

Bierton Conservation Areas



*Designated by the Council 5th March 2008
following public consultation*

Bierton Conservation Area Review



Church of St James

	page
CHAPTER 1 - INTRODUCTION	
Introduction	4
CHAPTER 2 - PLANNING POLICY	
Planning Policy	6
CHAPTER 3 - SUMMARY	
Summary	7
CHAPTER 4 - LOCATION AND CONTEXT	
Location	8
Context	10
Landscape setting	10
CHAPTER 5 - GENERAL CHARACTER AND PLAN FORM	
General character and plan form	12
CHAPTER 6 - HISTORIC DEVELOPMENT AND FORMER USES	
Origins	13
Historic development	14
Former uses	19
CHAPTER 7 - ARCHAEOLOGY	
Archaeology	21
CHAPTER 8 - ALTERATIONS TO BOUNDARY	
Alterations to boundaries	26
CHAPTER 9 - KEY VIEWS AND VISTAS	
Key views and vistas	29
CHAPTER 10 - OPEN SPACES AND TREES	
Open spaces and trees	33
CHAPTER 11 - PERMEABILITY & ROAD LAYOUT	
Permeability & Road Layout	34
CHAPTER 12 - DEFINITION OF IDENTITY AREAS	
Definition of Identity Areas	36

CHAPTER 13 - URBAN MORPHOLOGY	
Identity Area 1	37
Identity Area 2	40
Identity Area 3	43
Identity Area 4	46
CHAPTER 14 - KEY BUILDINGS	
Key buildings	49
CHAPTER 15 - ARCHITECTURAL FORM	
Architectural Form	51
CHAPTER 16 - DETAILS AND MATERIALS	
Roofs	54
Chimneys	57
Walls	59
Windows	64
Doors	69
Boundary treatment	70
Surface treatment	73
CHAPTER 17 - NEGATIVE FACTORS AND ENHANCEMENT OPPORTUNITIES	
Negative factors and enhancement opportunities	73
CHAPTER 18 - GLOSSARY OF TERMS	
Glossary of Terms	74
CHAPTER 19 - GUIDANCE AND USEFUL INFORMATION	
Guidance	77
Bibliography	77
Acknowledgements	78
APPENDIX I Map showing Conservation Area Boundary	79
APPENDIX II Conservation Area constraints	80
APPENDIX III Planning Policy	81
APPENDIX IV Asset sheets	

*Designated by the Council 2007 following public consultation.
Information contained in this report is correct at the time of compilation, July 2007*

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CHAPTER 1 - INTRODUCTION

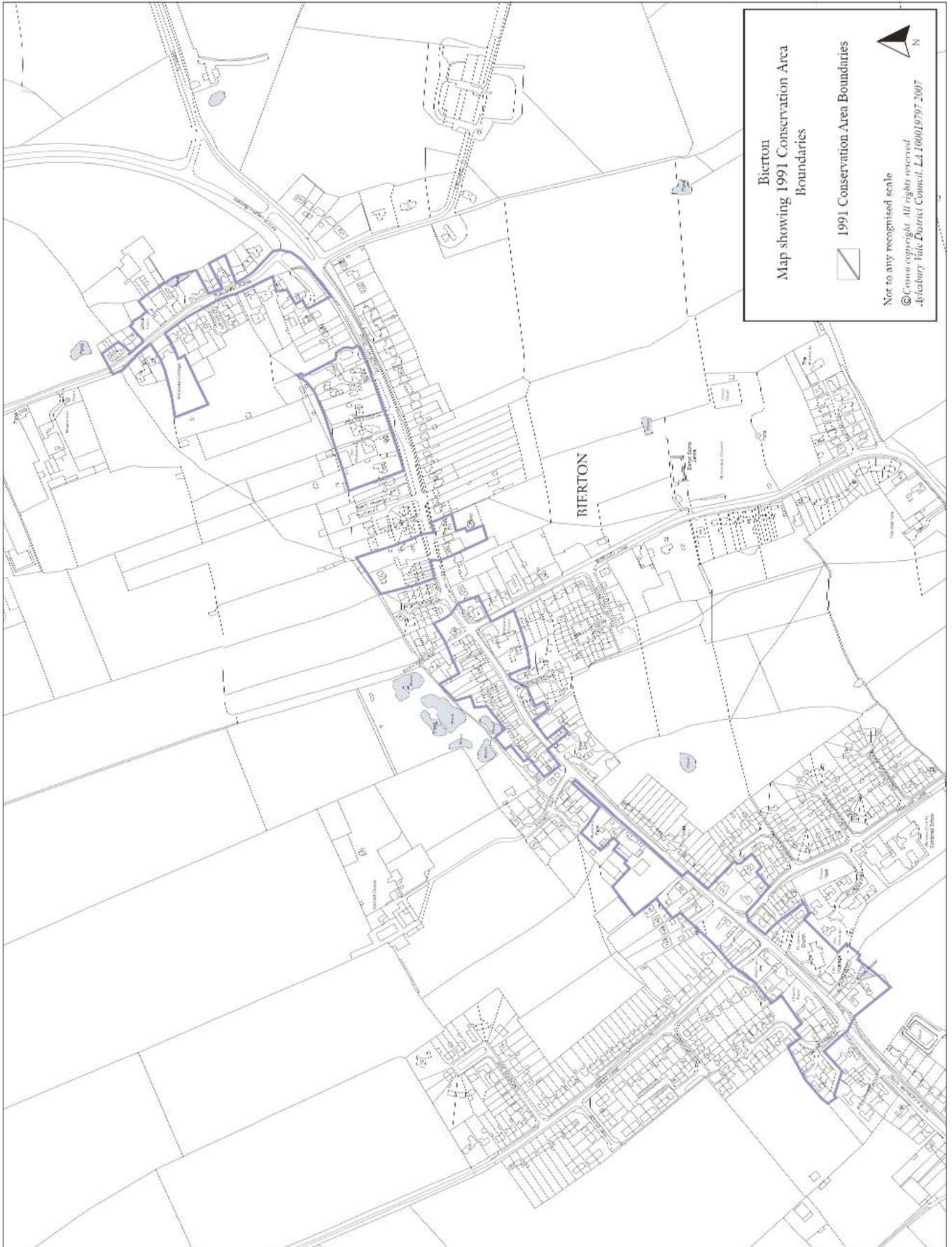
Five Conservation Areas were designated at Bierton on the 16th October 1991. Four of the Conservation Areas are concentrated around surviving pockets of historic development spread along the Aylesbury Road. The fifth Conservation Area includes a section of Rowsham Road at the north-eastern end of the village most of which lies within the parish of Hulcott.

Notwithstanding the requirement under The Planning (Listed Building and Conservation Areas) Act 1990 for the local planning authority to review from 'time to time'¹ the Conservation Areas within their boundaries the review of Bierton's Conservation Areas will partially satisfy the requirements of Best Value Performance Indicator BV 219b.

This following appraisal identifies changes to the 1991 boundaries² and attempts to qualify those characteristics that make Bierton special and worthy of Conservation Area designation. It is acknowledged that this document cannot be completely comprehensive and where buildings, features and spaces etc. have not been specifically identified, it should not be assumed that they are of no significance.

¹ The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69.1a

² A map of the proposed Conservation Area is contained within Appendix I



Map showing 1991 Conservation Area boundaries.

CHAPTER 2 - PLANNING POLICY

Section 69.1a of the Planning (Listed Building and Conservation Areas) Act 1990, places a duty on local planning authorities to determine which areas within their district are of 'special architectural or historic interest the character or appearance of which, it is desirable to preserve or enhance'. Once identified these areas should be designated as Conservation Areas and regularly reviewed. As part of the designation and review process it is important to produce up-to-date appraisal documents that support and justify designation and which can be used to inform planning decisions affecting Conservation Areas.

The principal purpose of Conservation Area designation is the official acknowledgement of the special character of an area. This will influence the way in which the Local Planning Authority deals with planning applications which may affect the area. Within Conservation Areas, permitted development rights are restricted, which means that applications for planning permission will be required for certain types of work not normally needing consent. A list of the type of development that are controlled by Conservation Area designation is contained within Appendix II of this document. In Appendix III is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

The process of public consultation adopted in the production of this document is laid out in the Aylesbury Vale District Council's Statement of Community Involvement, as adopted in October 2006.

CHAPTER 3 - SUMMARY

Bierton is a linear village stretching for about a mile along the route of the busy Aylesbury Road (A418). It sits on the southern slope of a low lying ridge and far reaching views across to the Chilterns can be glimpsed between gaps in development on the south-eastern side of the A418.

The village has experienced significant change over the last century. Its proximity to Aylesbury and the resulting development pressure has led to the construction of a significant number of modern buildings in the village. At the south-western end of the village, modern development stretching along Great Lane and Parsons Lane has partially obscured the linear character of historic development in this part of the village. Elsewhere, modern infill development has obscured historic plot boundaries and created pockets of historic buildings situated between modern developments, located sporadically along the Aylesbury Road.

Bierton contains an eclectic mixture of historic buildings ranging in date from the 14th to the 21st centuries. There are examples of both Polite and vernacular architecture as well as existing and former agricultural buildings. There are four key character areas in the village



The church of St. James

- The church of St. James provides the visual focus to the south-western end of the village. The historic buildings within this area extend to both sides of the A418 and consist of an eclectic mix of building types and ages.
- Located close to the junction of Aylesbury Road, Burcott Lane and Brick Kiln Lane is an area of short rows of two storey buildings of primarily 19th century date.
- At the north-eastern end of the village, on the north-western side of the A418 is an area of detached former historic farm buildings set back behind hedges. To the rear of these buildings are long rectilinear enclosures which were originally formed from strips of open field farming. These are well preserved and locally important examples of historic field systems.
- At the north-eastern end of the village is Rowsham Road. Concentrated primarily on the north-eastern side of Rowsham Road are historic buildings of mainly 18th and 19th century date. Despite modern development, Rowsham Road has a much more rural feel than the busy A418.



