



South Bucks District Council

Farnham Royal Conservation Area Designated 19th January 2010

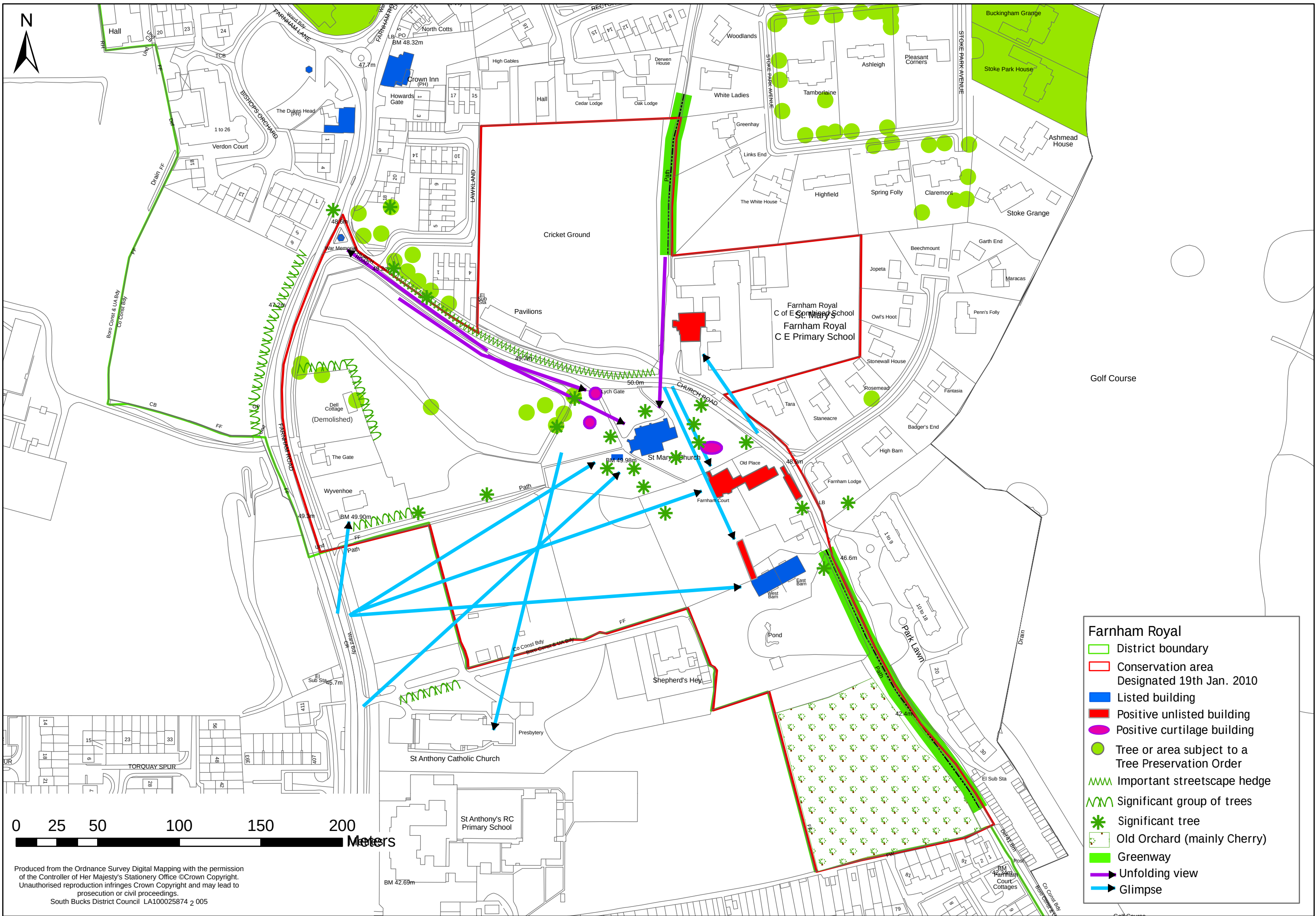
Character Appraisal

January 2010



South Bucks
District Council

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- Farnham Royal**
- District boundary
 - Conservation area
Designated 19th Jan. 2010
 - Listed building
 - Positive unlisted building
 - Positive curtilage building
 - Tree or area subject to a
Tree Preservation Order
 - Important streetscape hedge
 - Significant group of trees
 - Significant tree
 - Old Orchard (mainly Cherry)
 - Greenway
 - Unfolding view
 - Glimpse

CHAPTER 1 - INTRODUCTION & PLANNING POLICY CONTEXT

What is a conservation area?

Local planning authorities have a statutory duty to designate as conservation areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” (section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Effect of designation

Conservation-area designation imposes additional controls over demolition, minor development and a measure of protection for trees. The Council has produced a leaflet “Guidance for Residents” which is reproduced in the Appendix. In exercising their planning powers, local planning authorities must pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Planning in South Bucks

The Council’s current policies relating to conservation areas are contained in the South Bucks District Local Plan which was adopted in March 1999. As the new Local Development Framework emerges the Local Plan policies will gradually be replaced by Development Plan Documents. Conservation Area appraisals will not become Supplementary Planning Documents but their provisions will be a “material consideration” when the Council is exercising its functions as the local planning authority.

Archaeology and planning

Archaeological information is held on the County Historic Environment Record and regularly updated. The effect of development on archaeological remains is a material planning consideration. Applicants for planning consent may be required to undertake field evaluations to inform decisions and/or conditions may be applied to safeguard archaeological interests. For further information and advice contact the County Archaeological Service on 01296-382927.

Background to the conservation area review

Local planning authorities have a statutory duty to review from “time to time” the conservation areas within their boundaries and South Bucks District Council is currently engaged in a programme to review all its conservation areas. On the basis of its own survey of the area and having taken into account current legislation, government planning guidance and English Heritage’s guidance on conservation areas South Bucks District Council formulated certain proposals. In formulating those proposals the Council took account of English Heritage’s *Conservation Principles* published in 2008 in seeking to understand the heritage values which attach to places. These values “range from evidential, which is dependent on the inherited fabric of the place, through historical and aesthetic, to communal values which derive

from people's identification with the place" (per "Conservation Principles, page 27).

Outline of the proposals, purpose of this appraisal, public consultation and procedures

The Council proposed the designation of a new conservation area entitled "Farnham Royal Conservation Area". Details of the proposals were set out in the draft version of this appraisal. Local residents, property owners and other interested people and organisations were consulted on the proposals as described in the Appendix (page E). Additional information was provided by way of a public exhibition and publication of the draft appraisal.

The results of the public consultation were taken into account by the Council when deciding whether or not to designate the conservation area, as proposed or with modifications to the boundaries.

On 19th January 2010 the Council resolved to designate the Farnham Royal Conservation Area which is edged red on the Analysis Map and described in Chapter 8, and to adopt this appraisal as a "material consideration" (necessary amendments having been made to the draft consequent to the consultation and designation).

The purpose of this appraisal is to define and record the special architectural and historic interest of the conservation area. In addition it records some of the features which currently detract from the character or appearance of the area and where enhancement opportunities may be available. It has been prepared on the basis of a survey of the area undertaken from public roads and paths, historical research, and the other sources mentioned in the "Sources" section of this document.

However no appraisal can ever be completely comprehensive. The omission of any particular building, feature, tree view or space should not be taken to imply that it is of no interest.

This appraisal will inform local planning policies, development control decisions and any future proposals for the preservation and enhancement of the character or appearance of the conservation area.

Farnham Royal is an ancient settlement recorded in the Domesday Book. The village sign captures its history with the parish church, the Buckinghamshire swans, Farnham Pump and the glove for the right hand of Bertram de Verdon, the Norman supporter of William the Conqueror, who owned Farnham Royal at the time of Domesday.

