

HORSENDEN CONSERVATION AREA APPRAISAL

Reviewed and Updated, June 2016-January 2017



Fig 1: Horsenden Manor: the south front from the south-east

Introduction

Conservation Areas are areas of special architectural or historic interest, which are considered worthy of preservation or enhancement. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Horsenden was first designated a Conservation Area by Wycombe District Council in 1982 and its boundaries were extended in 1989. A Conservation Area Character Survey (CACS) was prepared and adopted as supplementary planning guidance in 1996 by Wycombe District Council. Government Guidance states that conservation areas should have an up-to-date appraisal.

This review seeks to update the Survey in light of changes to buildings and areas within and adjacent to the conservation area since it was adopted in 1996 and review recent historic research that further informs our

understanding of Horsenden. Furthermore the recent Historic England publication *Advice Note 1: Conservation Area Designation, Appraisal and Management* published in 2016 offered helpful advice on the form appraisals could follow. The opportunity was also been taken to review the boundaries of the conservation area: also a requirement of Section 69 of the Act.

CHAPTER 1

Planning Policy Context

The designation of a conservation area influences the way in which a Local Planning Authority applies its planning policies to that area. It ensures that any planning applications within or adjacent to the conservation area should respect the special characteristics identified in this document, and local planning policies.

The major change since the publication of the 1996 survey has been the replacement of various central government planning policy guidance notes and statements by the

National Planning Policy Framework adopted in 2012 and the issuing by Historic England of updated guidance on conservation area designations, appraisals and management in 2016.

Summary of current national policy and guidance

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework 2012 (NPPF)
- Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (2016)

CHAPTER 2

Summary of Special Interest

The Conservation Area, first designated in 1982 and revised in 1989, contains a concentration of historic rural buildings including both listed and unlisted buildings, along with their curtilages and settings, that illustrate the use of the local vernacular architecture and materials for cottages, farmhouses and agricultural structures from the 17th to the late 19th century, including evidence of their past use and development.

Two buildings stand out from these phases: a now truncated medieval parish church at the heart of this small village and Horsenden Manor which has fabric illustrating its architectural development from the 16th to the 20th century and is a well-preserved small Georgian country house with Regency additions standing within its own designed landscape and with contemporary and later ancillary buildings. Horsenden is considered to be an area of special architectural interest.

It is also considered that the area has special historic interest which includes the illustration

of development of a small rural settlement at the heart of a long narrow parish, lying in an isolated location to the west of a small market town, Princes Risborough, the evolution of both it and Horsenden can be traced back well into the medieval period. The lack of significant development since the late 19th century has preserved evidence of the small village's development since the 17th century, which includes farmbuildings and cottages, as well as the surrounding infrastructure of lanes, gardens and small agricultural enclosures providing a high degree of integrity.

The area has particular special interest for the illustration of the development of a Tudor manor house into a small Georgian and Regency country house including the development of pleasure ground, service spaces and landscaped parkland, which with the associated buildings forms a well-preserved ensemble.

The buildings and landscape of Horsenden Manor preserve a designed aesthetic relationship between each other and the wider landscape. The narrow lane, verdant surroundings and historic farm buildings, church, manor house and cottages have acquired a more fortuitous aesthetic value eliciting associations with an agrarian past and rural isolation away from a busier urban settlement and activity.

In summary Horsenden's special character is focused on its two principal buildings, the medieval parish church and the manor house the latter set in pleasure grounds and parkland, and its smaller houses, cottages and their ancillary buildings. It is also entirely surrounded by agricultural fields.

Water is a significant and picturesque element in the special interest of the

conservation area, both as informal streams and as dammed to provide lakes and ponds within the more formal grounds off the Manor.

Conservation Area Changes since 1997

Since designation the village has become part of the Phoenix Trail, which is in turn part of National Cycle Route No 57, a Sustrans project of nearly 70 miles in length. It passes through Horsenden, to its north joining the former track bed of the Princes Risborough to Oxford railway line that opened in 1862.

Physical changes since 1996 include a thorough restoration of Horsenden Manor which revealed more fully its architectural history by re-exposing its brick Georgian facades and the conversion of the former stables to Manor Farm and a listed outbuilding behind Gate Cottage to dwellings.

In 2015 research undertaken by the Buckinghamshire Gardens Trust (BGT) in their Research and Recording Project was published for a number of historic parks and gardens in Buckinghamshire. In November 2015 their report on Horsenden Manor was published and this document has resulted in a better understanding of the manor house and its parkland setting.

CHAPTER 3

Assessment of Special Interest

1 LOCATION AND LANDSCAPE SETTING:

Location and Landscape Context

The conservation area lies at the northern end of Horsenden Lane, a no through road. It is about 400m west of Princes Risborough Railway station and about 150 yards west of the Princes Industrial Estate. Both these mark

the western edge of the market town of Princes Risborough but remarkably the village of Horsenden is surrounded by agricultural fields and retains a remote and rural character.

The village lies to the north of the Chiltern Hills and within the Upper Thames Clay Vales (Character Area 108 of the Countryside Agency's classification of The Character of England published in 2005). The Chilterns are identified as Area 110 and consist of chalk hills designated as an Area of Outstanding Natural Beauty whose boundary comes within 450 metres of Horsenden Conservation Area's southern boundary.