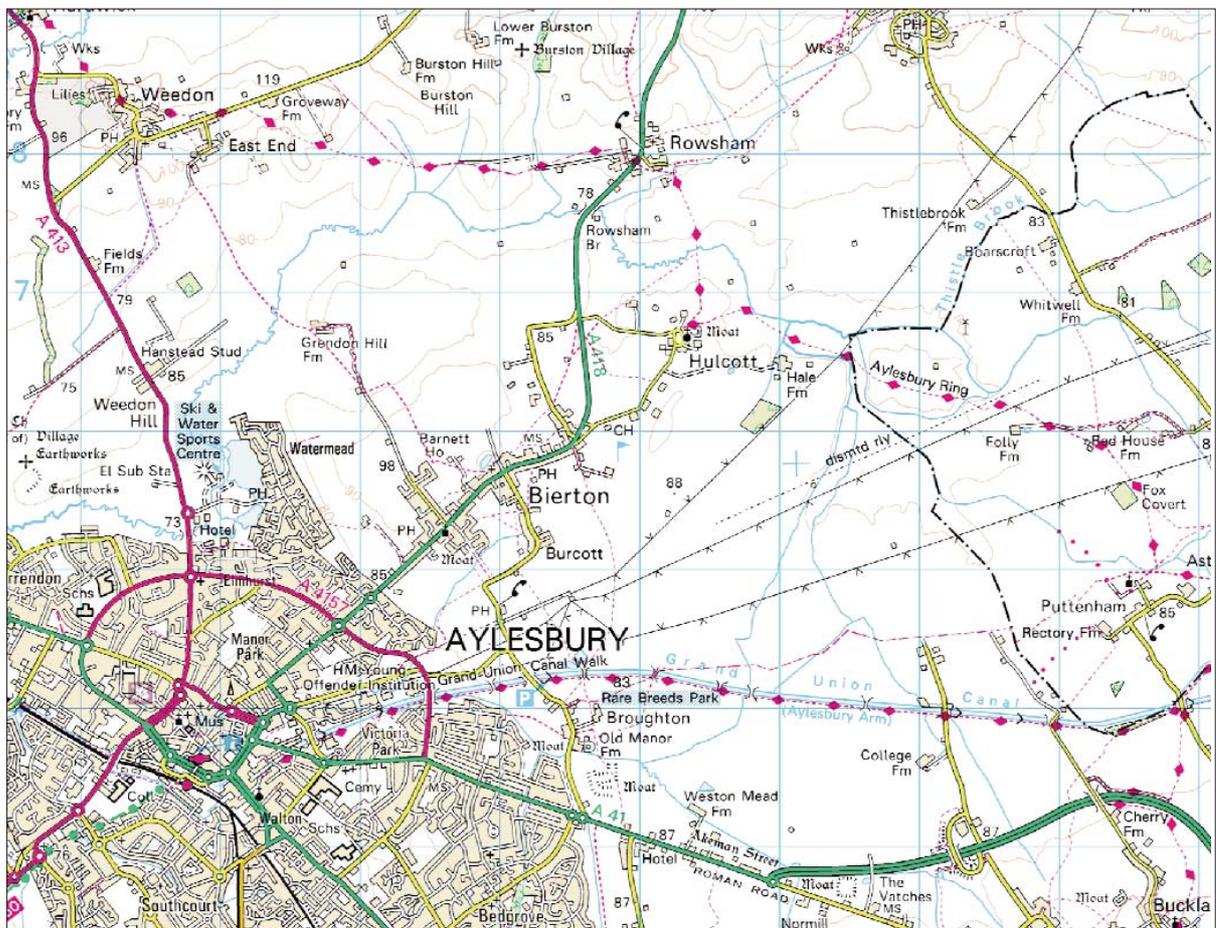
Traffic on the A418 through Bierton

Bierton is located on the A418 which connects Aylesbury to Leighton Buzzard. This has become an extremely busy road used by heavy traffic. The noise, continual movement and vibrations created by traffic using the A418 have a detrimental impact upon the village.

CHAPTER 4 - LOCATION AND CONTEXT

Location

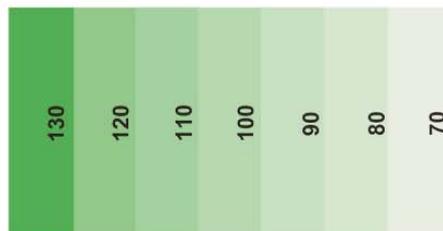
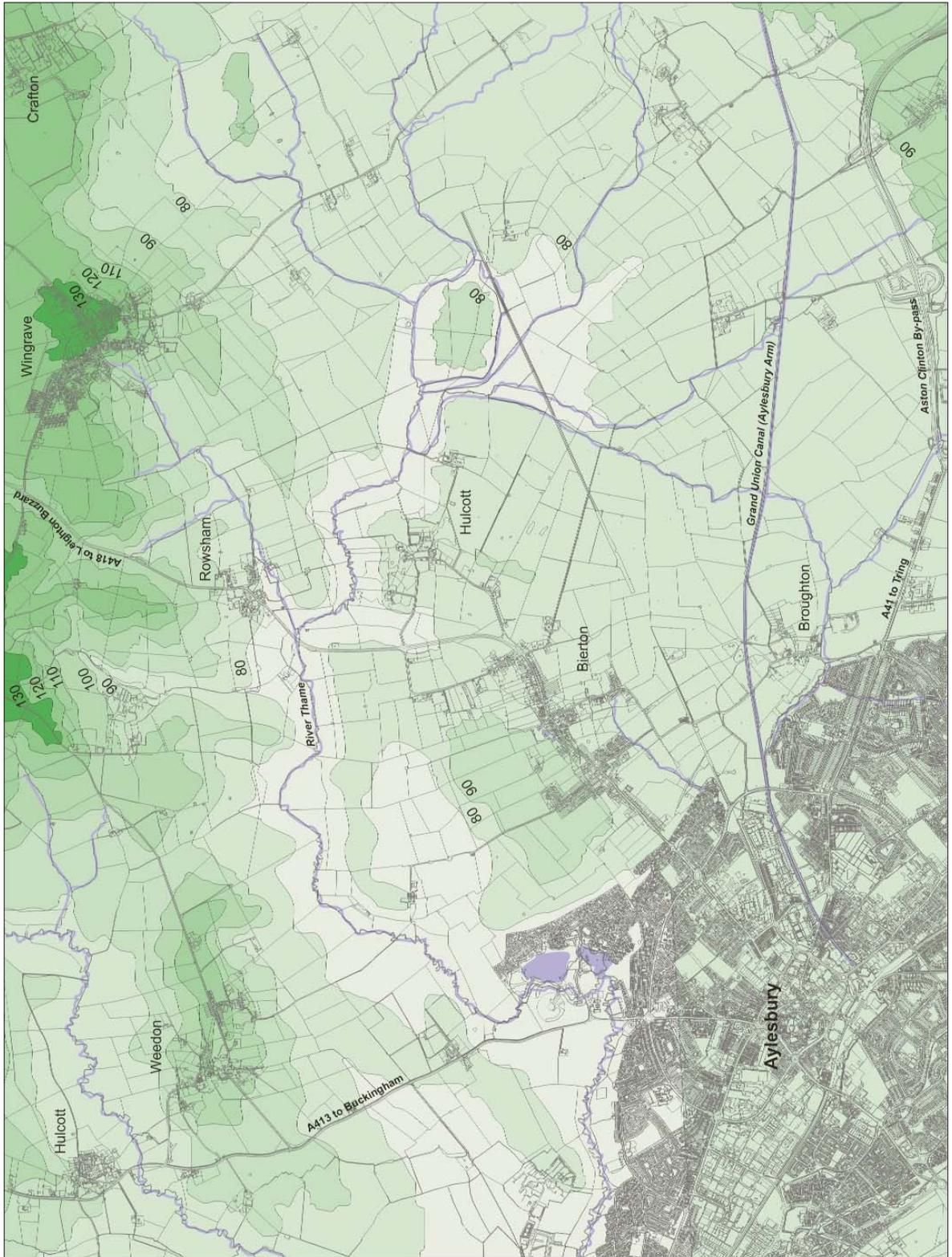
Bierton is located in the south-east of the district of Aylesbury Vale. Although Bierton is a distinct village, it is only separated from Aylesbury, which lies to the south-west, by a single field. The village extends for approximately a mile along the busy A418 which runs in a south-west to north-east direction through Bierton and links Aylesbury to Leighton Buzzard.



Map showing location of Bierton

Not to any recognised scale

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Contours are shown in metres at vertical intervals.

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Context

There are a number of working farms in and around Bierton, but agriculture no longer forms the economic mainstay of the village. Today, the majority of the working population of Bierton travel outside the village to work. The large percentage travel the short distance to Aylesbury, some continue on from there by train to London. The A418 running through the village also provides links to employment centres at Leighton Buzzard and Milton Keynes.

The population of Bierton in 2001 was 1771. Demographically there is a higher than District average number of older people living in the village and below District average number of 13-19 year olds.

Landscape Setting

Bierton is situated between 200ft and 300ft above sea level. It sits on the southern slope of a low lying ridge which rises above the Vale. The A418 follows the line of the asymmetrical ridge which rises to the north-east of the village. To the north-west of the ridge the land falls away to the Thame Valley and to the south it slopes gently to the low lying Vale.

Geologically the subsoil consists of Portland Beds and Kimmeridge Clay. The surface is clay which results in a fairly heavy and poorly drained soil, suitable for pasture rather than arable farming.

The geology of the area means that the parish is well watered. The northern boundary of the parish is formed by Thistle Brook and various other streams rise near the hamlet of Broughton (situated a short distance to the south of the village). At the south-western end of the village is a spring known as Uptown Well or St. Osyth's Well, which used to supply the village with water. Historic maps also show evidence of former ponds within the village which have been infilled.

Bierton sits within a variable landscape. To the south-east is the large urban centre of Aylesbury. Surrounding the rest of the village is a predominantly rural landscape of varying character.

- To the north of the village the landscape is characterised by well-preserved 19th century and pre-19th century field boundaries.
- To the south-east and east of the village the landscape is characterised by parliamentary enclosed fields dating from the early 19th century. There are also some examples of pre-19th century irregular enclosures and modern fields.
- At the north-eastern end of the village, to the north and south of the A418 are areas of well preserved long rectilinear enclosures which were originally formed from the strips of open field farming. The strips are arranged at right angles to the road and are generally enclosed by hedgerows of diverse species. The strips on the northern side of the A418 are particularly well preserved and it is proposed that the Conservation Areas at Bierton are extended to include these locally importance field systems.



Map showing existing and former ponds

Not to any recognised scale

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CHAPTER 5 - GENERAL CHARACTER AND PLAN FORM

Bierton is a linear village which extends for approximately a mile in a south-west to north-east direction along the A418 (Aylesbury to Leighton Buzzard road). There are two principal junctions within the village. Burcott Lane leads southwards to Broughton from a junction located roughly in the centre of the village. At the north-eastern end of Bierton, Rowsham Road extends north-westwards eventually rejoining the A418 via Cain End Lane approximately half a mile to the north of the village.

The 14th century church of St. James and the site of the former manor are located at the south-western end of the village. Historic buildings around the church are primarily 17th and 18th century in date.

Stretching along the length of the road are clusters of historic development which form the 1991 Conservation Areas. Although examples of 17th, 18th and earlier buildings do survive in these areas, the majority of historic development is 19th and early 20th century in date.

Interspersed between the clusters of historic buildings is modern infill development. This has changed the historic grain of the village and has resulted in virtually unbroken development along the both sides of the A418. Modern development also bounds Great Lane, Parsons Lane and Burcott Lane which extend the north-west and south-east of the village. Modern development along Great Lane and Parsons Lane has distorted the former linear character of development at the south-western end of the village.

The once separate hamlet of Burcott located to the south-east of Bierton is now linked to the village by modern development which has crept along the south-western side of Burcott Lane.

CHAPTER 6 - HISTORIC DEVELOPMENT AND FORMER USES

Origins

Archaeological evidence suggests that there has been a settlement at Bierton for at least 2,000 years and maybe much longer. The village occupied a strategic site. The ancient settlements of Aylesbury and Walton lie a short distance to the south-west of Bierton and the village itself sits on the southern slope of a low lying ridge which provides a natural route through to the north-east.