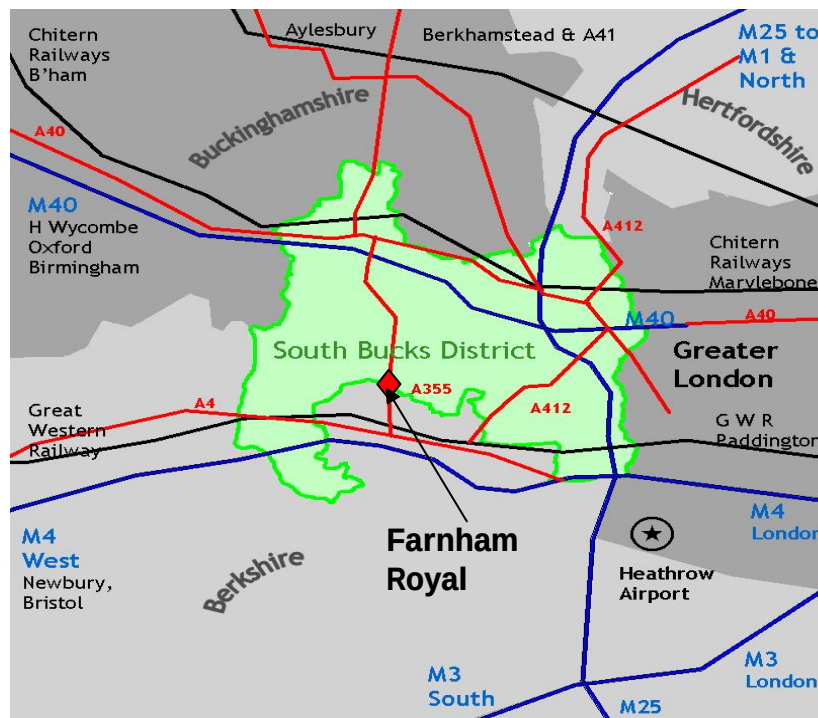


CHAPTER 2 - LOCATION, CONTEXT & SETTING

Farnham Royal village lies at the southern end of Farnham Royal parish, next to the southern boundary of South Bucks District, just north of the outskirts of Slough. The busy main road from Beaconsfield to Slough, the A355, runs north-south, rather like a spine through the parish of Farnham Royal. The visual focus of the village is the junction where the A355 crosses the east-west road from Stoke Poges to Burnham, with the listed shelter for the village pump on the adjacent village green.

The conservation area is at the edge of the village, east of the A355. Its focus is the parish church, in a tucked-away position along a no-through road. The grouping of the church, former manorial farm complex, village school, cricket ground and fields creates a village ambience with a semi-rural character in contrast with urban Slough to the south and the more suburban area of Farnham Common to the north. This semi-rural character is reinforced by the large open spaces of Stoke Park to the east and Farnham Park to the north-east.

The location map below shows how Farnham Royal is well-situated with easy access to London, Heathrow and major communication routes. This location and the attractive semi-rural environment make Farnham Royal a popular and affluent place to live. Almost half the area of the Farnham Royal Ward is green space (source : the Ward Profile available on the Council's website).



The conservation area sits on one of the Middle Thames gravel terraces; indeed it contains two former gravel pits south of Church Road. The terrain slopes gradually northwards from Slough towards the village from the 40 metre to the 45 metre contour. Historically Farnham Royal was an

agricultural community, with the fertile soils of the conservation area providing land for growing crops and fruit trees. Nowadays farming has ceased with the conversion of Farnham Court to residential use, although geese are kept in a field south of the churchyard. The fields and wooded areas of the conservation area contribute to the rural setting of the village and provide a green space between the village and Slough.

The church's unexpected location at the southern edge of its parish arises from the boundary changes of 1930 when the southern part of Farnham Royal parish was taken into the borough of Slough. Green belt designation has so far helped to preserve the green gap between Farnham Royal and Slough and Farnham Royal has retained its semi-rural identity and village "feel".

In 1972 John Camp described "the Beginnings of Beechy Bucks" as follows: "On the Beaconsfield road, Farnham Royal still maintains an illusion of rusticity, with its red-tiled village pump at the crossroads and its old houses. The Slough Trading Estate is only a mile south, but the abrupt transition from buildings to open country is characteristic of the immediate environs of Slough, and one of its major compensations." This statement holds true today.



Aerial photograph (2003) taken before Arbour Vale school was built, with north to the top. The boundary of the conservation area is shown in red.

CHAPTER 3 - ORIGINS AND HISTORICAL DEVELOPMENT

Archaeology

There have been no archaeological investigations in the conservation area but a few chance finds may indicate very early settlement in Farnham Royal. In 1926 a cinerary urn of coarse pottery was unearthed by workmen digging in the old gravel pit (generally called the Dell) south of Church Road. The Historic Environment Record notes this as undated, simply as either Bronze or Iron Age, whilst the Bucks County Museum record shows the urn as having been dated by the British Museum at around 500BC, “suggesting that there was an Iron Age homestead here”.

There have been other early finds close to the conservation area. A total of nine Lower to Middle Palaeolithic handaxes have been found in the parish. (The Lower and Middle Palaeolithic started about 500,000 and 300,000 years ago respectively.) According to the County Museum record eight of these were found in a pit on the west side of Farnham Road opposite The Gate. Three Roman drain pipes were found around the Farnham Pump public house (formerly the Jolly Butcher) in Park Road in the early 20th century.

Origins and historical development

The earliest written record of a settlement in Farnham Royal is the Domesday Book of 1086. The manor was then held by Bertram de Verdon who was a companion of William the Conqueror and said to have fought at the Battle of Hastings. The manor contained ploughland, meadow and woodland extensive enough to support 600 pigs.

The place-name, given as Ferneham in 1086, consists of the Old English elements *fearn* and *ham*, meaning ‘homestead or enclosure where ferns grow’. The *Royal* affix comes from the Old French word *roial*, since the manor had been granted to Bertram on condition that he supported the King’s right arm at the coronation. This right, or *grand serjeanty*, survived until the 16th century when Farnham Royal became a truly royal manor in the hands of Henry VIII. In the 17th century the manor was bought by Sir Edward Coke, the Lord Chief Justice, who already owned the adjoining manor of Stoke Poges. After various transfers the manor eventually came into the hands of the Duke of Leeds, a major landowner in Stoke Poges. The owner of the manor never lived in Farnham Royal but the manorial history is particularly relevant to the development of the conservation area since Farnham Court was the manor farm, and the site for the manorial court. Some manorial records are held at the Centre for Buckinghamshire Studies and the National Archives and a study of them would probably yield useful information. One of these records dates from the 16th century and refers to land “anciently in tillage”.

The area around the parish church would have formed the original core of the village. The oldest surviving building element is the 12th century chancel of the parish church. Farnham Court, formerly the manor farm, stands on the eastern side of the church with a gate connecting its garden to the churchyard. It has 17th century origins. It seems likely that an earlier manor farm would have occupied the site and this was the base for a farm which

extended nearly the whole length of the old parish, almost from the modern M40 down to the M4. Seventeenth century buildings also survive at what became the commercial core of the village, a few hundred metres to the north-west at the crossroads on the Beaconsfield-Slough road (outside the conservation area). These are the listed Crown and Dukes' Head public houses.

The earliest maps of the area date from the 18th century; the Rocque map of 1761 and the Jeffreys map of 1770. These show a landscape of fields with Stoke Park to the east and the woodland pasture of Farnham Common and Farnham Heath to the north. Settlements are clustered around Farnham Court and the crossroads in the village with rows of buildings and more dispersed settlement in the Common area.

Some of the agricultural land was still in the form of common fields, although parts of the parish had already been enclosed.