The stream flowing from south to north through and alongside the conservation area eventually joins the River Thames in Oxfordshire: it is a key component in Horsenden's character and landscape context. The village is still surrounded by farmland, much of it pasture with arable to the north and west. The fields to the south are mainly sheep pasture, some with surviving medieval ridge-and-furrow as well as having considerable archaeological interest with a Scheduled Ancient Monument (see the archaeology section below).

General character and plan form

The Conservation Area comprises three elements: The Manor with its home farm, parkland and landscaped grounds through which flows a serpentine lake formed by damming and controlling the stream that flows through the village; the parish church of St Michael and All Angels within its churchyard; and the fringe of cottages along the north side of these two and the lane.

The Manor and its grounds and Manor Farm and the church all lie south of this lane which becomes a metalled track in the far north-west part of the conservation area beyond Glebe Cottage.

Water courses are a key feature in the village's general character with the main stream running northwards within the grounds of The Manor, dammed to form Park Lake before dividing south of the house itself, the right hand branch also dammed to form an attractive serpentine lake, the stream emerging from the park to cross the road and flow out of the conservation area between Brook and Manor Cottages. A secondary branch runs alongside the lane westward to a pond or former wagon wash north-west of the church (fig 2) where the lane bears north-west. The west branch heads north-west to the conservation area's northern boundary.



Fig 2: The former wagon wash (2016)

The manor grounds are well treed, the northern parts of the conservation area beyond have hedged fields and hedges alongside the lane while estate-style iron fences define the grounds of the manor and the lane eastwards from the pond. These continue along Horsenden Lane almost as far as the railway bridge.

2 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

Origins and Historic development

Horsenden has an Anglo-Saxon place name, meaning Horsa's valley and the earliest reference is found in the 11th-century Domesday Book as 'Horsedene' and 'Horsedune'. It was originally a separate parish but is now within the civil parish of Longwick as a 'tail' of land extending south from the main bulk of the parish. It was a separate manor well before the Norman Conquest and extended in a narrow strip never more than about 200m wide, running south-east from Little Horsenden Farm north of the B4009 (the Lower Icknield Way) as far as the Bledlow Road railway bridge. Curiously Gate Cottage and Manor Cottage are within Princes Risborough parish but are clearly part of Horsenden as a settlement and were always part of the manor estate.

Horsenden Manor, formerly known as Horsenden House, has a late 16th-century core within a Georgian brick house which had battlemented parapets. In 1810 it was stuccoed, an extra storey added and flanking full height segmental bows added to each side elevation. During the English Civil War Sir John Denham garrisoned the moated manor house for the King, although it was in the midst of hostile Parliamentary territory. Denham forfeited the estate but recovered it in 1660 at Charles II's restoration.

In 1662 Denham sold the manor and the house to the Grubbe family who held it until 1841.

The parish church of St Michael and all Angels, consisting of a medieval chancel and 18th-century tower, is considerably smaller

than originally built, for its nave was pulled down in 1765. Its most notable incumbent was Robert Braybrooke (died 1404) who later became Bishop of London and played a major rôle in the troubled reign of Richard II. Another rector, Edward Stone, discovered in the 18th century that chewing willow bark eased his rheumatism. Reporting this to the Royal Society in 1763 it was later found to be salicylic acid, the basis of Aspirin.

The railway arrived in nearby Princes Risborough in 1862 and the station is about 200m from the easternmost point of conservation area. A branch line was then built from Princes Risborough to Watlington and opened in 1872.. This branch skirts to the north some 500m away from Horsenden at its nearest point, but did not result in any development or expansion of the village. The railway survives as far as Chinnor as a heritage line, the Chinnor and Princes Risborough Railway. The Phoenix trail heads north to cross the railway via a level crossing beyond which it joins the former Princes Risborough to Oxford line track bed as far as Thame over the county boundary in Oxfordshire.

Manorial history

More detailed information can be found on this in the Victoria County History volume 2 on pages 253 to 256. This can be viewed on the British History on Line web site www.british-history.ac.uk/vch/bucks/vol2/pp253-255

Since the original CACS was issued in 1996 Horsenden Manor has undergone considerable work and its architectural history is now better understood and is discussed in the '*Architectural and historical quality of buildings and the contribution they make to*

the special interest of the area' section below. Moreover the 1839 tithe apportionment and its accompanying large-scale map is now available on line at The Genealogist web site www.thegenealogist.co.uk and shows the extent of the parkland attached to John Grubbe's Horsenden Manor.

Other changes to buildings will also be discussed later but these are considerably less historically revealing than those to Horsenden Manor itself.

Archaeology

To the south of the conservation area and touching its boundary at the furthest south point is *Scheduled Ancient Monument Number 27159: Roundabout Wood Moated Site, Fishponds, and Farming and Settlement Remains*. It was first Scheduled in 1972 but its boundary and descriptions were amended in 1996 and re-issued soon after the CACS was issued. It is thought to have been the site of the manor held in 1300 by the Brown family (the field in which it sits was still named 'Browns' on the Enclosure Map of 1807). Its origins are in the earlier 13th century when the main manor of Horsenden was sub-divided. The Braybrooks bought the manor in the later 14th century and it is last mentioned as a distinct holding in 1749.

While the presence of the Ancient Monument adds greatly to the historical background of Horsenden it is outside the CA boundary which at its nearest point is part of the park or landscaped grounds to Horsenden Manor.