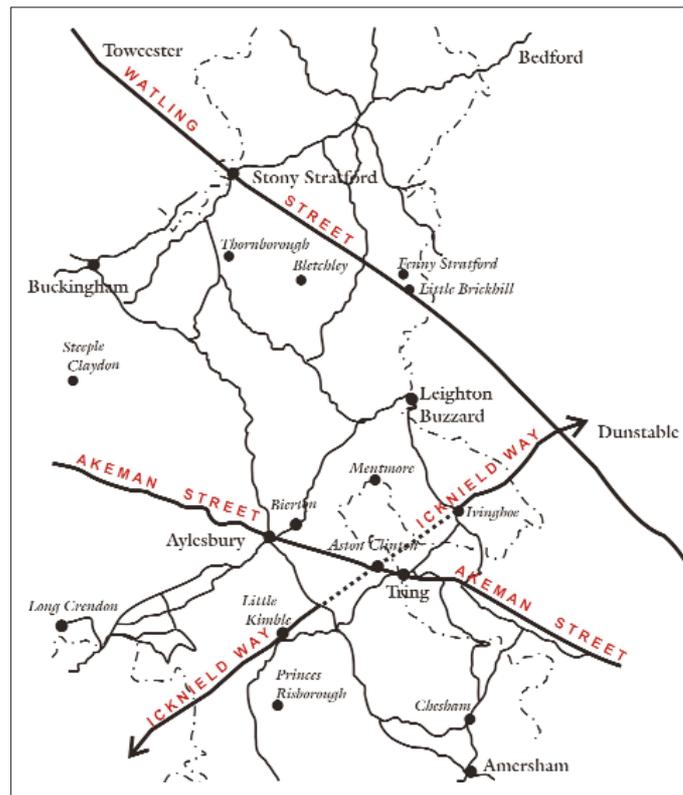
Bierton was ideally sited for access to historic communication and transportation links. Running to the south-east of the village is the Icknield Way, a supposed prehistoric pathway which followed the line of the Chilterns. Some distance to the north-east of the Bierton is Watling Street, a Roman road which ran from Londinium (London) to Deva (Chester). To the south-west is Akeman Street, another Roman road which linked Verulamium (St. Albans) to Cirencester, now the A41. (See also archaeology chapter).

Another significant factor in the development of a settlement at Bierton is the availability of reliable water sources. The poorly drained clay soil results in a number of ponds³, streams and springs in the area.

Another factor which may help to explain the development of a settlement at Bierton is the geology of the area. The ridge on which the village sits is formed from Portland limestone and the surface material is clay. Both clay and stone provided good building materials.

A settlement remained at Bierton after the end of the Roman occupation and evidence of Saxon occupation of the area was found in the village.

Just prior to the Norman invasion Bierton is referred to in documentary sources as Burgh-ton which means fortified farm. Other early variations of the name include Bortone and Burton.



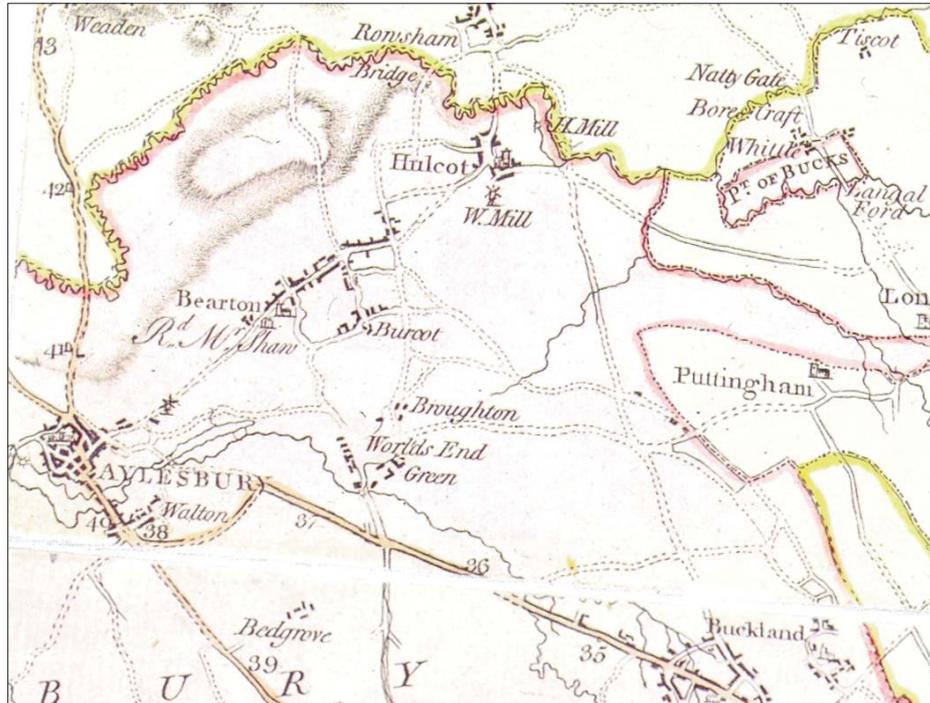
Map showing the routes of Roman roads based on a map from 'A Young Person's Guide to the History of Bierton, Broughton and Hulcott' by Honor Lewington.



St Osyth's Well

³ Some of which have been filled. See map on page 11.

The Domesday survey in 1086 probably only records one part of Bierton manor. It records Bierton as being in the possession of Odo, Bishop of Bayeux and brother of William the Conqueror. From the mid 13th century the Manor at Bierton was leased in four parts called Bierton, Bierton cum Hulcott, Bierton Stonors and Bierton Waynford. From the 14th to the early 17th century, Bierton cum Hulcott maintained connections with the royal family. A comprehensive history of the successive lords of the manors at Bierton is contained in 'The Victoria History of the Counties of England, Buckinghamshire.'⁴



Jeffrey's Map of Bierton 1770

Historic Development

Archaeological evidence of the remains of a Roman villa have been found at the south-western end of Bierton within the vicinity of St. Osyth's Well and the church of St. James. This may suggest that settlement originated within this area close to a reliable source of water, and then over time spread north-eastwards along what is now the A418 Aylesbury Road.

Also located at the south-western end of the village are the 14th century church of St James and the remains of a late medieval moat. This collection of high status structures close to St. Osyth's Well may also support the theory that development originated at the south-western end of the village.

A map illustrating the dates of surviving buildings within Bierton show a number of buildings with 16th, 17th or earlier origins dispersed along the Aylesbury Road. These buildings, which are primarily located along the north-western side of the road, are likely to have been former farm complexes. The 1780s and 1821 maps both indicate that there were originally a greater number of these farm complexes, which have subsequently been demolished and replaced by infill development. This is further supported by the survival of narrow rectilinear enclosures, running at a 90° angle to the road at the north-eastern end of the village. These former strips of open field farming would subsequently have provided land allotments for small farming units. Therefore these fields are important because they give us a better understanding of the historic development of the settlement.

⁴ 'The Victoria History of the Counties of England, Buckinghamshire.' Dawson of Pall Mall 1969



Map showing construction periods of properties within Bierton



1821 map of Bierton

Map reproduced with permission of the Centre for Buckinghamshire Studies

The late 19th century saw a significant change in the character of Bierton with the development of short rows of small brick buildings concentrated primarily around the junction of Aylesbury Road with Brick Kiln Lane and Burcott Lane. These cottages occupy much smaller and narrower plots than those of the previous centuries and were generally set back from the road. They were constructed from bricks produced by the Bierton Brickworks which was established during the 1850s.

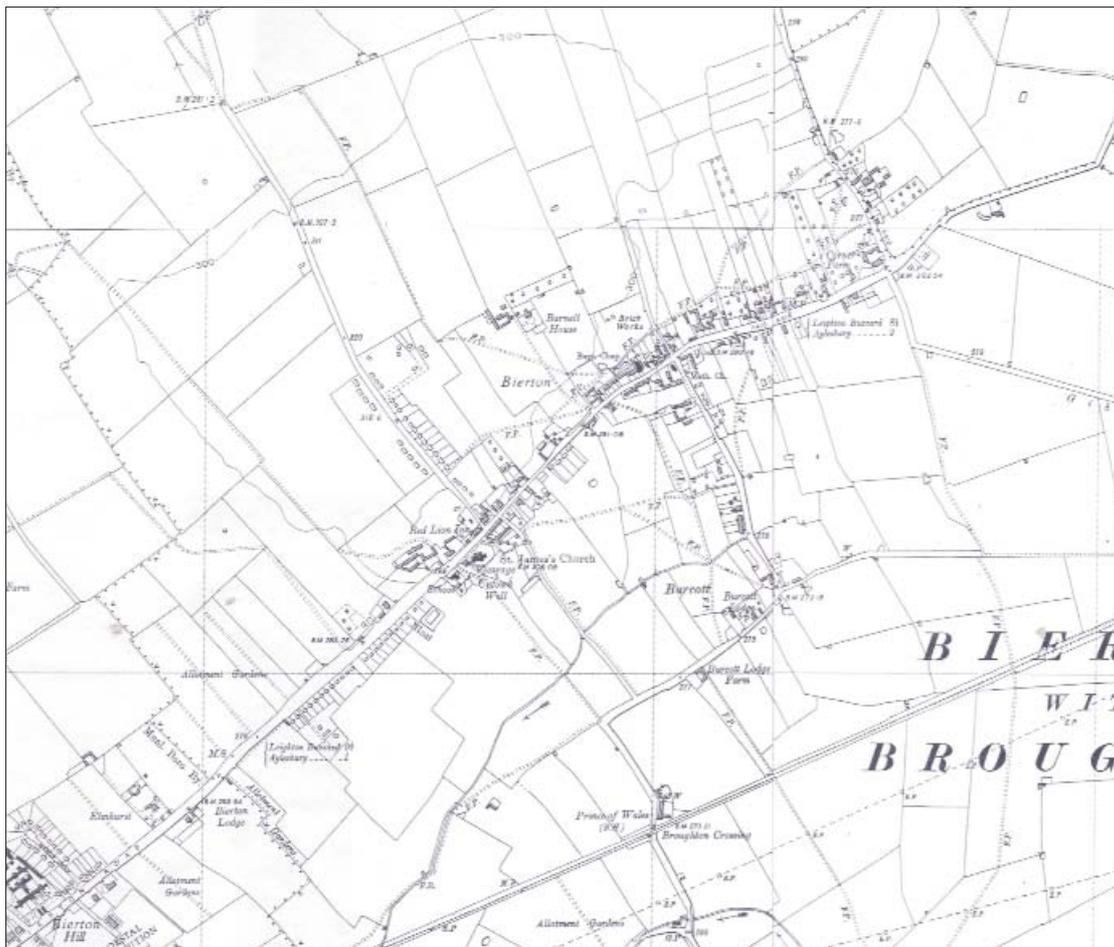
During the late 19th century the Rothschild family purchased land in Broughton, Hulcott and farms in Bierton. Their influence was felt in the 'improvement' of properties such as Bierton Vicarage, Church Farm and Ivy House Farm.

The 19th century also saw the establishment of Non-Conformism in Bierton. A Baptist Chapel was constructed in 1831. The first Methodist chapel was constructed in the village in 1826 and demolished in the 1940s. A second Methodist Chapel was constructed in 1877 at the junction of Aylesbury Road and Burcott Lane, this has subsequently been converted into offices.

A significant consequence of this late 19th century development was the loss of open space around the Aylesbury Road and Burcott Lane junction, something which was further compounded during the widening and straightening of sections of the A418 during the 1950s.