The 19th century saw considerable change in the parish encouraged by the parliamentary enclosure process. The Act was passed in 1821 but it took 10 years for the Enclosure Award to be completed. Whilst most of the conservation area was already enclosed, the Enclosure Map is informative. It shows that the Dell and the field to the south (outside the District) were called Upper and Lower Park, implying that they had been emparked, possibly as deer parks at an early date. Stag-hunting went on in the area at least into the 19th century and there is still a Stag and Hounds public house in Farnham Common. The map also shows a large gravel pit, now the Dell, and a smaller one to its east. The gravel would have been used for road repairs, probably for the turnpiked Bath Road, now the A4. The Thames Valley terraces also provided gravel for London's building boom of the 18th and 19th centuries and further research might reveal more information about the use of this particular gravel pit.

In the village a national school (since demolished) was built opposite the Duke's Head in the 1820s. The nave of the church was rebuilt in 1821. The Great Western Railway arrived in Slough in the 1830s leading to the growth of Slough and its eventual spread to the doorstep of Farnham Royal. The proximity of Windsor and Eton as well as easy access to the capital made Farnham Royal an attractive place for the well-connected gentry to live.

From the mid-19th century a new energetic Rector, Reverend Marshall, initiated several building projects in the parish. The shoddily built church nave was rebuilt, again, and the church restored in the 1860s. The present Church of England school was built opposite the church in 1874. The churchyard was extended and the Dell was used as a village recreation ground. The school records show that the children used to enjoy swingboat rides here.

There was already talk of changing the parish boundaries to accommodate the ever-burgeoning Slough but this did not happen until 1930. The early 20th century saw the Rectory moved from Parsonage Lane to Cork Tree House,

since demolished, on the site of what is now Rectory Close. The cricket club which had been formed in 1889 took over the meadow to the south of the new Rectory, which remains Glebe Land to this day.

The 20th century saw further growth in Slough. Increased traffic on the A355 necessitated road-widening with the loss of some buildings in the village centre and the removal of the pump shelter which used to stand in the middle of the road. It has since found a new home on the village green. Other old houses and shops were demolished and the part of the village around the cross-roads has lost much of its historic character.

The War Memorial was erected at the entrance to Church Road in 1920.

Farming at Farnham Court appears to have ceased in the inter-war period. The farmland was sold off and the farm buildings were converted to residential use in the 1970s. The school has been considerably extended and houses built to its east in a continuation of Church Road.

Plan form

Farnham Royal parish is long and thin, originally stretching northwards from the low-lying flood plain in the south, northwards across the river gravel terrace to the heath at higher level. Traditionally such a formation allowed the parish to benefit from a range of land-uses; arable and meadowland in the south and wood-pasture (in this case on Farnham Common) to the north.

The church and manorial complex at Farnham Court would have been at the heart of the parish before the boundary was moved north in 1930.

The Rocque Map of 1761 shows the plan-form of the conservation area almost identical to that of today. The church and Farnham Court are shown. The main north-south road (the present A355 which has since been straightened south of the conservation area) and Church Road are clearly shown. The track continuing south from Farnham Court is also there. This probably originated as a short-cut from the village to the mill which was near Salt Hill, and Baylis (now the Baylis Court Hotel in Slough). Another track ran north from Farnham Court to join Park Road and thence to Parsonage Lane. This appears to follow roughly the line of the continuation of Church Road, rather than the footpath between the school and cricket ground. There was also a path branching eastwards from this track into Stoke Park. A lodge (Farnham Lodge) was built here but the path and connection with Stoke Park have since ceased to exist.

Another path which has disappeared started on Farnham Road, crossing the field south of the conservation area and through the Farnham Court farmyard.

Later plans and aerial photographs show the persistence of the historic plan-form and field-patterns.

Historic maps illustrating the development of the conservation area are reproduced on the following pages.



1802 Extract from a plan of the estate of Lord Francis Godolphin Osborne drawn by John Raine. (Original held at the Centre for Buckinghamshire Studies, ref. Ma/74/1.R - and reproduced with their kind permission)

This map shows the Park and old orchard. Although Church Road is not shown it did exist since it appears on the 18th century maps. Much of Wards is now taken up by the cricket ground.



1824 –another Osborne estate map. (Original held at the Centre for Buckinghamshire Studies ref. Ma/198/1.R – and reproduced with their kind permission)

This shows the path from Farnham Road through Farnham Court farmyard. This continued north-east into Stoke Park. Both routes have since disappeared. This map shows fewer farm building but would not necessarily have been intended as an accurate buildings plan.

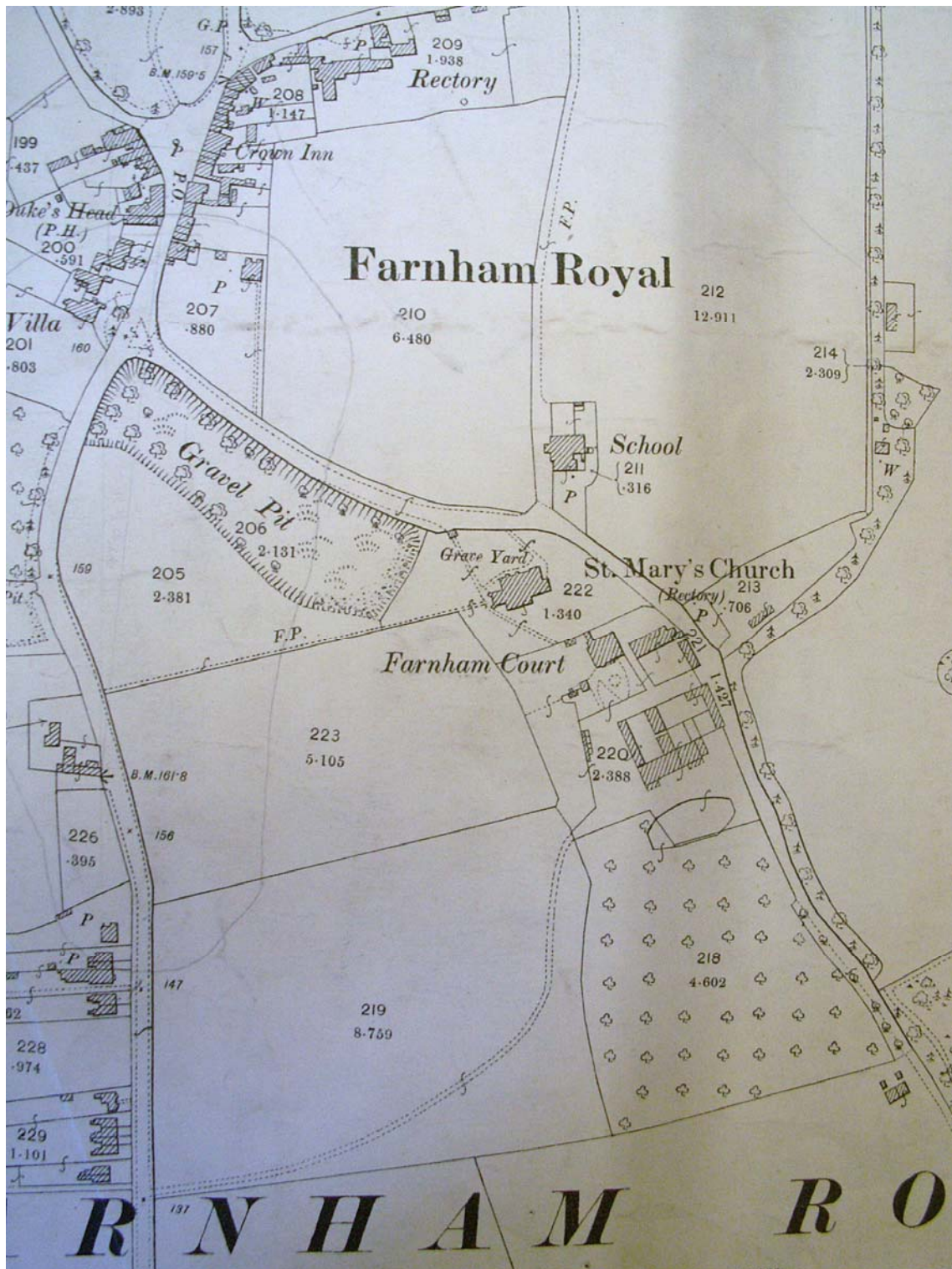
Estate plans were primarily intended to show the land ownership of a particular person and cannot be assumed to give a full picture of the place at the time.