3 SPATIAL ANALYSIS

This section covers the relationship of buildings, spaces and gaps between them

and resultant views, and how these create special character:

The Character and interrelationship of spaces within the area

Streetscape:

There is no formal public open space within the conservation area, but public footpaths run to the north of Manor Farm and lead past Gate Cottage towards the Princes Estate and Princes Risborough. Of course the road and the track through the village are public rights of way and is followed by the Phoenix Trail.

A third and more significant public footpath runs south from beside the Horsenden Manor drive entrance through East Park to leave through a bridle gate at the southernmost point of the conservation area.

The lane that runs roughly east to west comprises the only public road and this ceases to be tarmac beside Glebe Cottage, becoming a metalled track. However the lane and the track are very rural in character and between Brook Cottage and Barn Cottage the view north is into open countryside while the south side beyond Manor Farm has the pasture field alongside. East of Manor Farm's entrance drive the church and the grounds of Horsenden Manor occupy the south side and the gardens of Brook Cottage, Manor Cottage and Gate Cottage occupy about half of the north side of the lane. At its centre is the bridge under which the stream flows and from its brick parapets are views along the stream.

East Park, has to its Horsenden Lane frontage a six-rail park fence and numerous trees, some very sizeable.

Important Views and vistas

Views into the conservation area:

There are few public views into the conservation area due to the hedges and trees, except from the south-west along the footpath from Bledlow and from the north-east along the now much depleted former horse chestnut and lime avenue that led to Horsenden from Princes Risborough along the footpath that emerges from the Princes Estate. There are also views along Horsenden Lane into East Park, including from the field gate into it opposite the sports fields, and from the path at the south end where it enters East Park.

Views within the conservation area:

Within the conservation area open views from the north of the Manor House are somewhat screened in summer but more open in winter when the leaves are off the hedges and trees. There is still a good view of the Manor House façade from the churchyard. The best views that look in all directions are at two points as shown on the map:

- Firstly, by the entrance to Manor Farm which includes the former service entrance to the Manor and to the churchyard (this was identified in the original Character Survey as a 'grouping'). This gives views along the lane towards Glebe Cottage, across the pond, then along the main lane eastwards towards the bridge over the stream, into the manor's service access and towards the buildings of Manor Farm. To the south-west there are views along the public footpath.
- Secondly, beside the main drive to Horsenden Manor and south of Gate Cottage. From here there are views along the manor drive, along the lane

towards the stream bridge to the west and past Gate Cottage along the remnants of the former drive to Princes Risborough, along Horsenden Lane south-eastwards and into East Park.

Other views within the conservation area include looking back from near Glebe Cottage, past Barn Cottage, towards the churchyard and Manor Farm. From the footpath towards Bledlow there are views into the grounds of Manor Farm and from the bridge over the stream there are views north along it between the gardens of Bridge Cottage and Manor cottage and to the south there is a view of the sluices that control the level of the Manor's lakes as well as of the widened stream. There are no effective views into the grounds of Horsenden Manor from the east due to its boundary being heavily treed and with other privacy screening.

Views out of the conservation area:

There are relatively few of these, apart from looking along the track to the north-west into open countryside, the former drive north-east from beside Gate Cottage and south-east along Horsenden Lane. There are views east across the fields by Gate Cottage and views into open countryside from where the other footpaths cross into open countryside. Along the east-west lane there are views of the fields to the north.

4 CHARACTER ANALYSIS

Definition of Character Areas or Zones

As stated earlier the conservation area falls into three character areas, although the church in its churchyard could be seen as part of the manor house, its home farm and parkland. The other area is that to the north of the lane with a few cottages in their

gardens: that is what one might term the village.

Activity and land use, and influence of these on the plan form and building types

The five cottages and the converted outbuildings to Gate Cottage are no longer connected to the farms and fields on the edges of which they sit. There are three agricultural fields within the conservation area with only the small north one by Glebe Cottage not part of the manor and manor farm complex. The two main fields are the pasture north of Manor Farm with a clump of three mature trees in its centre and East Park, also grassed with evidence of medieval ridge and furrow and a number of surviving and more recent parkland trees within it.

The rest of the landscape is private: the lake and stream dominated grounds of Horsenden Manor which includes a kitchen garden and the grounds of Manor Farm which includes a tennis court and former farm buildings.

Architectural and historical quality of buildings and the contribution they make to the special interest of the area

There are six statutorily-listed buildings within the conservation area. The two key Statutorily Listed buildings are Horsenden Manor and the parish church of St Michael and All Angels, the latter listed at the higher Grade II*, the Manor at Grade II. Their full statutory list descriptions can be seen on the Historic England website www.historicengland.org.uk

St Michael and All Angels Parish Church (Grade II*) is prominently located and consists merely of the 15th-century chancel, the then ruinous nave and west tower having been pulled down in 1765 and replaced by the present tower, added to the chancel west

wall and re-using medieval stonework and the fine 15th-century west doorway. It also lost much of its churchyard to the Horsenden Manor pleasure grounds discussed later. In 1869 the noted church architect William White extended the chancel by half a bay.