An early 20th century map shows an increase in the density of development around the south-western end of the village and the introduction of development on the south-eastern side of the Aylesbury Road at its north-eastern end. The map shows development extending along Great Lane and on the south-eastern side of the Aylesbury Road towards Aylesbury. Development at this time was also creeping along the western side of Burcott Lane bringing the hamlet of Burcott closer to Bierton.

There has been a significant increase in development in Bierton post World War II to the present day. The modern infill development consists of semi-detached and detached houses, facing onto the principal roads or arranged in small planned cul-de-sac developments. As a consequence of this development, historic boundaries have been masked and the linear form of the village has been compromised by the extension of development along Great Lane and Parsons Lane.



Early 20th century map of Bierton

Map reproduced with permission of the Centre for Buckinghamshire Studies

Former Uses

Agriculture

Historically Bierton was an agricultural settlement which prior to Enclosure by Act of Parliament in 1780 had operated a three field system established during the medieval period. The three large fields of the manors of Hulcott and Bierton-cum-Hulcott were called Hood Field, Middle Field and Fenne Field. Due to the heavy and poorly drained soil, the land surrounding Bierton was primarily used for pasture.

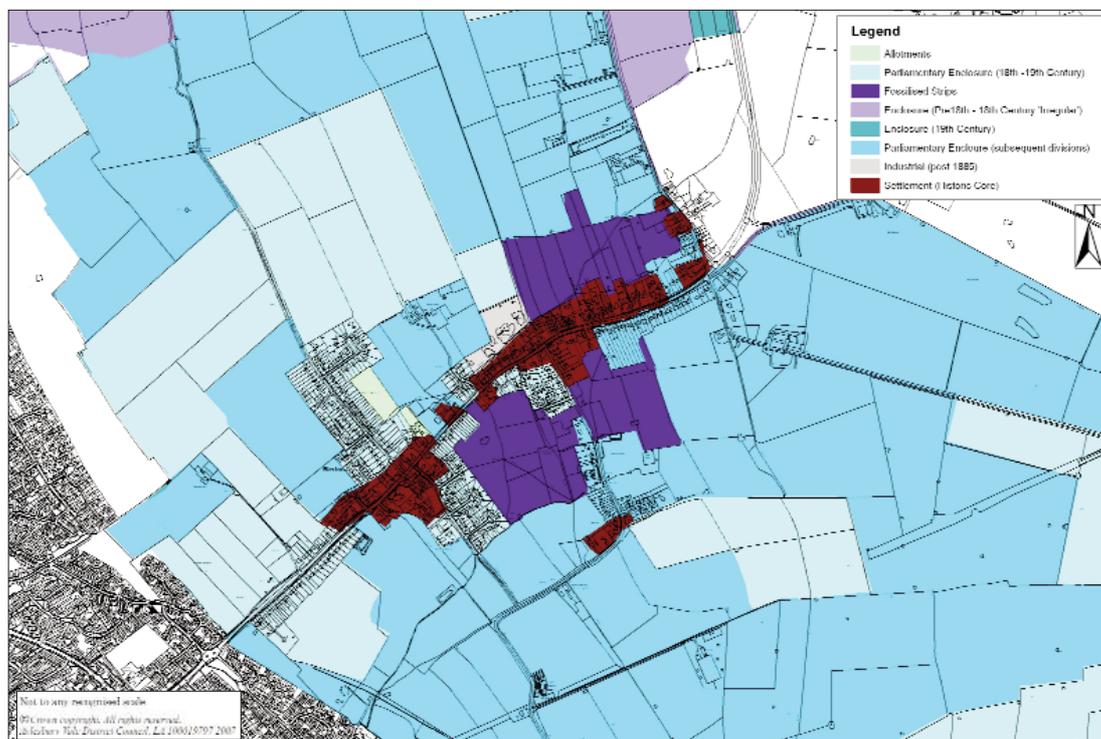


Badricks Farm



Grove Farm

An important element of Bierton's local character and distinctiveness is the survival of well preserved long rectilinear enclosures which were originally formed from the strips of open field farming. The strips are arranged at right angles to the road and are generally enclosed by hedgerows of diverse species. These strips on the northern side of the A418 are particularly well preserved and it is proposed that the Conservation Area at Bierton is extended to include these locally importance field systems.



Map showing land use in the landscape surrounding Bierton- OS 1st Edition 1880

Data supplied courtesy of Buckinghamshire County Council Archaeological Service

Cottage Industries

Duck Breeding

During the 19th century the rearing of Aylesbury ducks was an important local cottage industry. The existence of a number of ponds and springs within the well watered parish and the proximity to the market at Aylesbury made Bierton a suitable location for duck rearing.

Lacemaking and strawplaiting

The craft of lace making was brought to this country during the 1560s with refugees from Flanders. It quickly became an important cottage industry practiced primarily by women and children, but eventually died out in the early 19th century following the invention of lace making machines. There is believed to have been a lace-making school located in Bierton although there are no historical records surviving to show its location.

Women and children in the village were also employed in strawplaiting. The plaited straw was sent to market in Luton and eventually made into straw hats.

Bierton Brickworks

Bierton Brickworks were located in Brick Kiln Lane and set up sometime during the 1850s. Clay for bricks was dug out of pits that have since been flooded and are now fish ponds. Bricks produced by the brickworks were used in the village and also to construct the nearby Aylesbury Prison.



Former clay pit, now fishponds, Brick Kiln Lane

Canal and Railway

In the last decade of the 18th century the construction of the Grand Junction Canal (later called the Grand Union Canal) was authorised by an Act of Parliament. The canal linked the Oxford Canal at Braunston in Northamptonshire to the Thames at Brentford and provided a final link in a system of canal and inland waterways which connected the Thames to the industrialised Midlands. Aylesbury petitioned Parliament for an extension to the Grand Union Canal and in 1814 the Aylesbury Arm was completed. It stretched from the Grand Junction at Marsworth, through the parishes of Bierton and Broughton to the canal terminus close to Walton Street in Aylesbury. A lock was constructed at Broughton, a short distance to the south of Bierton and within the two parishes three bridges were constructed, one carrying the Burcott to Broughton Road and the other two, farm tracks.



Bridge over the Grand Union Canal, Aylesbury Arm

In 1833 the London Birmingham Railway Act was passed and a railway line was opened in 1838. Local landowners in the Chilterns raised objections to the development of the railway line and as a consequence a route was selected which bypassed Aylesbury. However, leading inhabitants in the town obtained their own Act for an Aylesbury branch line which opened in June 1839. A level crossing and crossing keeper's house was built at Broughton which has subsequently been demolished. Passenger trains using the line stopped in 1950 due to a lack of demand. Goods trains continued to 1965 when the line eventually closed.

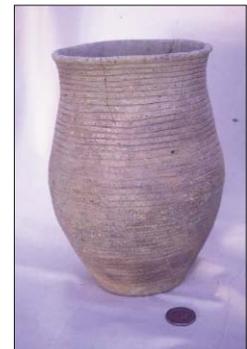
CHAPTER 7 - ARCHAEOLOGY

The following summary of the archaeology of Bierton Conservation Area is based on information held or referenced in the County Council's Sites and Monuments Record. Two archaeological excavations are of particular importance: Vicarage Garden has been published in the Records of Buckinghamshire (1986) but only a summary account is available of the excavation at Church Farm undertaken in 1996.

The Bierton ridge has been a favoured location for human activity since prehistoric times, indeed the area around St. James Church can make a reasonable claim to be one of the longest inhabited places in Buckinghamshire with evidence suggestive of continuous settlement for about two thousand years and intermittent activity stretching back four thousand years. The earliest archaeological finds from the parish are a few worked flints and a stone axe from the Neolithic period (c 4000 – 2350 BC). More substantial evidence came from an archaeological excavation at Church Farm which revealed a circular ditch thought to have encircled a burial mound within which was a square grave containing a crouched burial with a beaker, flint arrowhead and strike-a-light. Beakers are a distinctive form of decorated Late Neolithic/Early Bronze Age (c 2400 and 1800 BC) pottery found across Northern and Western Europe and often associated with the emergence of individual burials, archery gear and the beginning of metal-working. Traces of a roundhouse and a few pits were also found. Finds of this type are rare in Buckinghamshire and this is one of the more significant discoveries of its period in the county. More extensive later prehistoric activity in the fields along the ridge is indicated by a Middle Bronze Age cremation urn found at Church Farm in the 19th century, cropmarks recorded on aerial photographs near Barnett House and finds of worked flint and pottery made during fieldwalking surveys.

At the end of the Iron Age (c 100 BC – 43 AD) a settlement was established near the church where excavations in the Vicarage Garden found pits, ditches and, uniquely for Buckinghamshire, imported pre-Roman pottery and traces of rectangular timber buildings. The excavation also found a Roman wall associated with finds of Roman concrete, roof and

hypocaust tiles painted wall plaster and fragments from a mosaic suggesting the presence of a Roman villa occupied from the later 1st century to the mid-4th century AD. Other finds and burials from the vicinity are also indicative of substantial Roman settlement.

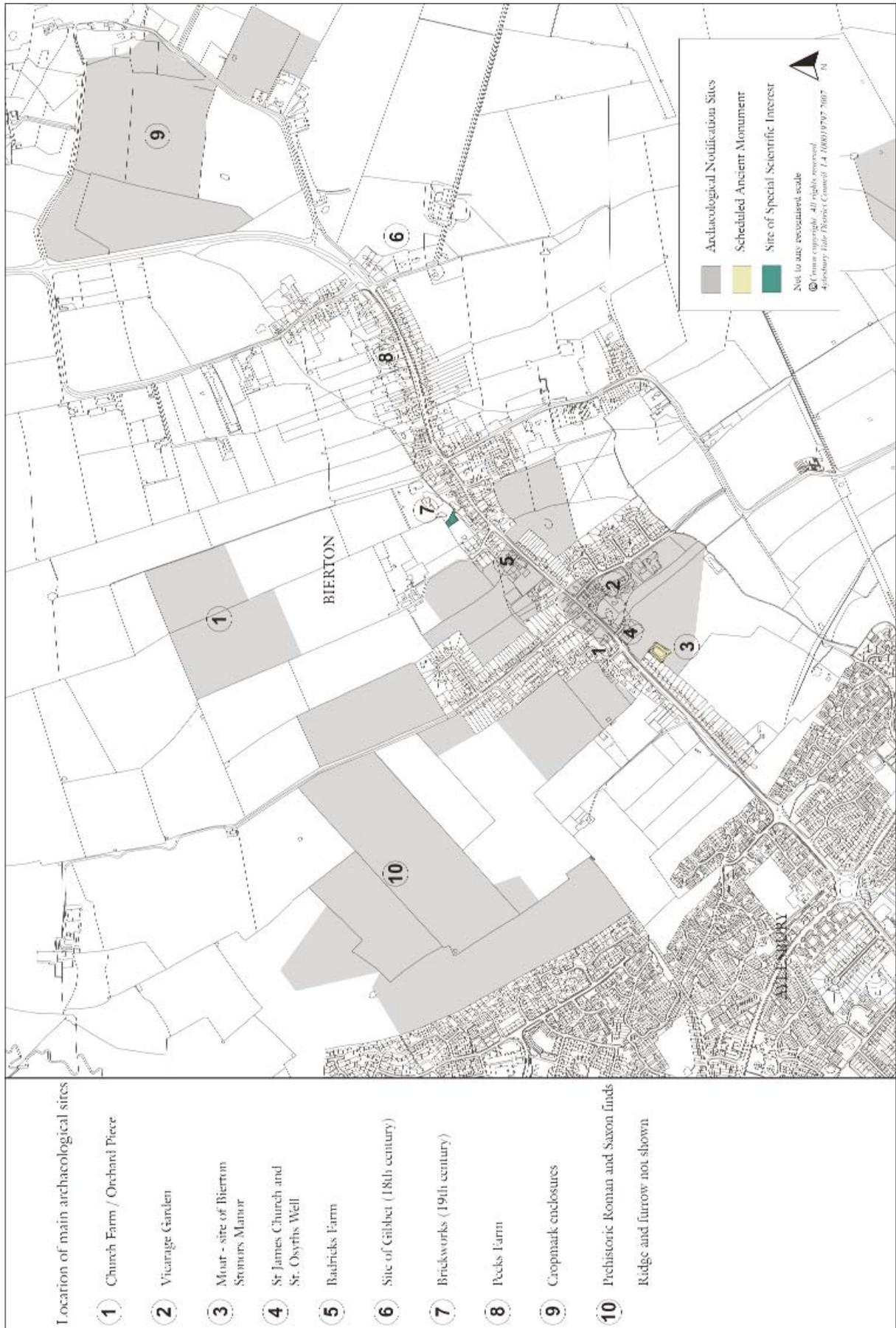


Early Bronze Age Beaker from Church Farm



Aerial view of St. James Church, medieval ridge and furrow and parliamentary enclosure hedges, south of Bierton