The map on the next page was prepared to show the whole parish and can be taken as a more comprehensive “snapshot” of Farnham Royal as it was in 1846.



1846 Plan of the parish of Farnham Royal by William Trumper (Original held at the Centre for Buckinghamshire Studies, ref. PR74-11-1.R – reproduced with the kind permission of Revd. Graham Saunders)

This more detailed map shows the gravel pit (the Dell) and the pond, not shown on the other maps. The layout of the farm is probably more accurate here. The large pond has almost completely gone now but interestingly there was a swimming pool here in the 1930s designated as an emergency water supply in World War II. The path along the field-edge from Farnham Road to the church still exists.



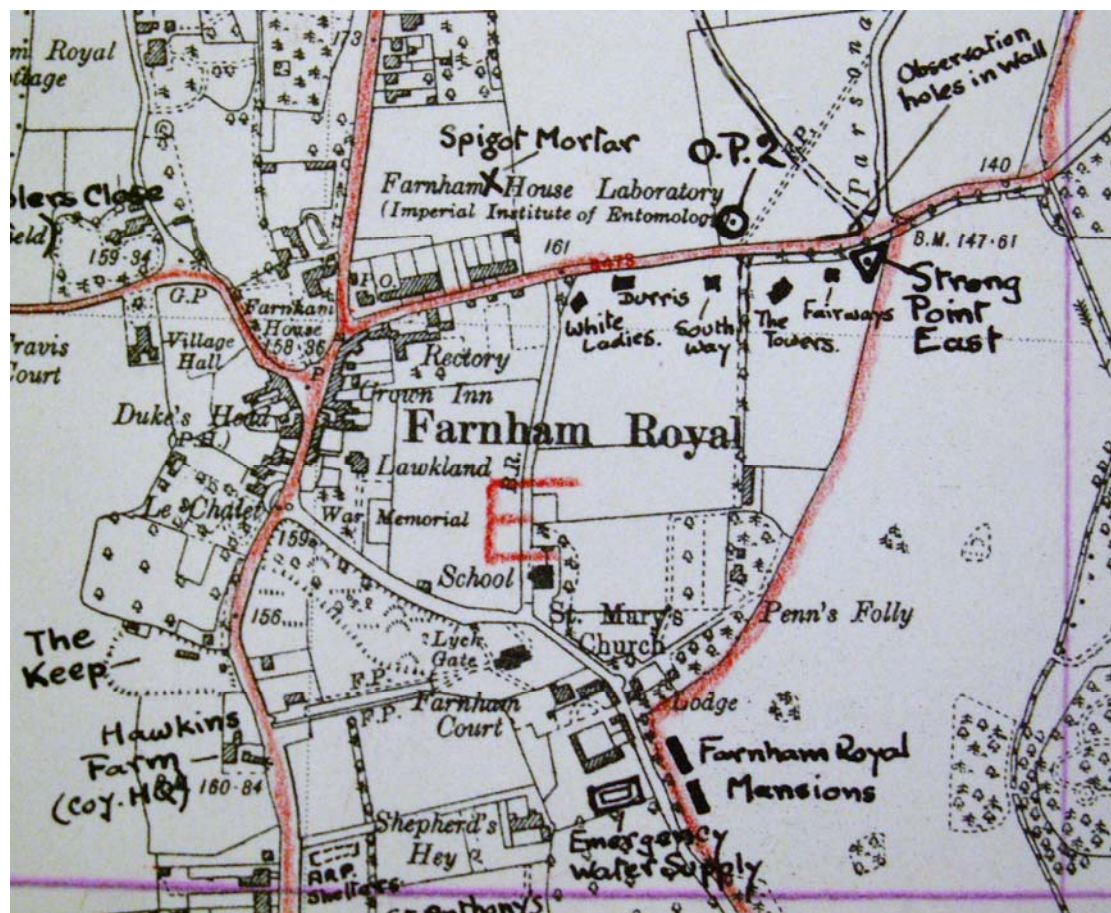
Ordnance Survey – second edition 1899 25-inch map. (reproduced by kind permission of the Centre for Bucks Studies)

The school has appeared together with more farm buildings at Farnham Court. There is no reference to the pound.

Comparison of the 1926 and 1930s maps on the next page shows that the Gate and Wyvenhoe were built in the interim period. The 1930s map has been marked-up with wartime preparations.



Six inch Ordnance Survey maps of 1926 above and 1930s below (reproduced by kind permission of the Centre for Bucks Studies).





1947 aerial photograph taken by the RAF. (Kindly supplied by Buckinghamshire County Archaeological Service and reproduced courtesy of the Ministry of Defence).

This oblique aerial photograph shows how the plan form of the area has persisted despite intensive development in Slough. The route southwards from Farnham Court has remained (it is now a cycleway as well as a footpath).

There is a marked contrast between the built up area of Slough to the south and the semi-rural landscape of Farnham Royal. The bunkers of Stoke Poges Golf Club can be seen with the mansion at the right-hand edge of the frame. There has since been further development north and west of the conservation area.

Uses

The predominant historic use in the conservation area was farming. The 1910 Valuation Survey shows a collection of buildings belonging to a mixed farm at Farnham Court with a barn having two porches (thus two threshing floors), a Dutch barn (for hay), stables and animal shelters. There was an orchard to the south of the farm no longer in use. This was probably a cherry orchard. Several cherry trees survive and the school records note that boys were staying away to scare birds from the cherry trees. The field names Upper and Lower Park are intriguing and may indicate an early deer park.

The old gravel pit covered a significant area next to Church Road. Two grassed fields remain between the churchyard and the Roman Catholic church of St. Anthony in Slough. The westerly field is within the Borough of Slough. The easterly field, within the conservation area, has a collection of huts on it and the rest of the field is grazed by geese.

Much of the conservation area retains communal use, namely the church, churchyard and Farnham Royal Church of England Combined School. The old gravel pit(s) with the site of the demolished Dell Cottage were once used as a recreation ground and let to the Parish Council. Perhaps regrettably the Parish Council chose not to buy the Dell when it was put up for sale by auction in 1920 by the Duke of Leeds. Its communal use has ceased and it is now privately owned but unoccupied. Two 1930s houses, the Gate and Wyvenhoe, have been built on the southern part of the former recreation ground, facing Farnham Road.

The cricket ground, although privately owned and enclosed, is also essentially a communal facility. This was historically called Ward's field and belonged to the Rector; it is still Glebe Land. It was also formerly used by the school as a playing field.



Farnham Royal cricket club (established 1889) on the north side of Church Road, This is designated as Green Space within the District's Local Plan, as is the school playing field.