Fig 3: St Michael and All Angels Church from the east (2013)

Horsenden Manor (Grade II) This is described in the list entry as built in 1810, although the 1996 Character Survey indicated that it incorporated the remains of the old moated manor house. Works undertaken for the present owner exposed late 16th-century brickwork, brick and clunch walls in the north range (the entrance front) and a couple of mullioned stone windows and arched doorways. The previous owner believed there was older material within the Regency stucco but had thought it was in the south-west service range. This view was supported by the Royal Commission on Historical Monuments who visited the house in 1912 (Volume 1, Buckinghamshire South) who also indicated that there was a reused doorway salvaged from the church (Monument 2, p206). However in 2004 it became clear that the doorway was in situ amid extensive 16th-century walling surviving from the first house.



Fig 4: Horsenden Manor viewed from the churchyard in summer (2016)

Although these late 16th-century walls flank the northern entrance hall and continue along the spine between the front and rear rooms, it is not possible to reconstruct with any certainty the original plan of the house at that date. The Grubbe family bought the house and estate in 1662 and, while they may have made improvements, none are known. In the 18th century the house was transformed, probably during the time of John Grubbe III around 1770 and became a house of two storeys of chequer brick with red brick dressings. It is reputed to have had a battlemented parapet and has a lower service wing to the west. The facades differ: the entrance front facing north has a central Doric portico with paired columns and entablature, probably dating from the 1810 campaign, and there are five bays of sashes, the ground floor ones retained with their 1810 lowered sills. The rear elevation which faces the gardens or pleasure grounds has a three bay principal front, the centre bay slightly set forward and with a Venetian first floor window above a pedimented doorcase; the outer bays have a central sash. The plan of the house is two rooms deep and three bays wide. The central entrance hall and staircase compartment separate the rooms at each

end. The Venetian window to the rear lights the first floor staircase landing (fig 1).

In 1810 John Grubbe IV had the building transformed again, stuccoing, changing windows, adding a third floor and the hipped slate roof which probably replaced a steeper pitched tiled one set behind battlemented (?) parapets. He also had the full height bows added at each end to the north range of rooms only and these were retained as stuccoed in the 2001 restoration.

There was a fire in the 1980s that severely damaged the third storey but fortunately the lower floors survived largely intact.

The Georgian fronts were restored in 2001 to their original brick and glazing-barred sliding sash design. The recent exposure and restoration of earlier phases has added greatly to our knowledge of this house which has a far more complex architectural history than that given in the 1980s list description.

North of the east-west lane are a few further listed buildings, all Grade II listed:

Glebe Cottage situated at the north end is a good 17th-century cottage of lobby entry plan: that is with a back-to-back fireplace behind the central entrance lobby. It has some timber-framing and an 18th-century brick front, all beneath a thatched roof. There is a modern linked parallel rear range, but the house is less seen nowadays behind laurel hedges and some hurdle-style fences, no doubt to improve privacy. This house was previously known as Rectory Farmhouse.

Gate Cottage at the east end of the lane is a house of about 1700 with picturesque 19th-century alterations. It has a thatched roof and

some exposed timber-framing to its walls, the rest being roughcast and colourwashed (fig 5). Next to the cottage is a late 19th-century single-seater brick built privy.



Fig 5: Gate Cottage (2016)

Behind it are two weatherboarded and tile-roofed outbuildings, also Grade II listed, one with a tower dovecote. They have been converted to a dwelling in recent years.

The contribution of key unlisted buildings

These are considered to contribute greatly to both the architectural and historic value of the conservation area:

Manor Farm, immediately north-west of the grounds of Horsenden Manor has a datestone of 1891 and is a double-pile cement-rendered three-bay house. It incorporates earlier work but its present appearance and the datestone largely belong to the improvements made for Mrs Leonard Jacques who inherited the manor in 1886. Its farmbuildings include a barn which existed in 1839, a granary on staddlestones and various later ones, two with datestones of 1912.

The brick and flint former stable building opposite the church was built for Manor Farm and is also dated 1912. It was converted into a separate dwelling for the previous owner of the estate in 1997, James Gourlay, Baron of

Kincraig, the 28th Chief of the Clan Kincraig, after he sold Horsenden Manor. He died in 2008 and is buried in the churchyard.



Fig 6: Manor Farm from the north (2016)

North of the east-west lane are two cottages, one each side of the stream as it heads north out of the village:

Brook Cottage, until recently two cottages, is a picturesque brick and flint cottage with tiled roofs. It appears to date from the early 19th century and was modestly extended when converted to a single dwelling.

Manor Cottage on the east bank is dated 1890 and was built as an estate cottage by Mrs Jacques, the then owner of the manor, and has a roughcast and colourwashed upper floor and a brick ground floor.

Barn Cottage, beside Glebe Cottage at the north end of the conservation area was built, again for Mrs Jacques, in 1925 on the site of one of Rectory Farm's barns. It is a brick cottage with a hipped tiled roof and copies Gate Cottage in having a lobby entry plan. Between it and the lane is a former five-bay

cart shed for the farm but now partly converted to residential use. There is another weatherboarded outbuilding with its gable to the lane which belongs to Glebe Cottage.

Victorian Post Box This is set within the front railings and hedge to Gate Cottage in a brick structure with a plinth and a pitched top. It is rendered and encloses a red letterbox with the initials 'VR' so pre-dates Queen Victoria's death in 1901.

The Contribution of Historic Landscape and Parkland

Thanks to the work of the Buckinghamshire Gardens Trust Research and Recording Project our understanding of the county's smaller historic parks and gardens has been greatly increased. This work has included Horsenden (2015) and can be viewed on www.bucksgardenstrust.org.uk.