Information supplied courtesy of Buckinghamshire County Council Archaeological Service



Data supplied courtesy of Buckinghamshire County Council Archaeological Service

Unlike many settlements which were abandoned at the end of the Roman period, there is evidence for continued or renewed occupation at Bierton in the form of early-middle Saxon pottery, loom weights, spindlewhorls and bone pins found at the Church Farm and Vicarage Garden sites. Two small sunken-floored buildings were uncovered at Church Farm, one of them probably a weaving shed.

Although nothing can now be seen of this pre-medieval archaeological heritage elements of the road network may have pre-medieval origins. Observation of the historic road network recorded on 18th and 19th century maps reveals a grid-like layout with the spine defined by the Aylesbury Road with lanes running off it at right angles. This latter pattern conforms to an arrangement of the long trackways which run from the Vale into the Chilterns and appear to be cut across by Akeman Street Roman road – some are thought to have originated as Bronze Age or Iron Age droveways, although as the system has evolved over more than two thousand years. At Bierton the cul-de-sac of St. Osyth's Lane appears to be a vestigial trace of a route later diverted to Parson's Lane which connected via Bierton Lane to Worlds End Lane and thence to the mouth of the Wendover gap. It may be no coincidence that a Bronze Age burial mound, Iron Age and Roman high status settlement, Saxon settlement and medieval parish church are all found around its junction with the A418, the natural route along the ridge from Aylesbury.

There is also much evidence for medieval occupation in the form of historical documents, earthworks, stray finds and a few standing buildings. Bierton was first recorded in the Domesday Book (AD 1086) when its name was rendered "Bortone" meaning either a fortified farm or settlement or the farm of the fortified settlement referring to Aylesbury where the ancient Iron Age hillfort had been reoccupied. At the time of Domesday, Bierton had a recorded population of only 3 smallholder households with land for 1½ ploughs; a surprisingly small low-status population in view of the rich archaeological evidence. In reality this is probably only a partial record as Bierton was a dependency of the royal manor at Aylesbury, under whose name other inhabitants may have been recorded.

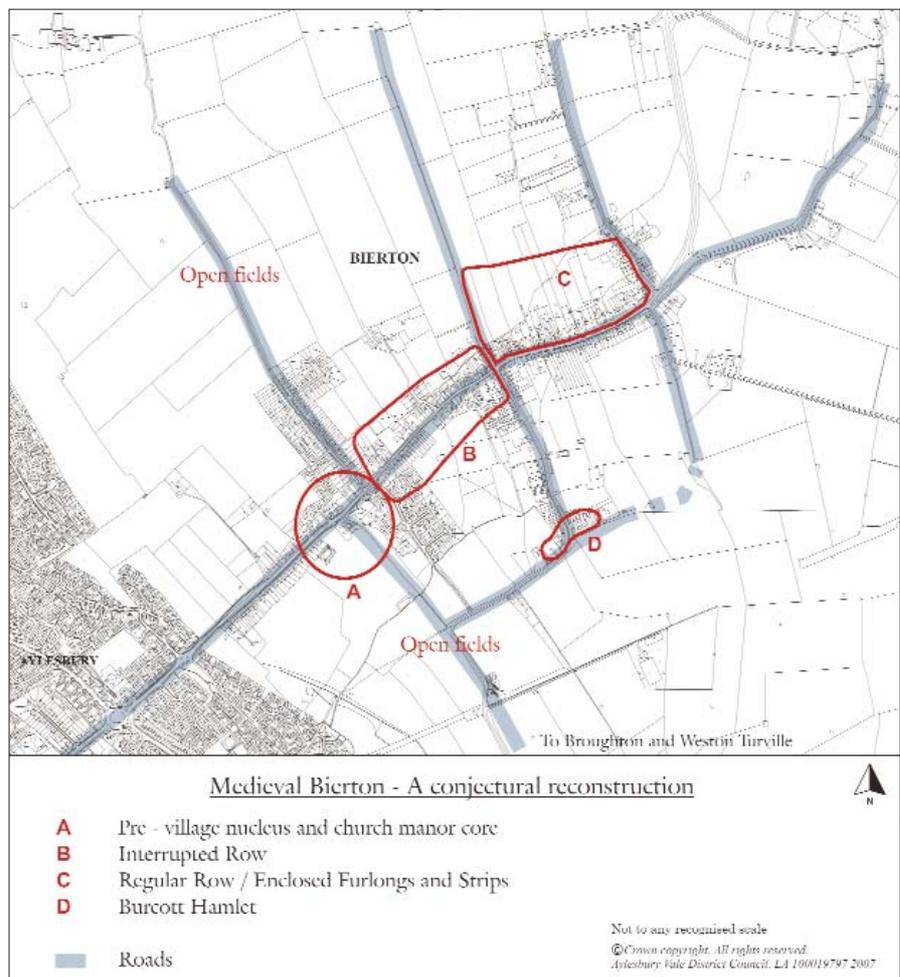
The excavations at Vicarage Farm produced quantities of medieval pottery dating from the 11th century onwards as well as the footings of a possible dovecote. The remains were interpreted as part of the primary manor of Bierton. By the 14th century four manors are recorded, Aylesbury's Bierton Manor plus Bierton-Stonors, Waynsfords and Bierton-cum-Hulcott Manors. A small moat (now a scheduled ancient monument) located in "Dove House Piece" southwest of the church is thought to be part of Bierton-Stonors Manor. There may have been a chapel, a dependency of Aylesbury minster, on the site of St. James Church since before the Norman Conquest but it is first recorded in 1294 when a vicarage was built on its west side. The church was clearly carefully and prominently sited so that the churchyard occupied a small knoll at the old road junction. Today the church is principally a 14th century structure, albeit heavily restored in the 19th century. Next to the church is St Osyth's or Uptown Well which supposedly has medieval origins; it was restored in the 19th century and recently. In the field to the south of the well are traces of an infilled fishpond. Elsewhere in the village (e.g. at Badrick's Farm and Burcott) there are earthworks interpreted as house platforms of medieval or post-medieval date. A small excavation near Badrick's Farm found medieval boundary ditches whilst a similar platform excavated at Church Farm covered extensive remains of medieval timber buildings, pits, boundaries and a trackway. Beyond the village there are traces of former ridge and furrow cultivation in pasture fields whilst medieval artefacts indicative of manuring have been found during survey of ploughed fields

The overall plan form of Bierton was probably established during the medieval period building upon its pre-medieval elements and the grid plan of trackways noted above. Four main plan-form elements can be distinguished:

- A** The Pre-Village Nucleus and Church/Manor Core: the earliest and highest status element of the village which grew up around the ancient road junction and small green with its spring/well.
- B** An Interrupted Row on both sides of Aylesbury Road between Parsons Lane and Burcott Lane: probably medieval in origin and perhaps earlier than element 3 but so far lacking secure dating. Possibly developed piecemeal with a focus around the small green at the junction of Burcott Lane and Brick Kiln Lane.
- C** A Regular Row on the north side of Aylesbury Road between Brick Kiln Lane and Rowsham Road: as noted below this area has the character of a planned extension over an earlier open field furlong so is perhaps 11th century or a bit later. It contains the only surviving late medieval secular building in the village.
- D** Burcott: as the name suggests this is a small dependant hamlet again huddled around a tiny green at a minor road junction. Its origins are unknown, although presumably medieval.

Overlying the medieval building in the Vicarage garden was a Tudor building with substantial stone footings with a kitchen wing to the east and cobbled yard to the south. In the 17th

century this building was replaced by a brick-built structure with a cellar which had itself been demolished before 1780. A continued manorial use has been suggested. By the 19th century, local agriculture was based on grazing and duck-breeding with a number of farms dotted along Aylesbury Road, notably Church Farm, Badricks Farm, Conkers Farm, Poplars Farm, Pecks Farm, Copper Farm and Grove Farm. Communications became more important with the establishment of the turnpike trust along the Aylesbury Road and construction of the Aylesbury Arm of the Grand Junction Canal and the Aylesbury



Information supplied courtesy of Buckinghamshire County Council Archaeological Services

branch of the London and Birmingham Railway across the southern part of the parish. Other post-medieval sites include a possible Civil War cemetery found in the 19th century in Orchard Piece near the church, a 19th century brickworks off Brick Kiln Lane and the site of a gibbet off Gib Lane. The latter is allegedly the site of the last public gibbet erected in Buckinghamshire in 1773 for the execution of a Mr Corbet who had committed a murder in the village. Corbet's remains hung from the gibbet for some twenty years occasioning the creation of a new footpath to the rear of the "hovels" along Aylesbury Road to avoid the sight and stench!

Apart from St. James Church, only one other medieval building survives at Pecks Farm Close which is a late medieval hall-house with post-medieval additions. As detailed elsewhere, the other listed buildings in Bierton date from the 17th to the 19th century, although some may retain concealed earlier elements. As noted above, the earliest use of brick in the village may be 17th century but it became dominant in the 18th and 19th centuries. Short terrace rows of small 19th century brick-built cottages are a distinctive characteristic of Bierton.

Characterisation of Bierton's surviving historic landscape (see map page 19) draws attention to the distinction between historic and modern settlement; the extensive regularly surveyed parliamentary enclosure fields surrounding the village laid out by Act of Parliament in 1780 and the existence of distinctive areas of earlier "enclosed furlongs and strips" to the north and south of Aylesbury Road. A distinctive feature of the parliamentary enclosure at Bierton is that the new hedges reflected much of the layout of the open field furlongs it replaced rather than cutting across their grain as commonly happened elsewhere. The enclosed furlongs and strips are best defined and preserved to the north of Aylesbury Road and east of Brick Kiln Lane where a block of well defined long thin fields front on to Aylesbury Road. These fields were recorded on the 1770 Enclosure Map and are today defined by mature hedgerows. Their elongated form can be interpreted as reflecting their creation by enclosure from a medieval open field furlong and strips to form closes appurtenant to medieval peasant crofts; a view supported by the survival of ridge and furrow within some plots. Well preserved enclosed furlongs and strips are a very rare and sensitive historic landscape type in Aylesbury Vale.