CHAPTER 4 - SUMMARY OF SPECIAL INTEREST

The factors which give Farnham Royal its special interest can be summarised as follows:

- Survival of important historic buildings, namely the parish church of St. Mary's and Farnham Court and its associated historic farm buildings.
- Historic manorial connections and survival of a substantial part of the manorial complex. Farnham Court was the manor farm for the manor of Farnham Royal and the site for the manorial court. Although converted to residential use several historic farm buildings have survived.
- Survival of historic vernacular buildings.
- A Victorian village school, still in use. The original school building and attached schoolmaster's house survive relatively unaltered and have retained their intrinsic character despite substantial extension of the school complex.
- Survival of historic plan-form and field-patterns.
- Historic church-yard with some significant memorials.
- Semi-rural area, akin to an enclave, retaining a village character.
- Verdant appearance with significant green spaces, trees, and hedges.
- An old orchard with potential for nature conservation value. This may fulfil the Biodiversity Action Plan criteria for a traditional orchard.
- A listed War Memorial which acts as a marker at the entrance to the conservation area.
- Cricket ground which contributes to the semi-rural and village character and provides an attractive and appropriate setting for the school and church.
- Survival of an old gravel pit (probably associated with the turnpike road system) and fields formerly part of Farnham Court farm. They play an important rôle in forming the semi-rural setting of the conservation area and Farnham Royal village in general.

The church and its churchyard have all four heritage values; evidential, historical, aesthetic and communal. The War Memorial which stands at the entrance to the conservation area has strong communal and associative historical values.



Summary of special interest

CHAPTER 5 - CHARACTER ANALYSIS

General

The conservation area has the character almost of a semi-rural enclave. The feeling of seclusion in Church Road contrasts with the openness of the fields south of the church. The sense of being in a village is reinforced by the presence of communal places such as the church, the school and cricket ground. Whilst tranquillity is generally a key characteristic, except close to the busy A355, Church Road does become busy at times with visitors to the church, the school (especially for the “school run”) or cricket ground. The experience of Church Road does therefore vary from time to time.

Streetscape

The network of roads and paths in and around the conservation area is centuries-old. In urban design terms it must rank as a highly permeable place. This accessibility reflects the historic and continuing importance of the area as the core of the village community. The War Memorial acts as marker for and entrance to Church Road and the conservation area. On passing this point there is an immediate contrast between the noise and energy of Farnham Road and the peace and tranquillity of Church Road. A sense of enclosure is created by the relative narrowness of Church Road with trees and hedges either side.



◀A tranquil Church Road (outside school-run time). The road is enclosed by hedges. There is a pavement on only one side and the grass verge between pavement and road reinforces the semi-rural character. Street lighting and road-markings are not too intrusive. There are wildflowers in the southern verge and granite kerbs.

Looking north along the path which runs from Church Road to Park Road by the side of the cricket ground. This is so enclosed by hedges and trees that it has the character of a greenway. ►



Feelings of enclosure and tranquillity are intensified along two “greenways”, the path pictured above and particularly on the track leading south from Farnham Court towards Slough. The latter follows a downhill slope, curving slightly and is particularly enclosed and darkened by tree cover. There is a ditch, perhaps ancient,

along the west side of this path and an old metal park fence. Another well-used, but more open, path is the route along the field edge from Farnham Road through the church-yard to the school.

Looking south down the slope of Church Road towards the tree-lined track to Slough. The building hard-up against the road is an outbuilding of Old Place (described on page 24). Its highly visible position enhances the historic and rural appearance. Its closeness to the road and the roadside trees increase the sense of enclosure. ►



There are no regular street-rhythms. Roads and paths are generally not straight. The relatively straight path from Farnham Road to the church reflects the historic field-boundary established on old enclosures completed before the parliamentary enclosure in 1831. Buildings are few in number and are arranged and aligned irregularly. Even the 1930s houses, the Gate and Wyvenhoe, are differently aligned, with the latter end-on to the road. This irregularity helps to reinforce the village feel and semi-rural character and appearance.

Many buildings in the conservation area are tucked away and can only be glimpsed from the public realm. Wyvenhoe is end-on to the road, unlike its neighbour The Gate. Hedges and trees, a simple 5-bar gate, gravel drive and waney-edge timber cladding give a rustic appearance to an otherwise suburban house. ►



Roads and paths are relatively uncluttered by signs and road-markings. Granite setts, appropriate for a semi-rural setting, are used for kerbs in Church Road. Street lighting is minimal in Church Road.



◄ *The curving, unmade drive to West Barn, entirely appropriate as an entrance to a converted barn in a rural setting.*

Whilst simplicity is generally appropriate in a rural setting, this unusual old wrought iron gate is a high-quality addition to the streetscene. ►

There is a GR post-box set into a brick pillar opposite this gate.



Uses

There is a mixture of uses. The former predominant use of agriculture has ceased apart from the smallholding south of the church. The farm buildings of Farnham Court have been converted to residential use and there are two other houses on Farnham Road. The old orchard and the Dell are now wasteland. Community use predominates with the school, church and cricket ground clustered around Church Road, making this the heart of the village. The nature of these places means that many people experience the conservation area only as visitors. Many also use the paths to cut through the area thus making the conservation area a place of passage.

The village school seen from the churchyard, symbols of a typical English village. Both have particularly strong historical and communal heritage values. ►



Spaces

The predominant farming tradition has left an area with a paucity of buildings and mainly spaces. These spaces take different forms, and some such as the Dell and old orchard are unused and hence contribute to the tranquillity of the area, but also introduce an element of natural wildness. Their bio-diversity has not been studied but both have potential for conservation value. The well-tended churchyard forms a large space, inherently tranquil. It exhibits the whole range of heritage values; evidential, historical, aesthetic and communal. Other large green spaces are the cricket ground and school playing field, both enclosed with mixed private and communal functions.

The former manorial farm complex at Farnham Court has the potential to yield historical evidence on agricultural practices in the area. An understanding of the layout of farmyards, where the inter-relationship of spaces and buildings was so important for the efficient function of the farm, is crucial for informed conservation of historic farm buildings.

Trees and greenery

Trees and hedges play an important rôle in forming the character and verdant appearance of the conservation area. Old photographs (compare the current and 1947 aerial photographs on pages 4 and 13) and local anecdote reveal that tree cover has increased over the last century. The type of trees must have also changed with the devastation of elm (through Dutch Elm disease), shown as the predominant timber species in the 1910 Valuation Survey of Farnham Court Farm. However elm shoots can still be seen growing next to the church-yard fence and in the hedgerow along the southern boundary of the cricket ground. This mixed hedgerow is significant in the streetscape.

Quickset hedges (hawthorn) were planted as part of the parliamentary enclosure in 1831. The hawthorn in the conservation area hedges is likely to be a survival of that process. Hedges and trees encourage feelings of seclusion and enclosure, important characteristics of the conservation area.

The church yard boasts several fine yew trees, the specimen in front of the north aisle wall having an oak growing through it. There are many mature specimens of various species which contribute to the semi-rural character especially in and around the church, in the grounds of Farnham Court and on the east side of Farnham Road.

The remains of an old orchard shown on 19th century maps are evident in the field south of West and East Barns. Old orchards are generally recognised as a dwindling resource with potential for nature conservation value because of ecological diversity as well as historic, communal and aesthetic value. An ecological survey of this old orchard would be welcome.

Looking north-west across the old orchard. "Orchards are hotspots for biodiversity in the countryside..."(per UK Biodiversity Action Plan)►



Trees outside but in the setting of the conservation area reinforce its semi-rural character. This is particularly evident along the western side of Farnham Road opposite the Dell. Tall trees visible behind or over modern houses in Church Road to the east of the conservation area also enhance its setting.

Some significant trees, groups of trees and hedges have been shown on the Analysis Map, together with trees subject to Tree Preservation Orders. Since

no survey of privately owned land has been carried out this map shows only their approximate positions.

Views

The conservation area is largely self-contained and enclosed giving few opportunities for views. However there are important glimpses of the church tower and parts of Farnham Court and East Barn from Farnham Road. Church Road has a slight curve so that views of the War Memorial and church unfold. Views also unfold on emerging from the “greenways”. Some important views and glimpses are marked on the Analysis map.

It should be noted that the survey for this document was conducted in spring/early summer when trees were in full leaf. More views may be available at other times of the year.



