate curtilage, yet the landscape beyond may also be designed with lakes, woodland, avenues, and even follies or other structures. The wider landscape setting was therefore designed with the intention of providing specific views and vistas from the house. This surrounding landscape may have changed, perhaps being sold off and used for agriculture over the years, yet a historic relationship between the house and its agrarian setting remains.

Buildings that are in close proximity but are not visible from each other may also have a historic, functional or aesthetic connection that amplifies the experience of the significance of each. For example, the country house may also have a gatehouse entry lodge on the edge of the former estate. This may have been built in a similar architectural style, functionally serving the house and providing accommodation for an estate worker.

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now or in the future, thereby threatening its ongoing conservation.

Therefore, change within a heritage asset's setting can be beneficial, enhancing the ability to appreciate the asset. It can also be neutral, resulting in no impact on the ability to appreciate its significance, or it can be negative, detracting from the heritage asset's significance.

Local planning authorities are obliged to look for opportunities for new development within conservation areas, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) are to be treated favourably (NPPF 219).

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9.4.Glossary

Aedicule: A term for a Neo-Classical architectural feature, based on a small structure with a niche, originally used in antiquity as a shrine containing a statue.

Casement window: Window hung vertically, hinged on one side, so that it swings inward or outward.

Corbels: A type of bracket extending out from the wall to carry the weight of a structure above. They are typically elaborately decorated.

Cornbrash: A type of earthy limestone, dating to the Jurassic period, which produces good soil for agriculture.

Dentils: Small, 'tooth-like' blocks arranged horizontally for decoration, usually under a cornice or pediment.

Designation: This is when an organisation determines that a structure or place is of high value and should be given special status. UK law uses designation to protect these areas by ensuring they are properly managed and taken into consideration in planning applications.

Dormer: A structural element protruding from the plane of a sloping roof surface. Dormers are used to create usable space in the roof by adding headroom and usually also by enabling addition of windows.

Façade: An exterior side of a building, usually the front.

Flared header brick: A brick, laid in header orientation, which has been accidentally or intentionally overfired to produce a dark colour. Their ordered use in combination with other bricks creates a checkered pattern, particularly in Flemish bond.

Flemish bond: A brickwork pattern and a common feature in Buckingham. The pattern features courses of bricks laid alternately as stretchers (lengthwise) and headers (shorter ends exposed). The decorative pattern can be accented by the use of flared headers, which possess a dark, glassy surface that contrasts with the stretchers.

Gable: A triangular portion of an end wall between the edges of a sloping roof.

Header: A brick laid horizontally, with its shortest face visible.

Hipped roof: A type of roof where all sides slope downwards from the ridge to the eaves.

Paterae: Circular decorations used to decorate walls and friezes. They are commonly decorated with floral motifs.

Prebend land: Land given to a member of the clergy, called a prebendary, as an endowment. The prebendary would then look after the church and its services in return.

Quoins: Large bricks or stones built into the corners of a wall for reinforcement and aesthetic purposes.

Sash window: The horizontal and vertical frame that encloses the glazing of a window. A sash may be fixed or operable and may be of several different types depending on operation.

Spandrel: The space between the curve of an arch and the right angle of the frame enclosing it.

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