Bierton conservation area contains important archaeological remains ranging in date from the Late Neolithic/Early Bronze Age up to the 18th century. Their main concentration, which is of at least regional significance, is centred around the church. Other parts of the village are less well known but have potential for medieval and perhaps earlier remains. In the fields around the village cropmarks and finds indicate the presence of further pre-medieval sites. It will be important to protect these buried remains. The small moat southwest of St. James Church is a scheduled ancient monument and therefore legally protected from disturbance (including metal-detecting). Today its earthworks are marked by a small copse - its visual setting includes significant views towards the church and the Chilterns and views of the moat from Aylesbury Road and the footpath running south from St. Osyth's Well. Landscape archaeology reveals something of the antiquity of the village's form which so defines its character, and to which the road network and patterns of historic fields in and around the village are intimately related. The medieval ridge and furrow of the medieval open fields and the hedged parliamentary enclosure fields which replaced them also contribute to the conservation area's setting.

Archaeological information is held on the County Sites and Monuments 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

CHAPTER 8 - ALTERATIONS TO BOUNDARY

The following principles have been applied in defining the Conservation Area boundaries:-

- Wherever possible the boundaries follow features on the ground that are clearly visible, for example walls, hedges, building frontages. This is to minimise confusion.
- Where there are important buildings the boundary includes their curtilage. This is due to the fact that the setting of a building can be important and also to ensure that the Conservation Areas are not eroded if land is sold or sub-divided.
- Where landscape features such as a row of trees or an important hedge defines a boundary, then the Conservation Area status is assumed to apply to features on both sides of the boundary. It is not therefore necessary to define the width of a hedge or the span of a tree.

It is proposed that a number of changes are made to the 1991 Conservation Areas. The most significant change is the proposed inclusion of the surviving areas of strip fields to the rear of properties along the north-western side of the A418 towards the north-eastern end of the village. This will link three of the existing Conservation Areas together and thus reduces the number of Conservation Areas within the village from 5 to 3.

The field strips to the north of the A418 are well preserved examples of ancient field systems which are of local importance. The historic field systems which are located immediately adjacent to the 1991 boundary, relate directly to a number of historic properties along the Aylesbury Road and are of archaeological and historic importance as well as providing an important setting to the Conservation Area.

In general the proposed new boundaries have been drawn tightly around the surviving historic buildings and a number of modern properties built after the 1991 designation have been removed. Conservation Areas reflect the quality of the built historic environment and unless modern buildings are of exceptional architectural value or importance they are generally removed from the designation. Although these properties demonstrate the ongoing development and organic growth of Bierton, in the context of the designation criteria, their historic interest is limited. In some cases, modern construction has also obscured the historic village plan and plot layouts, or do not reflect the common property sizes and scales of the nearby historic buildings. The exclusion of these buildings is not necessarily a reflection on the design or architectural aesthetics of the properties.

Where modern buildings of unexceptional quality remain within the Conservation Area this is usually due to one or more of the following reasons;

- The building is surrounded by historic buildings and its removal would result in a hole in the Conservation Area or would adversely affect its cohesive form.
- The building occupies a plot which retains its original boundary layout.
- The curtilage structures of the building, e.g. outbuildings or boundary walls are of historic or aesthetic interest.

ALTERATIONS TO BOUNDARIES

Areas to be included

- 1 **The remains of the moat a short distance to the south-west of the church of St. James.**
This is thought to be the site of a former late medieval manor house. It is of local archaeological and historical interest.
- 2 **97, Aylesbury Road**
The 1991 boundary cuts through the grounds of 97, Aylesbury Road. Alter boundary to follow the curtilage of the property.
- 6 **Outbuilding at 105a, Aylesbury Road**
19th century single storey brick outbuilding with slate roof positioned at entrance to listed building and forming part of its curtilage.
- 9 **70-74 (even), Aylesbury Road**
The 1991 boundary cuts through the grounds of 70-74, Aylesbury Road. Alter boundary to follow north-western boundary of properties.
- 11 **80, Aylesbury Road**
The 1991 boundary cuts through the grounds of 80, Aylesbury Road. Alter boundary to follow the curtilage of the property.
- 12 **Badricks Farm**
The 1991 boundary cuts through the grounds of Badricks Farm. Alter boundary to follow the curtilage of the property.
- 13 **104 Aylesbury Road**
19th century detached brick building with outbuildings and rear garden which includes a public footpath.
- 14 **161, Aylesbury Road**
19th century semi-detached property forming part of a group with 163, Aylesbury Road and 1-4 Star Cottages.
- 15 **173-181(odd), Aylesbury Road**
The 1991 boundary cuts through the rear gardens of 173-181, Aylesbury Road. Alter boundary to follow the south-eastern curtilages of the properties.

- 16 **1-5, Brick Kiln Lane and ponds to the rear.**
Modern properties forming a small group at north-western end of the short and narrow Brick Kiln Lane. Include these properties to create cohesive form to the Conservation Area.

Ponds are the remains of former clay pits associated with the Bierton Brickworks set up here during the 1850s. The ponds now form an attractive semi-natural environment.
- 17 **Field strips to the rear of properties on the north-eastern side of Aylesbury Road between Brick Kiln Lane and The Paddocks.**

Well preserved rectilinear enclosures which were originally formed from the strips of open field farming. These field systems are of local importance.
- 19 **Grass verges in front of 168-194, Aylesbury Road**
Grass verges form an important and characteristic element in the street scene at the north-eastern end of the village.
- 20 **194, Aylesbury Road**
The 1991 boundary cuts through the rear gardens of 194, Aylesbury Road. Alter boundary to follow the north-western curtilage of the property.
- 22 **202, Aylesbury Road**
Include all of the grounds of the grade II listed property.
- 24 **Grass verge at junction of Aylesbury Road and Rowsham Road**
Wide grass verges are characteristic of the north-eastern end of the village.
- 26 **Grove Farm, Rowsham Road**
Include the entire farmyard of Grove Farm, part of which is visible from the road and forms part of the immediate environs and curtilage of the farmhouse.
- 27 **30-36, (even) Rowsham Road**
The 1991 boundary cuts through the rear gardens of 30-36, Rowsham Road. Alter boundary to follow the north-eastern boundaries of the properties.

Areas to be excluded

- 3 **Old School House, Aylesbury Road**
The 1991 boundary cuts across the field to the rear of The Old School House. Alter boundary to run along the line of the south-eastern boundary of the property.
- 4 **Church Farm Close**
Modern properties arranged around a cul-de-sac.
- 5 **6 St. James Way**
Modern property with modern plot boundaries
- 7 **1-3, Beech Close**
Modern property with modern plot boundaries
- 8 **5, Parsons Lane and 2a, Cowley Close**
Modern property with modern plot boundaries
- 10 **74c, Aylesbury Road**
The 1991 boundary cuts through grounds of 74c Aylesbury Road, a modern property with modern plot boundaries.
- 18 **Land to the rear of 2 and 3, Pecks Farm, 190, Aylesbury Road and 1-2 Read Drive.**
Alter the 1991 boundary so that it follows the north-western boundaries of 2 and 3, Pecks Farm, 190, Aylesbury Road and 1-2 Read Drive.
- 21 **210, Aylesbury Road**
The 1991 boundary cuts through the grounds of 210, Aylesbury Road a modern property with modern plot boundaries.
- 23 **Electrical sub station, Rowsham Road**
Remove modern electrical substation from boundary.
- 25 **18-20, Rowsham Road**
Alter boundary to follow north-eastern boundary of 18-20, Rowsham Road.

CHAPTER 9 - KEY VIEWS AND VISTAS

Due to the linear nature of the village and the virtually unbroken development along both sides of the A418, views within Bierton are restricted and tend to focus upon individual or landmark buildings such as the church of St. James.

Gradual changing levels along the A418 and gentle bends also restrict views along the road.

Views are restricted to the north-west of the village by the rising gradient of the land, although views of Wingrave can be gained from some vantage points.



The church of St. James from the south-west



View south-west along A418



View north-east along A418

Due to the gentle fall in gradient on the south-eastern side of the A418, where breaks in development do occur, views can be far reaching. Of particular note are the views from St. Osyth's Well, between 149 and 159, Aylesbury Road and adjacent to 99, Aylesbury Road.



View from St Osyth's Well



View looking south-east towards the Chilterns from Bierton

At points along Rowsham Road including at the junction with the A418, views can be gained of Wingrave positioned on a low lying ridge approximately 2 miles to the north-east of Bierton.

The public footpath which runs from Rowsham Road along the backs of properties on Aylesbury Road to Great Lane allow public access to attractive, but contained views of the former field strips enclosed by trees and hedgerows at the north-eastern end of the village.



View of Wingrave from Rowsham Road



View of Wingrave from the junction of the A418 and Rowsham Road

From outside the Conservation Area boundaries significant views of the village are gained from points along Burcott Lane.



View of Bierton from Burcott Lane





CHAPTER 10 - OPEN SPACES AND TREES

Despite its rural location, there is little open space within the heart of Bierton. The linear form of development means that open space is restricted to the churchyard and the wide grass verges that border sections of the A418 and the south-eastern end of Rowsham Road.

Within the village itself small groups of trees and sections of hedges reinforce the connection between the village and its surrounding landscape. The largest group of trees is located around the former claypits by Brick Kiln Lane. These trees form an important backdrop to views of the 19th century houses on the north-western side of the A418. Elsewhere in the village small groups of trees provide visual focuses within the streetscape, soften edges and screen development.

Gaps between development along the A418 provides views out into the surrounding landscape. This creates an important connection between the village and its rural setting and creates a sense of space which contrasts with the enclosed linear character of sections of the A418.

On the fringes of the village where the built environment dissolves into the surrounding landscape, open space and vegetation, some of which is accessed by or visible from public footpaths, plays a fundamental role in defining the character of the village.



View of trees and hedgerows forming the boundary of fieldstrips to the rear of properties along the north-western side of the A418.