◀ The church tower, Farnham Court and mature trees can be glimpsed from Farnham Road. The field in the foreground is in the borough of Slough and forms part of the setting of the conservation area.

An important glimpse of Farnham Court with its varied roofscape and, in the distance, the roof of West Barn, looking from Church Road across the churchyard. The church has some interesting monuments including several graves with wooden headboards, one of which can be seen in the foreground. ►



CHAPTER 6 - BUILDINGS

The significance of some of the buildings in the conservation area has been recognised in the listed status of the parish church, West Barn and East Barn and the War Memorial. One of the tombs in the churchyard is also listed. The listing details are set out in the Table of Listed Buildings in the Appendix and these buildings are marked on the Analysis Map.

Most of the unlisted buildings make a positive contribution to the special interest of the conservation area. They are identified in the Table of Positive Unlisted Buildings in the Appendix and marked on the Analysis Map. Those which are in the churchyard, including the lych gate, are already protected by virtue of being within the curtilage of the listed church.

The Church and churchyard

The church is the dominant building in the conservation area, visually and by virtue of its age and associations and embodies all the heritage values. The chancel is the only part which survives from the medieval period. In 1822 William Lane, carpenter and builder of Eton, (who also rebuilt Taplow church in the 1820s) rebuilt the nave. Unfortunately his work was of such a poor standard that the nave was rebuilt again in 1868 to the designs of architect William Eden Nesfield (1835-1888), who was then in partnership with Richard Norman Shaw. When the 1822 nave was taken down the tower cracked and so had to be rebuilt later. This was achieved in 1877 thanks to the generosity of Henry Dodd, who occupies the vault under the listed tomb in the churchyard.

Nesfield rebuilt the nave in the Decorated or Middle Pointed style of the late 13th/14th centuries. The use of flint and plain clay roof tiles is typical of the local area. There is some fine detailing. The flint is well-knapped and there is some chequer-board flint work on the tower as well as “Roman” tiles interspersed with the flint. Dressings are of Bath stone. Nesfield was influenced by the Aesthetic Movement of the late 19th century and the unusual pie-ornaments by the west door are inspired by Japanese “kikumon”, formalised chrysanthemum patterns. There are also some fine windows by famous names such as Morris & Co, Kempe and Clayton & Bell.

Japanese inspired pie-ornaments and knapped flint blocks on the west side of the church tower ►



The tower, on the rising ground above Slough, and with its pyramidal roof, was intended to act as a local landmark.

The finely detailed tower. The church clock is unusual in having two faces, set either side of the offset diagonal buttress on the left. ►

The most significant memorial inside the church is a brass plaque to Eustas Mascoll who died in 1564. He was clerk of works for Cardinal Wolsey at Christchurch, Oxford and later clerk for Henry VIII's buildings, including Windsor Castle. In a Glebe Terrier of 1607 he is described as the late "fermor" of Farnham Court so perhaps he occupied an earlier building at Farnham Court.



The churchyard has value for its many historic associations and some significant graves, including the listed Dodd tomb. There are several wooden "headboards" and an important group of ten late 18th/ 19th century headstones mainly of the Perryman family, who have been associated with Farnham Royal for several centuries. Edward Chandler, Bishop of Durham, (died 1750) is buried here without a memorial. He lived in the parish of St. George's, Hanover Square, London and the presence of graves of other St. George's parishioners from around the end of the 18th century indicates there may have been an arrangement to use Farnham Royal churchyard at that time.

James Perryman's reputation as a bell-ringer is evident from his headstone which records that he rang 51 birthdays for Queen Victoria. ►



◄*The white marble churchyard cross was dedicated in 1899. The figure of Christ on its base is a copy of a statue by the famous Danish sculptor Thorvaldsen at Copenhagen Cathedral.*

Farnham Court and the former farm buildings

The former manorial farm complex is a group of vernacular buildings. Surviving leases from the 17th and 18th century reserved the right to hold the manorial court in the farmhouse. Farnham Court itself is said to have 17th century origins, with alterations from the 18th and 19th centuries. The large lateral chimney stack on the western elevation was taken down following war damage, presumably after a bomb fell in the churchyard in October 1941. The multiple roofs make an interesting outline. The unlisted status of Farnham Court is perhaps surprising in view of its early origins and manorial connections. At the least it may be suitable for listing for its group value with the parish church and listed barn; a reconsideration of this building as part of the next county-wide listing-survey would be desirable.



The interior of the listed threshing barn at Farnham Court farm prior to its conversion to two dwellings (West Barn and East Barn). A report of 1978, which suggested a date of the late 18th or early 19th century, showed that the main timbers are, unusually, of softwood. This large barn has two porches indicating two threshing floors, perhaps used for two different crops.

(Photograph reference PhFarnham Royal 29 reproduced with the kind permission of Buckinghamshire County Museum)

The 1910 Valuation Survey showed a more crowded farmyard. At that time Old Place was described as a brick and tiled stable for 16 plus loosebox. Old Cottage had the same name but its 3 rooms were then being used for storage.

The materials of this complex of buildings are typical of the local vernacular; red brick (with some vitrified headers) and plain clay tiled roofs with black weatherboarding on farm buildings. Old Cottage has been covered in roughcast and painted white. In the 1910 survey it was described as brick and tile. Whilst the present treatment may look more picturesque the building has thereby lost some of its traditional character. Residents report that windows on its eastern side have been blocked-up.

The long, low red and grey brick building aligned north-south adjoining the rear of West Barn still belongs to Farnham Court. The 1910 survey shows it was then subdivided into a coach-house, stable, granary and calf-house.

The single-storey L-shaped outbuilding south of Old Cottage next to the road was a cowhouse and calf-pen in 1910 (see photograph on page 17). It is much-altered and so has not been identified as an Unlisted Positive Building. However it does contribute to the streetscene as mentioned on page 17 and exhibits positive features in its scale, location and alignment, in its use of traditional materials (brick and plain-clay tiles) and detailing (burnt header bricks and modillion cornice.)

The Farnham Court farm complex has important heritage values. A study of the standing buildings and their relationship with each other could still provide historical evidence, notwithstanding conversion. The historic association with the manor is also significant. There are other more unusual associations. Old Place was used for religious services whilst the church was being rebuilt in the 1860s. It is said that attendance figures rose to a new high! Some church pews were broken up and used to line the walls. Straw was stuffed into the gap between pew and board cladding as an early form of thermal insulation.

The School

The 1874 village school has retained its character well since modern extensions have been made subordinate to the original building which included a house for the schoolmaster. In this way the school, despite large extensions and modern additions, has kept the “cosy” character of a traditional small village school. The orangey-red brick laid in Flemish bond is particularly attractive and there is a diaper pattern on the upper storey brickwork facing Church Road (the former schoolmaster’s house). The stone dressings around doors and windows contrast with the brick and lend dignity to the building. The bell-cote (now minus the bell) has been retained on the roof.



The school showing the empty bell cote, the elegant lancet windows and multiple steeply-pitched gables.

No buildings have been identified as having a negative effect on the special interest of the conservation area. The two 1930s detached houses on Farnham Road, are typical of their period influenced by the Arts and Crafts style and appropriate for their location on the main road. Their different alignment has already been noted. The Gate has been sympathetically extended; its walls are roughcast. The chimneys and hipped plain clay-tiled roof of Wyvenhoe (photographed on page 17) are features of the streetscape of Farnham Road, glimpsed over the hedge. Both buildings have a neutral effect on the conservation area.