The Buckinghamshire Gardens Trust (BGT) has established that an anonymous designer designed the grounds and parkland to Horsenden Manor in 1794 for John Grubbe IV. The BGT summarise these developments in their report as '*including informal pleasure grounds containing a number of garden buildings, an orchard and water features*'.

When John Grubbe IV recast the Georgian house into a Regency villa in 1810 the 1794 plans for the gardens were further implemented and developed. The garden buildings appear not to have materialised but '*the grounds were enclosed and in the pleasure ground part of the former defensive moat was incorporated into the garden design around the east and south of the house. Beyond this in the new park a 'new walk' (now known as Nut Walk) was formed to the south-west and a lake was created from*

former fishponds'. The park and gardens were complete by 1838 with further work undertaken by John Grubbe V.

This is a brief summary and a fuller analysis and description is in the admirably complete and detailed BGT Research Report. It is also clear from this that the garden front was seen as the principal elevation in landscape terms with its views towards Whiteleaf Cross and the Chilterns (fig 1), while the north front remained the entrance front with its carriage drive and large portico.

The BGT report also notes that between 1812 and 1823 a straight drive flanked by an avenue of trees was created between the manor's gates and Summerleys Road in Princes Risborough to give direct access from the town. In the early 1870s this was bisected by the railway and the eastern section became a road within the Princes Estate, opened in 1925 as the Forest Products Research Laboratory. Surviving as a public footpath, this avenue is largely lost but a few isolated large trees survive that could be stragglers from the avenue.

It had been 550m in length, but the first 360m are now within the industrial estate, then the next 140m are amid fields before they reach the conservation area boundary. Across the stream there is about 50m within the conservation area.

North-east of the conservation area four substantial trees (two horse chestnuts and two limes) survive in this section so in summer the view from the conservation area almost give the illusion that the avenue still exists (fig 7).



Fig 7: View north along former carriageway from Horsenden Lane (2016)

When designated in 1982 and amended in 1989 the conservation area included all of the key features identified in the BGT Report except for the carriage avenue to Princes Risborough and East Park.

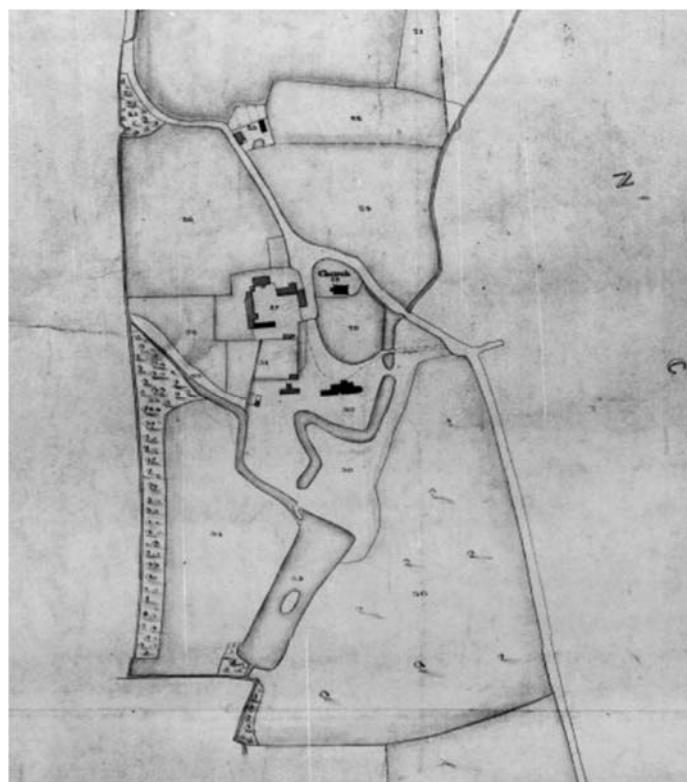


Fig 8: Tithe Map of 1839 showing East Park at the lower right

East Park is shown on the 1839 Tithe Map as parkland (fig 8) and was part of the original 1794 plan. It was therefore laid out in the earlier 19th century and a number of specimen parkland trees remain within its 16 acres (6.7 hectares). These are mainly limes, horse chestnuts and ash while the east and south margin, the former fronting Horsenden Lane, has some substantial ash trees and a six-rail metal park fence. The south boundary is mainly planted with ash trees. There is also a fine copper beech near the northern apex of East Park.

This classic parkland, now included within the conservation area, has considerable historic and evidential value. The BGT Report makes clear that this area was part of the 1794 plan and its trees relate to an 1806 survey that they consulted.



Fig 8: East Park from the north gate (2016)

Although currently visually separated by the plantings and fencing along the east edge of the Pleasure Ground and West Park, its historic context and place in the evolution of Horsenden Manor and its planned parkland is clear. In any case the plantings between it and the ponds may be thinned or die back in the future and the original open relationship between the pleasure ground and the

parkland be reinstated. The public footpath alongside passes through this parkland which adds to its public evidential and historical value.



Fig 10: East Park looking east-south-east (2016)

Local details

Boundary Walls

There are only a few stretches of boundary wall within the conservation area. They appear to be late 19th century and were probably erected for Mrs Jacques who was pretty active architecturally at that time.



Fig 11: Wall and outbuildings at Glebe and Barn Cottages (2016)

They are in red brick with half-round blue engineering brick copings. There is a stretch in front of Glebe Cottage, about 850mm high, (fig 11) and higher but similar walls within the grounds of Manor Farm and the bridge parapets where the lane crosses the stream by Bridge Cottage.