St James Churchyard



Wide verges at the junction of Rowsham Road



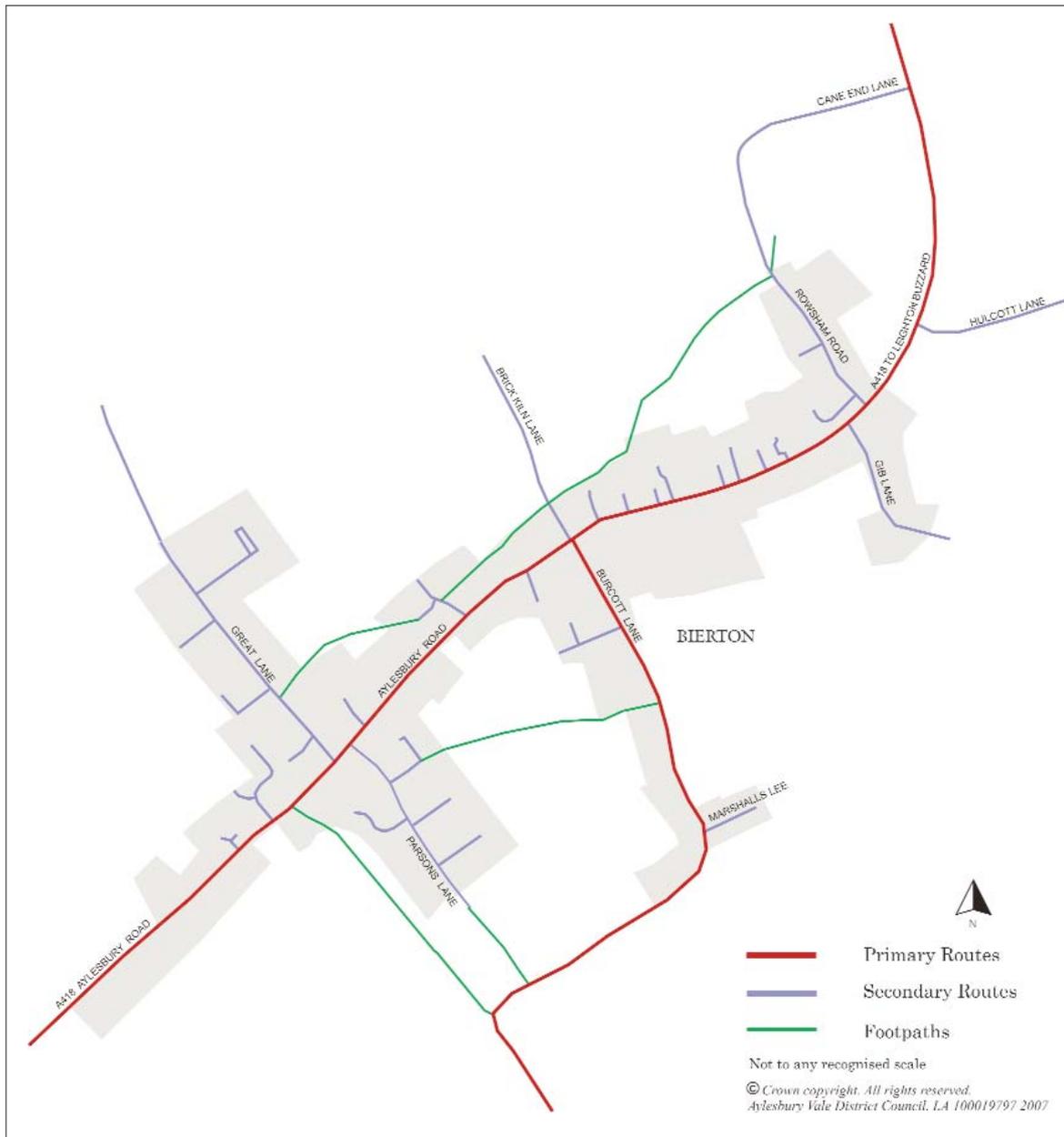
Trees around the former claypits



Grass verges along the A418

CHAPTER 11 - PERMEABILITY & ROAD LAYOUT

Due to the linear form of development in Bierton, vehicular movement through the village is channelled along the busy A418. Roads leading from the A418 include Burcott Lane, Parsons Lane and Rowsham Road. Burcott Lane provides a connection between the A418 and Aston Clinton Road, formerly the Roman Akeman Street. Rowsham Road and Cane End Lane link two points along the A418.



Map showing roads and footpaths through the village

The character of the Aylesbury Road varies in its mile stretch through Bierton. Sections of the road have gentle bends and rise and falls in levels. The narrowest point in the road is by the Star Cottages, yet at the northern end of the village by the junction with Rowsham Road, the width of the road has increased four-fold. Looking at old maps of the village it is clear that the form of the Aylesbury Road has been altered. Most noticeable on the 1780 and 1821 maps are areas of open space at the junction of Burcott Lane, Brick Kiln Lane and Aylesbury Road and around St. Osyth's Well. These were reduced in scale because they were the only available areas of public open space within the village where a Wesleyan Chapel and a school could be built. Today only St. Osyth's Well retains any sense of the former openness of these two public spaces.



Extract from 1780 map showing former openness of the Aylesbury Road by St. Osyth's Well



Extract from 1780 map showing former openness of Aylesbury Road at the junction with Burcott Lane

The Aylesbury to Hockliffe Turnpike Trust was founded in 1810 to improve the road from Aylesbury to Leighton Buzzard and Hockliffe, via Bierton and the Rowsham Road. At Hockliffe the road joined with the London to Chester turnpike road. A toll house was built at Hulcott and a turnpike milestone survives in the grass verge by Pecks Farm in Bierton.

During the 1950s the Aylesbury Road was widened and straightened in places and a section of new road was built at the north-eastern end of the village which meant that through traffic no longer had to use the Rowsham Road.



Turnpike marker

There are a number of footpaths within the village. Those to the south-east of the A418 tend to lead out into the surrounding landscape. To the north-west of the A418, footpaths run along the backs of properties connecting Rowsham Road with Great Lane.

The topography of the landscape, its role as a route way through to the north-east and its interconnection with ancient roads such as Akeman Street and the Icknield Way are important factors in understanding the development of the village. Today, the transport links still dominate Bierton with the A418 providing an important connection between Aylesbury and Leighton Buzzard. Unfortunately the sheer volume of heavy traffic that uses this route through to the north-east has a significant and detrimental impact upon the character, visual quality and amenity of the village.

CHAPTER 12 - DEFINITION OF IDENTITY AREAS

It is proposed that there will be 3 separate Conservation Areas within Bierton. These Conservation Areas have distinctive characters and for the purposes of this appraisal, they have been sub-divided into 4 Identity Areas and will be analysed individually and then compared.

- Identity Area 1 - is concentrated around the church of St. James and for a short distance north-eastwards along Aylesbury Road.
- Identity Area 2 - Junction of Aylesbury Road, Brick Kiln Lane and Burcott Lane
- Identity Area 3 – 178-194, Aylesbury Road
- Identity Area 4 – Rowsham Road



Map showing Identity Areas

CHAPTER 13 - URBAN MORPHOLOGY

Identity Area 1

Identity Area 1 is located at the south-western end of the village and is concentrated around the church of St. James. The church is raised on slightly higher ground and forms the focal building within the area. Historic buildings in this area are eclectic in both form and date ranging from the 14th to the 19th centuries. Despite its eclectic character and being surrounded by modern development, this part of the village is perhaps the most visually coherent. The church and Red Lion public house act as important landmarks. Historic development extends to both sides of the road and the building line is maintained by boundary walls which help to tie development together and reinforce a distinct sense of place.



Identity Area 1 - showing organisation of space

<u>Visually important Boundaries</u>			Strong building line providing enclosure
	Walls, fences, railings		Trees providing enclosure
	Hedges		Conservation Area Boundary
	Hedges, with railings or walls		Indicating rise in ground level

Street

- The A418 rises in a south-west to north-east direction to a point by The Old School and School House.
- The level of the road also slopes very slightly from north-west to south-east.
- The road broadens by the junction with Church Farm Close and then gradually narrows. The narrowest points are by the Red Lion public house and 125, Aylesbury Road. Beyond these points the road gradually increases in width and drops gently in level to the junction with Barnett Way.
- This section of the A418 is relatively straight.



The A418 narrows by the Red Lion PH

Position of Buildings in relation to street

- Historic buildings are concentrated around the church of St. James and the junctions of Great Lane and Parson's Lane.
- To the north-east of Parsons Lane historic development is more dispersed on the north-western side of the A418 and limited to the 19th century 125, Aylesbury Road on the south-eastern side.

- At the entrance to the Conservation Area buildings on the south-eastern side of the A418 are positioned back from the road behind hedges or high brick walls.
- Beyond the church of St. James historic properties are situated at the front of their plots at the back edge of the pavements.
- On the north-western side of the street, historic properties are situated towards the front of their plots behind low brick walls or directly onto the back edge of the pavement.



70 and 72, Aylesbury Road. Buildings situated towards the front of their plots behind low brick walls.

- With the exception of the church, 103, Aylesbury Road and Badricks Farm, historic buildings on both side of this section of the A418 are orientated so their principal elevations face the road creating active frontages.

Plots

- Historic plots within this area have been largely lost or sub-divided beneath modern infill development.
- Plots tend to be relatively narrow in comparison to the size of properties.
- Plots vary in shape, depth and width.

Building form

- Buildings vary in form and scale. Identity Area 1 includes a church, examples of Polite architecture, existing and former public houses, a village hall, working farm and simple vernacular cottages.
- Buildings vary in height between 1.5 and 2.5 storeys.
- A number of properties have rooms within the roof space lit by dormer windows.
- Historic buildings in this area typically have original ranges facing the street with later extensions to the rear.
- Historic buildings display examples of both regular and irregular fenestration patterns.
- Roof forms are generally gabled although there are examples of hipped, half hipped and mansard roofs.
- Gable widths are relatively narrow.



Mansard roof at 66, Aylesbury Road

Boundaries

- Buildings on the south-eastern side of the A418 are positioned behind hedges or high brick walls.
- On the north-western side of the street, some historic properties sit behind low brick walls.

Gaps and Views

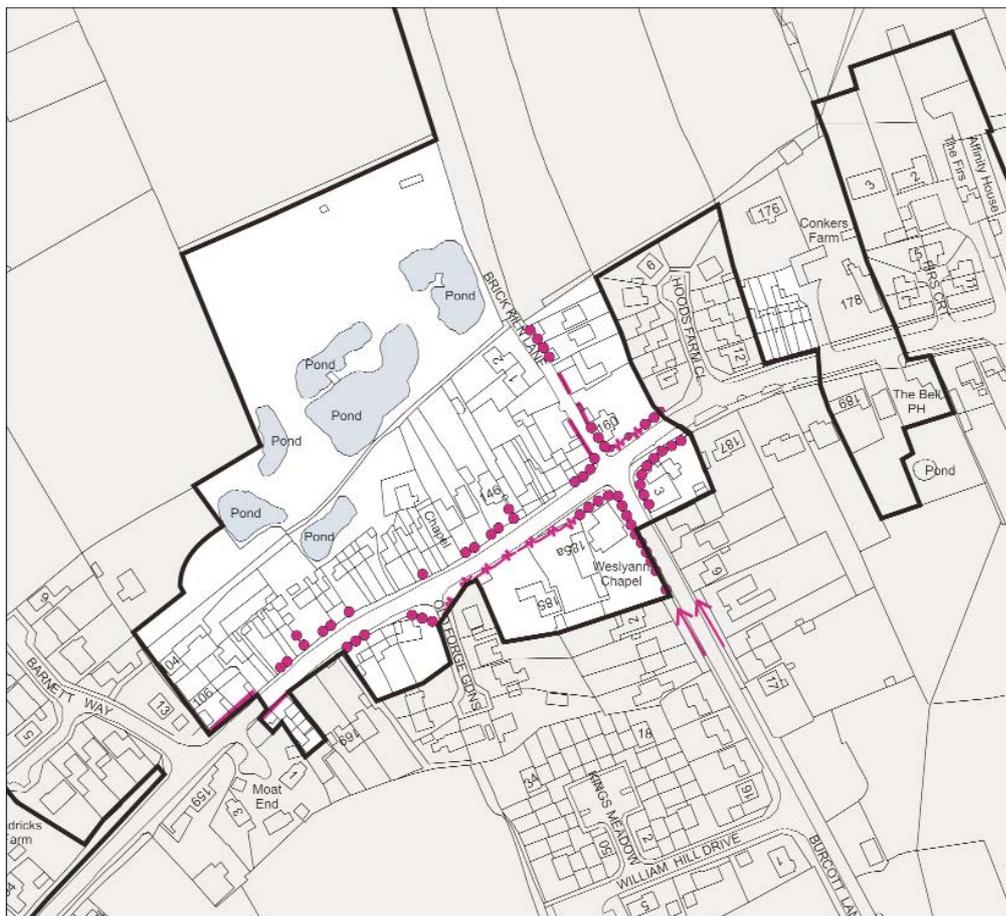
- There are two gaps within the built frontage in this part of the village. A gap on the south-eastern side of the road between 95 and 99a, Aylesbury Road reveals views of the moat and attractive views of the landscape to the south-east. A break in the built frontage on the north-western side of the A418 at Badricks Farm reveals a field bounded by railings. Views are curtailed by the rising gradient of the land. This field acts as an important break in development, recalls the formerly open character of this area of the village and the once common pattern of intermittent development along Aylesbury Road. The open character of this field acts as an attractive foreground to views of Badricks Farm and is vital to the setting of the gradeII listed building and its outbuildings.
- The church of St. James forms the focus to views in the area.
- Badricks Farm and its complex of barns and outbuildings dominate views looking north-eastwards along the A418.
- In the main views are channelled by the linear nature of development along both directions of the A418.