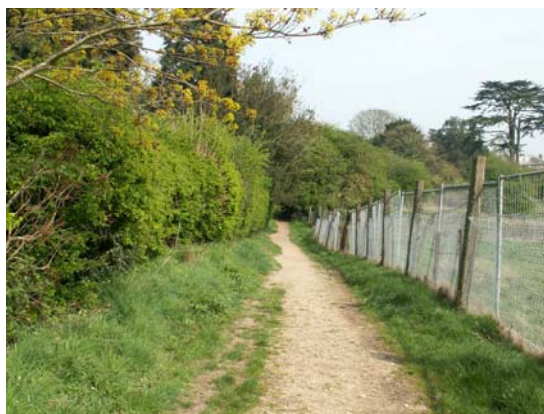


◀ *The Tudor-style lych gate has some good carving. It was erected “in Pious Memory of ECFC” by Colonel F.C. Carr-Gomm, a local benefactor and historian, who lived at The Chase (now Farnham Park). He also paid for the churchyard cross and other church adornments. One side bears the date Christmas 1893 and “ECFC” must have been Emily Caroline Fortescue Carr, the Colonel’s mother-in-law and a descendant of the Marquis of Lothian, who died in 1893 and was buried in Teddington Cemetery.*

CHAPTER 7 - NEUTRAL AND NEGATIVE FEATURES AND ENHANCEMENT OPPORTUNITIES

- Whilst trees are important in forming the special character and appearance of the conservation area, lack of proper tree management has led to excessive cover by self-seeded invasive species such as sycamore. Increasing tree cover has also obscured important historic views, such as the view of Windsor Castle from the churchyard, and some views of the church.
- The old gravel pit (The Dell) and old orchards are used for fly-tipping.
- Loss of bronze plaques on the listed Dodd tomb.
- Hedges are the most appropriate form of boundary treatment. Boarded fences fronting roads and paths are unattractive and provide a canvas for graffiti artists. This is evident along the path south of Farnham Court.

- Non-traditional and unattractive metal fencing and security barriers such as the fences in the fields east of the church. ►
Old maps show there was once a row of trees or hedge running north-south dividing the fields.



- The chain-link fence on the Church Road frontage of the churchyard is not attractive and rather utilitarian for such an important historic building. Old photographs show a wooden (oak) paling fence which was more sympathetic to the building and its context. The churchyard of St. Mary's, Old Beaconsfield retains such a fence.
- Heavy "school-run" traffic along Church Road has an adverse effect on the tranquillity of the area.
- The lych gate appears to have lost the cross on its ridge shown on old photos. The roof is also in need of repair.

- The sitting area near the War Memorial is cluttered and visually unappealing. There are no other public seats, even in the churchyard. ►



- Threats to the character and appearance of the conservation area through lack of management of unoccupied spaces, notably the Dell, demolition site of Dell Cottage and the old orchard.
- Residents complain of crime, anti-social behaviour and vandalism associated with those unoccupied/unmanaged spaces and the “cinder track” (the path leading south from Farnham Court into Slough).
- Pressure for urban-looking high security fences and gates as crime-prevention measures.
- Pressure for development on unoccupied/unmanaged spaces.

CHAPTER 8 - DESIGNATED AREA

On 19th January 2010 the area edged red on the Analysis Plan was designated a conservation area called the Farnham Royal Conservation Area.

The boundary between South Bucks District and the Borough of Slough forms the southern boundary of the Farnham Royal Conservation Area, which includes the following properties and land:

- The whole of Farnham Royal Cricket Ground
- The whole of St. Mary's Farnham Royal CE Primary School (formerly called Farnham Royal C of E Combined School) including the whole of its grounds
- The land (currently used for parking) between the school and cricket ground and the whole width of the path leading northwards as far as it is co-extensive with the cricket ground
- St. Mary's Parish Church and the whole of the churchyard including the western extension.
- Farnham Court, Church Road and associated buildings and the whole of its garden and grounds
- Old Place, Old Place Cottage (or Old Cottage), Church Road and associated buildings and the whole of the garden and grounds
- West Barn and East Barn, Church Road, their associated buildings and the whole of their gardens and grounds, including the driveway leading to West Barn
- The whole of the paddock or former orchard marked as "Old Orchard" on the map as far as the boundary with Slough Borough. For the avoidance of doubt this includes two parcels of land formerly in the Old Orchard but now belonging to 91 Wiltshire Avenue, and 1 Farnham Court Cottages, Slough.
- The whole of the fields east of Farnham Road and north and east of the boundary with Slough Borough (including the easternmost field which belongs to Farnham Court)
- Wyvenhoe, Farnham Road and associated buildings, garden and grounds
- The Gate, Farnham Road and associated buildings, garden and grounds
- The site of Dell Cottage (demolished), Farnham Road
- The whole of the old gravel pit and land now called The Dell
- The War Memorial and the road junction on which it sits
- The verge and seating area south of the War Memorial

The following roads and paths are also included:

The highway footpath running along the east side of Farnham Road north of the boundary with Slough Borough to junction with Church Road

The whole width of Church Road, including the footpath, but excluding the section which branches off in a north-easterly direction at Farnham Lodge

The whole width of the path or track which runs in a south-easterly direction from the southern end of Church Road as far as the boundary with Slough Borough. This is generally called the "cinder track".

The whole width of the path or track running eastwards from Farnham Road just south of Wyvenhoe.

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English Heritage, 2008. *Conservation Principles Policies and Guidance for the sustainable management of the historic environment*.

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Ordnance Survey maps 1880, 1899, 1926 and a 1930s map showing markings for World War II preparations.

1802 Plan of estate of Lord Francis Godolphin Osborne in Farnham Royal etc. drawn by John Raine ref. Ma/74/1.R

1824 Plan of estate of Lord Francis Godolphin Osborne in Farnham Royal etc. ref. Ma/198/1.R

1831 Inclosure Map ref. IR68 A Q

1841 Tithe Map ref. 164

1846 Plan of the parish of Farnham Royal drawn by Wm. Trumper ref. PR74-11-1.R

Various deeds from Duke of Leeds deeds - box Farnham 3

Aerial photography from Google Earth and Bing

Sales catalogues

Websites:

Buckinghamshire County Council, *Buckinghamshire Photographs* [online].

Available at <http://apps.buckscc.gov.uk/eforms/photolibrary/>

Unlocking Buckinghamshire's Past includes the County's Historic Environment Record with a searchable database. It can be found at

<http://ubp.buckscc.gov.uk>

www.churchplansonline.org has plans for church alterations funded by the Incorporated Church Building Society from 1818 onwards. It includes plans for Farnham Royal and Farnham Common churches. It should be borne in mind that plans were not necessarily executed (as was the case at Farnham Common).

UK Biodiversity Action Plan, Priority Habitat Descriptions, edited by Ant Maddock, 2008 can be downloaded from

<http://www.ukbap.org.uk/library/UKBAPPriorityHabitatDescriptionsfinalAllhabitats20081022.pdf>

Pages 79-81 deal with traditional orchards.

ACKNOWLEDGEMENTS

The residents of Farnham Royal and landowners within the area

Revd Graham Saunders and the churchwardens of St. Mary's parish church

Farnham Royal Parish Council

Farnham Royal Cricket Club

St. Mary's Farnham Royal CE Primary School

Centre for Buckinghamshire Studies

Buckinghamshire County Archaeological Service and the Historic Environment Record

Buckinghamshire County Council's Biodiversity Officer

Buckinghamshire County Museum

TABLE OF LISTED BUILDINGS				
Road	Address	Grade	List no.	List Description
Church Road	Barn at Farnham Court (now West Barn and East Barn)	II	8/300	C18 or earlier. Very large weather-boarded timber-framed barn. Old tile roof with half-hipped ends, and 2 hipped gabled cart entrances. (see page 23 for photo of the barn before conversion)
Church Road	Church of St. Mary	II	8/455	Parish church. C12 chancel; otherwise of 1867-9 by Eden Nesfield. RCHM I, p.154
Church Road	Dodd Tomb West of St. Mary's Church	II	8/456	Circa 1880 chest tomb to Henry Dodd, merchant of the City. Grey granite with two inset bronze plaques on North side, signed F. Rosher, one of a shipping scene, the other, above, of a ploughboy dreaming behind the plough, referring to H. Dodd's humble local origins.
Farnham Road (east side)	War Memorial at the junction with Church Road	II	411/0/1 0051	War Memorial. 1920, with names of World War II fallen added later. Rough Cornish granite with lead lettering on York stone platform. St. Martins Cross on a shaft set on a deep plinth of square plan. To west face, names of the 25 killed in World War I, under which, "DEATH IS SWALLOWED UP IN VICTORY." One of those named is Frederick Cantrell, killed on the Somme in 1916, who was the son of Henry Cantrell farmer at Farnham Court. To east face, names of the 16 killed in World War II.