Railings

As befits an estate village most boundaries are demarcated by estate style iron fences with standards and four, five or six horizontal rails. They are a particular feature of the conservation area and also surround the churchyard and the part of the Manor grounds between its north drive and the lane. They are all 19th century many doubtless erected in the Mrs Jacques era and continue south along Horsenden Lane (fig 13) virtually as far as the parish boundary.



Fig 13: Railings in Horsenden Lane (East Park beyond) in June 2016

These railings are of course less visible in summer but are an essential characteristic of the conservation area and of considerable evidential and historical value.

Prevalent and traditional building materials

Because there are so few buildings in the conservation area and they are of different dates there is no overall uniformity of building materials. Examples of most are found with all but the church and Horsenden Manor being vernacular in style. Materials thus include timber-framing (Gate Cottage), brick (Glebe Cottage), render (Manor Farmhouse), brick and flint (Brook Cottage), and colourwashed roughcast (Manor Cottage). Roof materials include thatch (Gate and Glebe Cottages), and plain clay tiles. There are also a number of weatherboarded and tiled farmbuildings, two behind Gate Cottage, one at Barn Cottage and some at Manor Farm (a barn and granary on staddle stones, for example).

Horsenden Manor is the most sophisticated building in the conservation area and more so since the Survey in 1996. It now presents chequer brick and red-rubbed brick facades, flanked by stucco bows to each flank elevation and shallow-pitched slated roofs with deep eaves and paired console brackets. The service range is in painted brick.

St Michael and All Angels church chancel is in flint with stone dressings and the west tower in the local somewhat friable limestone.

All external joinery appears to be painted timber, either sliding sashes for example as at Horsenden Manor or timber side hung casements elsewhere. The church has leaded lights to its stone windows.

While all these elements are described individually they and the hedges, iron fences and vegetation all come together to create an historic settlement of considerable and remarkably unspoilt character.

Contribution made by the natural environment

Green Spaces & Open Spaces

There are no formal areas of public open space, but two key parts of the landscape are fully accessible via public footpaths: the field north of Manor Farm and East Park. Moreover the former carriage drive between the conservation area and Princes Risborough survives as a public footpath, the last 50m within the conservation area.

The grounds of Horsenden Manor and Manor Farm can be seen in part from public viewpoints, including the parish churchyard and along the lane and the public footpaths. Some of these views are glimpsed, particularly in summer when the leaves are on the trees and hedges but the visitor is very much aware of them as part of the whole.

The parish churchyard is a semi-public open space and accessible to all and indeed affords more views of Horsenden Manor to its south.

Trees and Vegetation

In such a rural location and surrounded by open countryside, trees and vegetation make a very significant contribution to the appearance and special character of the Horsenden Conservation Area.

There are a large number of mature and specimen trees, both within the grounds of Horsenden Manor and Manor Farm and within East Park as well as along the lane or immediately adjacent. Within the north field is a clump of three specimen trees, a lime and two sycamores, giving this field a park-like character. Tree groups, boundary plantings and small woods are a particular feature

including Nut Walk and the ash tree boundary plantings to East Park.

Hedges are also significant in establishing the conservation area's rural character and the rougher plantings and trees along the north-west end of the lane are more informal.



Fig 14: Sheep grazing in East Park (December 2013)

East Park is often grazed by sheep that helps to maintain its parkland character (fig 14).

The extent of loss, problems and pressures

There are currently no pressures on the conservation area, although public consultation on the Local Plan had considered by-pass options for the town of Princes Risborough, two of which would have had very significant and detrimental impacts on the setting of the conservation area, both directly and indirectly in passing nearby to the very considerable diminution of the village's current tranquil and open countryside setting.

CHAPTER 4 Recommendations

1 The Conservation Area Appraisal and its Extension

As discussed above East Park had been identified by the Buckinghamshire Gardens Trust as an integral part of the planned landscape for Horsenden Manor. It was designed in 1794 and it survives in a remarkably complete state.

During the preparation of the revised Appraisal and the public consultation exercise proposals for extending the conservation area boundary were thoroughly analysed and discussed. The conservation area boundary had been re-assessed to see how robust it was and whether it clearly identifies the area of special architectural or historic interest and character as required by the Act.

As a consequence of this exercise East Park has been added to the conservation area as an integral part of the historic character of Horsenden, adding a designed landscape associated with the principal dwelling of this historic settlement. It very much assists in informing our understanding of Horsenden. An understanding clarified greatly and enhanced by the public footpath that traverses East Field, and the iron estate fence alongside the public road, Horsenden Lane.

2 Buildings that make a positive contribution to the conservation area:

A number of buildings have been identified on the conservation area map that contribute positively to the character and appearance of the conservation area, by virtue of their age, design, massing, scale, and enclosure. Where possible these buildings should be retained.

3 Proposals for the enhancement of the Conservation Area

It is not considered that any enhancement of this village is necessary as it almost entirely retains its historic, architectural and landscape character.

CHAPTER 5

Next Steps/further Information

1 Public Consultation and Community Involvement

The draft revisions to the Horsenden Conservation Area Appraisal were consulted on during October and November 2016. subject of public consultation. Both relevant consultees and each household within the conservation received a copy of the appraisal, including the appraisal map, and their comments and suggestions were carefully considered to take account of these responses. The revised Conservation Area Appraisal was formally adopted by Wycombe District Council in February 2017 and supersedes the 1997 character survey.