TABLE OF POSITIVE UNLISTED and POSITIVE CURTILAGE BUILDINGS		
Road	Address	Short Description
Church Road	Church lych gate	Within the curtilage of the listed church but significant in its own right and prominent in the streetscene. Base of knapped flint and dressed stone with some "Roman" tiles set into the flintwork to match the church. The roof is gabled, covered with plain clay tiles. Black and white timbering in the gable. Oak Tudor arch with leaf-carving in the spandrels and carved barge boards. Dated 1893. Inscribed memorial. See pages 24 and 25.
Church Road	Group of headstones in the south-eastern section of the churchyard	Within the curtilage of the listed church. Gravestones to Susan Gray 1806, George Godfrey Gray 1798, illegible 1805 (these were all of the parish of St. George's, Hanover Square). Selina Perryman 189?, James Perryman 1907 (see photo on page 22), Lydia Perryman 1812, Thomas Perryman 1822, Thomas Perryman 1829, illegible 1808, another illegible and no date on footstone. Most of these graves have curved stone covers, like sarcophagi. They make an interesting group but some are at risk since a holly tree is growing amongst them.
Church Road	Cross in the churchyard	Within the curtilage of the listed church. See page 22.
Church Road	St. Mary's Farnham Royal Church of England Primary School	Built in 1874 by George Almond of Burnham. Architect not known. See pages 18 and 24.
Church Road	Farnham Court	The former manor farm and the site of the manorial court. See pages 20, 23 and 24.
Church Road	Old Place	Converted stable block attached by low link building to Farnham Court (probably a later addition). Brick and weatherboard with plain clay tiled roof. One storey with attic with hipped dormers. Large chimney stack on east elevation is interesting feature in the streetscene. See page 23.
Church Road	Old Cottage	A single storey cottage with roughcast walls painted white and plain clay tiled roof. The rear wall is right up to the road. The building has the look of a dairy or shippon. See page 23.
Church Road	Former farm building at Farnham Court on north side of West Barn	This long single-storey building can only be glimpsed from the road. The brickwork is attractive with some vitrified headers and a modillion cornice. Evidence of blocked openings visible from the road. See pages 23 and 24.

TECHNICAL HELP AND ADVICE

Is available from:

The Council's **Conservation and Design Officer**
Capswood
Oxford Road
Denham
UB9 4LH
Telephone 01895 837200

Society for the Protection of Ancient Buildings

37 Spital Square
London
E1 6DY
Telephone 020 7377 1644
www.spab.org.uk

The Victorian Society (campaigns for Victorian and Edwardian buildings)

1 Priory Gardens
London
W4 1TT
Telephone 020 8994 1019
www.victorian-society.org.uk

The Building Conservation Directory published annually by:

Cathedral Communications Limited
High Street
Tisbury
Wiltshire
SP3 6HA
Telephone 01747 871717
www.buildingconservation.com

Some relevant books:

Brunskill, R.W., 2007. *Traditional Farm Buildings of Britain and their conservation*. Yale University Press. Earlier editions published by Gollancz.

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INFORMATION ON LISTING AND CONSERVATION AREAS

English Heritage

www.english-heritage.org.uk

Department for Culture Media and Sport

www.culture.gov.uk



South Bucks
District Council

Conservation Areas

Guidance for Residents

What is a Conservation Area?

An area of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance.

Duties of local planning authorities

- to designate Conservation Areas
- to carry out regular reviews of their Conservation Areas
- to publish proposals for preservation and enhancement of their Conservation Areas
- in exercising their planning powers, to pay special attention to the desirability of enhancing the character or appearance of the Conservation Area.

In South Bucks, the Council's Conservation and Design Officer is consulted on planning applications affecting Conservation Areas.

What does Conservation Area designation mean for residents?

Consent for demolition works

Conservation Area Consent is required for:

- Demolition of unlisted buildings with a volume of 115 cu. M. or more
- Demolition of boundary walls over a certain height

It is always advisable to contact the Council before carrying out any demolition in a Conservation Area.

Trees

Written notice must be given to the Council at least 6 weeks prior to any work on trees within a Conservation Area. For further information please contact the Tree Officer on 01895 837376.

Additional planning restrictions

If you live in a house (rather than a flat or maisonette) you normally have certain rights to carry out some minor forms of development without the need for planning permission. These are called "permitted development rights". In Conservation Areas permitted development rights are more limited and planning permission is required for most developments, including:

- Rear extensions of more than one storey
- Side extensions
- Roof extensions
- Dormer windows
- Cladding (including rendering) the exterior of the property
- Chimneys, flues, soil and vent pipes on a principal or side elevation fronting a highway (this includes a public footpath)
- Buildings, enclosures, oil/gas containers or pools at the front or side of a property
- Satellite dishes on a chimney, wall or roof slope facing onto and visible from a road
- Solar panels but depending on their thickness and location. Please contact the Council for advice.

Local planning authorities can also make Article 4 Directions removing some or all permitted development rights in Conservation Areas to help preserve their character or appearance.

Further advice

This leaflet is a brief preliminary guide only and not intended as a statement of the law which can be very complex. It is always advisable to contact the Council before carrying out any external works in a Conservation Area.

For further information please contact Planning Admin or the Conservation Section at the Council's Capswood offices on 01895 837200 or email planning@southbucks.gov.uk

CONSULTATION

Between 27th July and 2nd October 2009 the following steps were taken to consult the local community on the proposals to designate a new “Farnham Royal Conservation Area” and, subject to designation, to adopt and publish the Character Appraisal as a planning “material consideration”:

A consultation pack was prepared comprising:

- A map of the proposed conservation area
- Leaflet entitled “Conservation Areas Guidance for Residents”
- Draft Character Appraisal
- A printed questionnaire and reply-paid envelope.

Full consultation packs were supplied to residents, landowners and managing/planning agents within the conservation area whilst packs without the draft Character Appraisal were sent to properties outside but within the setting of the conservation area.

Printed copies of the draft Character Appraisal were available for inspection at:

- the District Council's offices
- Farnham Common library
- Farnham Royal Parish Council offices.

The consultation pack was also published on the Council's website downloadable free of charge, with an online version of the questionnaire.

Slough Borough Council, the local highway authority, utility companies, the local Member of Parliament and the Environment Agency were also consulted.

Draft Character Appraisals were sent to English Heritage, GOSE, the County Archaeologist, The Farnhams Society, and other interested groups and individuals.

Parish Council

At the beginning of the consultation period the Council's Conservation and Design Officer attended a meeting of Farnham Royal Parish Council on 27th July 2009 to explain the proposals.

Public Exhibition

A public exhibition was held at St. Mary's Parish Church, Farnham Royal on Saturday 12th September 2009 with a Conservation and Design Officer in attendance to answer questions.

Results of the consultation

Written responses were received from 64 individuals/organisations. Some corrections and amendments were made to the draft Character Appraisal as a result of those responses but the boundaries of the conservation area remained as originally proposed.



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