2 Monitoring

Changes in the appearance and condition of the Horsenden Conservation Area should be monitored regularly. A photographic survey was undertaken at the time of the appraisal work, and could be updated every few years.

3 Design Guidance

The policies and proposals of the Wycombe District Local Plan are the primary source of reference for development management advice. In addition the Council's approved Conservation Areas guidance note is seen as a supporting document to the plan.

The Council will also have in mind the requirements of the National planning policy Framework (2012) which requires it to have special regard for the impact of proposals on

the significance of a conservation area or a listed building, and indeed on non-designated heritage assets.

Appended to this document is a series of development guidelines, covering both new development and the protection of existing character. This forms the base of a management plan for the conservation area but avoids being site specific as proposals for development within or beyond the conservation area will be judged on their individual merits at the appropriate time.

APPENDICES

Appendix A Conservation Area Map

The attached Appraisal map illustrates and clarifies the text and defines the extent of the area which is regarded as possessing those qualities of special character, architectural or historic interest which designation is intended to protect. It identifies particular areas, vistas, views, buildings, etc. that are considered essential to that character.

It has not been possible to gain access to all areas within the conservation area boundary. There may be individual structures, features, trees or views of importance which are not visible from the public domain and which have therefore not been annotated on the conservation area map or referred to in the text. However these may also warrant protection in the evaluation of individual development proposals. The listed buildings are shown on the designations map.

Where buildings are shown on the conservation area map as being of local importance, they are considered to make an especially positive contribution to the historic

interest or architectural character of the conservation area.

Appendix B Listed Buildings:

These are indicated on the conservation area map and listed in earlier pages. Further information on listed buildings can be obtained from the Historic England website www.historicengland.org.uk

If you own a listed building and are considering undertaking alteration works, please ensure that you contact the Conservation Officer at Wycombe District Council to find out whether they require listed building consent and for advice.

Appendix C Bibliography:

Pevsner; N and Williamson; E: The Buildings of England, Buckinghamshire 1994
Victoria County History of Buckinghamshire: 1925
RCHME: An Inventory of the Historic Monuments of Buckinghamshire; 1912
Buckinghamshire Gardens Trust: Horsenden Manor 2015
Statutory List Entries (Historic England)
Historic mapping, Census and Directory entries

Appendix D Acknowledgements

In particular this revision has been greatly assisted by the Buckinghamshire Gardens Trust's excellent and thorough Report on Horsenden Manor's house and historic park and garden.

Appendix E Development Control Guidelines:

The following guidelines have been drawn up for the management of change in the Horsenden Conservation Area to allow for development and alterations that keep the

conservation area vital, without losing the characteristics that make it special:

In conservation areas, the Council has an overriding duty to preserve or enhance the character or appearance of the area. Many seemingly minor alterations, if insensitively carried out, can have a cumulative and highly damaging effect on the overall appearance of the conservation area. Such alterations not only damage appearance, but also reduce character and the historic patina of houses as historic features and adversely affect overall attractions of the conservation area.

Preservation of existing character- The maintenance of historic buildings in Horsenden Conservation Area

1 The use of traditional materials and detailing can have a considerable positive effect in enhancing the conservation area. The owners of historic properties should be encouraged to remove unsympathetic modern materials, such as concrete tiles and plastic rainwater goods, and to reinstate traditional materials such as plain clay tiles, local Bucks brick, painted timber windows and cast iron guttering.

2 Repointing should only be carried out when structurally necessary, and kept to a minimum. Variations in colour and the application of excessive amounts of mortar in a non-traditional manner can detract from brick or flint work and obscure it. Inappropriate mixes can cause brickwork to deteriorate more rapidly and lime mortar should be the preferred choice.

3 A variety of window types can be seen across the conservation area including wooden sliding sashes, casements, and metal windows. They all add to the charm and character of the area. Original windows should generally be retained as they have a character of their own which derives both from the proportions of the frames and glazing bars and from the charm of old glass which has a 'wobbly' or rippled effect. Original single glazed windows can be draught-proofed and upgraded by specialist companies and secondary glazing installed to improve heat retention. UPVC windows should not be installed as their proportions, opening methods, modern shiny plastic appearance and the reflection of the double glazed units are all very much at odds with the character of historic buildings. Modern windows can appear very out of place, particularly if surrounded by more traditional types. Dark staining of timber is a modern technique which does little to enhance windows, and can look out of place when juxtaposed to traditionally painted windows.

4 The use of modern machine made roof tiles should be avoided as a replacement for traditional handmade tiles. Concrete or artificial slate should be avoided as these materials are visually detrimental.

The maintenance of trees and green spaces

5 Trees make a significant contribution to Horsenden's special character and property owners should continue to manage existing trees sensitively.

Within the conservation area, consent is required to fell, lop or top trees. Consideration should be given of important views into and out of the village when planting or undertaking tree works, as should the setting of historic buildings.

All trees in conservation areas are protected and any new development should recognise this and should not present a risk to their continued growth and habit.

- 6 The fields, gardens, parkland and incidental open space, whether publicly visible or private, are key to the character of Horsenden as a conservation area. These areas are valuable resources and will be protected.

Design Guidance for new development and extensions

- 7 In the conservation area higher standards of design are required, as it is the function of the planning authority to consider all applications as to whether they preserve or enhance its special character as identified in this appraisal.

- 8 Since 2006 most planning applications within the conservation area require Design and Access statements accompanying them, in order for local authorities to evaluate the impact of the scheme on the wider locality, and understand the design process behind the proposal. Applications for listed building consent will also require a Heritage Asset Statement.

- 9 Listed and other significant buildings are identified on the survey map and their specific qualities are described in the text. Any new development must not harm the buildings or their settings or any of their special architectural or historic features. It should be recognised that new development may well not be acceptable in this rural conservation area.

- 10 Applications for development adjoining but beyond the conservation area boundary will be assessed for their affect upon the conservation area's character, appearance, and setting, and may be refused permission if this affect is considered adverse. This is particularly significant for Horsenden: its setting is entirely rural and any development in these fields, however well designed, would be likely to be detrimental its rural nature.

- 11 Special care must be taken to ensure that views looking into and out from the conservation area are not spoilt. Those of particular importance are marked on the survey map.

Contextual design

- 12 Within Horsenden any new development such as extensions, ancillary buildings or other proposals should respect the character of this small rural village and respond to the immediate environment, particularly in terms of scale, density, form, materials and detailing. Building works such as extensions must be designed not as a separate entity but relate to the original building. Care should be taken not to fill gaps between buildings which could

then give the appearance of continuous development.

13 The intention of this guideline is not that new development should automatically replicate buildings in the locality but that important features set out above should be taken into account where appropriate, especially in relation to the individual circumstances of each case.

14 Development opportunities in Horsenden Conservation Area are limited indeed. Proposals for new development and extensions within the conservation area should include a detailed analysis of the locality and villagescape, and show how the proposals have been drawn up in relation to this by means of a Design and Access Statement and/or Heritage Asset Statement as appropriate.

15 Where extensions to existing buildings are proposed, the extension should be subservient to the main buildings, with a lower roofline.

Appearance, materials and detailing

16 The emphasis in conservation areas is to provide high quality design. Conservation area status does not preclude good modern design provided that it takes account of the prevailing form of existing development, scale, density, height and massing. Innovative modern design can be successfully integrated into historic areas and can provide vitality and interest to the streetscene. Natural materials and high quality

detailing should be incorporated into any proposals.

17 Where a more traditional approach is appropriate buildings should be designed in a traditional form (including plan form, roof spans and pitches, etc) and include pitched roofs. Dormers and rooflights should be modestly sized. Use of historic detailing such as stringcourses, eaves details, fenestration pattern etc, will be acceptable if they are appropriate to the design of the new building. Such detailing, or a modern interpretation of it, can do much to break up facades of buildings. Chimneys are essential in roofscapes and should be incorporated into designs.

18 Materials for any new building works must be sympathetic to those prevailing in the area. Where possible local traditional material should be used: good quality traditional sand-faced brick and/or hand-laid random coursed flintwork for walling, and sand-faced plain clay roof tiles, and natural slate. Modern materials, interpretation and techniques are not always visually successful and should thus be used with care. Where traditional materials survive they should be retained.

19 Inappropriate replacement windows and doors can damage the character of the conservation area. Traditional natural materials should be used in order to safeguard the special character of the conservation area. Windows should be timber, painted, not stained, and their design should reflect local styles, usually sliding

sashes or side-hung casements. If the windows of unlisted buildings are to be double-glazed these should be a slimline type with a maximum depth of 14mm (4mm glass and a 6mm inert gas-filled cavity). Joinery details should be submitted with planning applications. Top hung lights and modern materials such as UPVC and aluminium are inappropriate in the conservation area. Doors should be traditional panelled ones or vertical match-boarded for vernacular cottages.

Boundary treatments

20 Traditionally most of the front boundaries in the conservation area are defined by metal estate fences and a few low brick walls and hedging. Where new boundaries are proposed in the public realm these should be in keeping, and the use of panelled fencing should be avoided.

21 Some agricultural hedges are given protection by the 1997 Hedgerow Regulations but in villages the majority of hedges are not covered by these Regulations. However in the conservation area hedgerows can be an important element of the area's character, and should be retained and where possible enhanced

Public realm

22 Street furniture, lamp posts, CCTV camera mountings and posts, telephone boxes and other public works which are beyond planning

control can have a disproportionate impact on the streetscape and character of the conservation area. However it is unlikely that much of this sort of intrusion will come to such a rural and isolated conservation area where the majority of the buildings are either listed in their own right or by virtue of their curtilage status.

23 Surfacing within domestic curtilages for driveways, paths and hardstandings should be in keeping with the rural nature of this village. Large areas of tarmac and concrete are wholly out of place in this setting. Gravel, whether loose or resin-bonded is infinitely preferable, particularly in large areas of parking such as a farmyard. Paths to front doors were historically surfaced with clay tiles or brick, and this is a tradition that could be encouraged.

24 Satellite dishes and solar panels are unsightly especially when poorly sited or on front elevations. Care should be taken to site these in the back garden or on roof slopes that are not visible from the lane or public views. Satellite dishes and solar panels are generally not acceptable affixed to listed buildings and should be located on ancillary buildings out of public view.

Further Information can be obtained on Wycombe District Council's website or by contacting the Conservation Officer on 01494 421578.