View of moat at south-western end of the village.

Identity Area 2

Identity Area 2 focuses upon an area of primarily 19th century development concentrated close to the junction of Aylesbury Road, Brick Kiln Lane and Burcott Lane. This development is characterised by short rows of two storey brick buildings set back from the road on the north-western side of the A418. The visual quality of this area has been affected less by infill development, than by the cumulative affect of minor alterations to individual properties. In particular, the loss of historic windows and doors and their replacement with inappropriate modern alternatives has compromised the visual character of the area. Nevertheless, the form and position of the buildings in relation to the road has helped maintain the sense of a cohesive group of buildings. The loss of individual or groups of these buildings would result in the disintegration of this part of the Conservation Area.



Identity Area 2 - showing organisation of space

<u>Visually important Boundaries</u>			Strong building line providing enclosure
	Walls, fences, railings		Trees providing enclosure
	Hedges		Conservation Area Boundary
	Hedges, with railings or walls		Indicating rise in ground level

Street

- Historic development is concentrated around the crossroads of Aylesbury Road, which runs in a south-west to north-east direction, Burcott Lane that runs south-eastwards and Brick Kiln Lane which extends for a short distance in a north-western direction.
- This section of the Aylesbury Road is relatively straight with gentle bends between Barnett Way and Old Forge Gardens and by Hoods Farm Close.
- This section of road is fairly consistent in level and width.
- Brick Kiln Lane is a narrow, dead end with no footpaths to either side. The narrowness and tranquility of the road provides a strong contrast with the busy A418.

Position of Buildings in relation to street

- Historic buildings on the north-western side of the A418 are positioned at the back of their plots in staggered building lines.
- Immediately adjacent to the Aylesbury Road, Brick Kiln Lane and Burcott Lane junction, historic buildings are positioned towards the front of their plots close to the pavement edge.
- Buildings on the north-western side of the A418 are orientated so that their principal elevations face the road and their ridgelines run roughly parallel with the carriageway.
- 19th century buildings on the south-eastern side of the A418 are located close to the road. The majority are orientated to face the road, but numbers 1-4 Star Cottages run back at a right angle to the carriageway to the rear of 163, Aylesbury Road.

Plots

- Plots on the north-western side of the A418 are rectangular in form and stretch back from the road at a roughly 90° angle.
- Plot widths are narrow, but not uniform.
- Plot depths vary between groups of buildings.
- Plot widths of pre and post 19th century buildings are irregular in width and depth.



Buildings adjacent to the Aylesbury Road, Brick Kiln Lane and Burcott Lane are positioned towards the front of their plots.

Building form and date

- Historic buildings in this area primarily date from the 19th century.
- Buildings are generally vernacular in character and grouped in small rows of similar form and design.
- Located within this area are the former Methodist and Baptist Chapels.



Methodist Chapel

- Buildings located close to the Aylesbury Road, Brick Kiln Lane and Burcott Lane junction are more eclectic in character and date and have attractive staggered rooflines.
- 19th century buildings are constructed of brick laid in a Flemish bond. They are two storeys in height with gabled roofs laid in slate or more commonly tile. Fenestration patterns are regular and historic windows, where they survive are sash.
- Chimneys of the 19th century properties are constructed of brick and there are examples of gable, mid-ridge and chimneys positioned within the roof plane.
- Nos. 106 and 108, Aylesbury Road retain brick outbuildings along the side boundaries at the front of their plots.



*Outbuildings at 106 and 108
Aylesbury Road*

Boundaries

- Nos. 106 and 108, Aylesbury Road retain the waist high brick boundary walls which historically formed the frontage boundaries to the properties along this section of the A418. Elsewhere only very small sections survive. The majority have been lost to off street parking.
- Where front and side brick boundary walls do survive they make a positive contribution to the character of the area.
- Brick walls running along the side boundaries of nos. 108 and 160, Aylesbury Road form the entrance to Brick Kiln Lane. These high brick boundary walls create a hard edge to the street, channel views and reinforce the narrow and intimate character of the lane.



Surviving sections of walls

Views and Trees

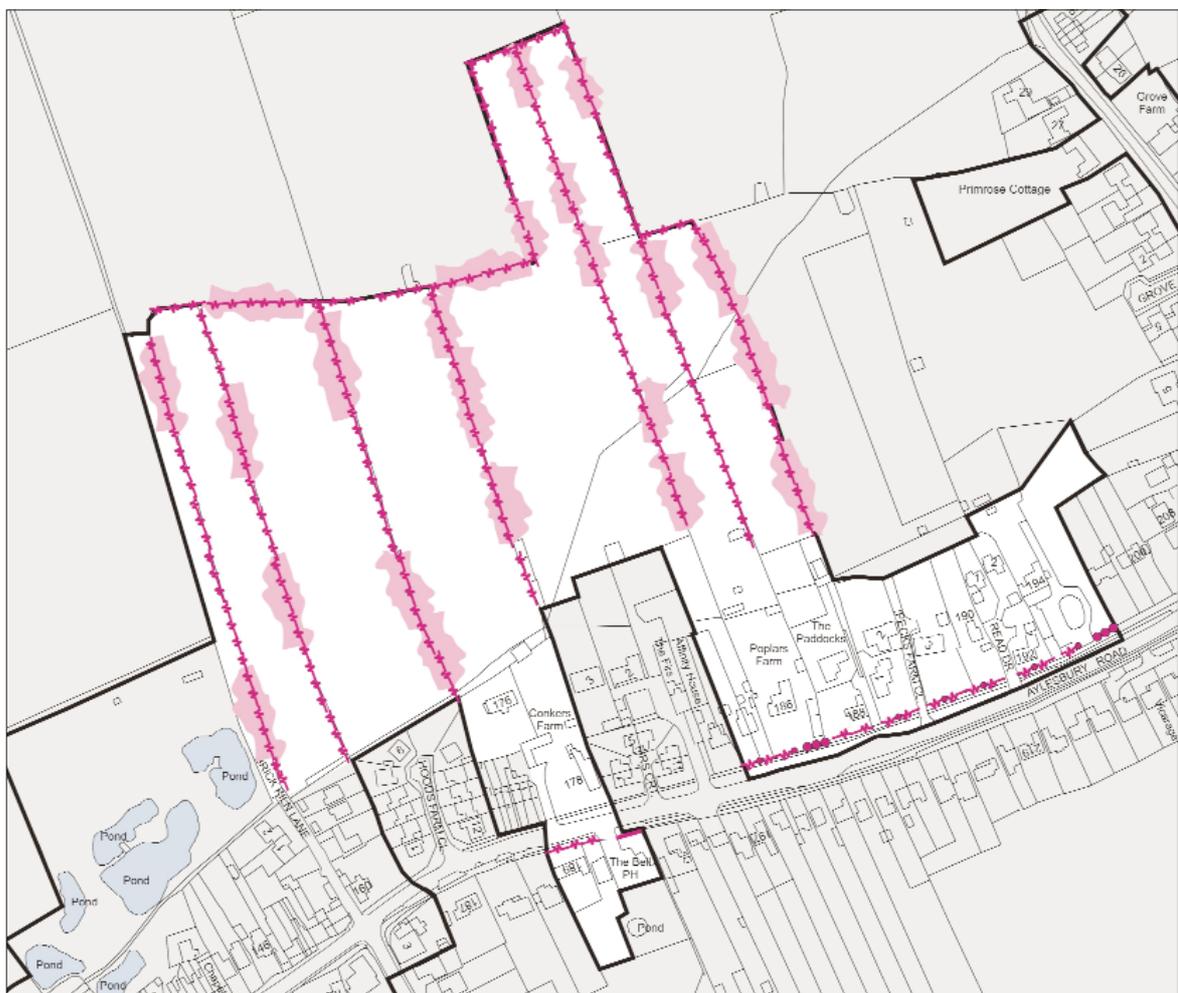
- The linear character and density of development in this area of the village means that views are primarily channelled along the Aylesbury Road. These channelled views lack a visual focus. Looking north-westwards, views are truncated by bends in the road and dominated by trees on the north-western side.
- Due to its scale and prominent position on the south-western corner of the crossroads, the former Methodist Chapel is a landmark building in this part of the village and forms the focus to near views.
- Buildings on the north-western side of the A418 are seen against an attractive backdrop of mature trees which surround the former clay pits, now fishing ponds immediately to the rear of the properties.
- Views north-westwards along Brick Kiln Lane are truncated by mature trees which help to reinforce the enclosed and intimate character of this lane.

Identity Area 3

Identity Area 3 is located at the north-eastern end of Aylesbury Road and includes an area characterised by former farm buildings or relatively substantial historic properties of 18th century or earlier date, set within formerly sizable grounds.

To the rear of these historic buildings are well preserved rectilinear enclosures which were originally formed from strips of open field farming (some plots retain ridge and furrow earthworks). These strips remain well preserved despite significant infill development along the north-western frontage of the A418.

Despite infill development, large hedges along road boundaries help to visually tie the area together and create a cohesive frontage.



Identity Area 3 - showing organisation of space

Visually important Boundaries			
	Walls, fences, railings		Strong building line providing enclosure
	Hedges		Trees providing enclosure
	Hedges, with railings or walls		Conservation Area Boundary
			Indicating rise in ground level

Street

- The A418 sweeps in a long gentle curve north-eastwards from Hoods Farm Close to the junction with Rowsham Road.
- This section of the carriageway A418 is relatively level.
- There are wide grass verges to either side of the A418.

Position of Buildings in relation to street

- Historic buildings are primarily concentrated on the north-western side of the A418.
- Historic buildings tend to be positioned a short distance or some distance back from the pavement, partially obscured by hedges and vegetation.
- With the exception of 178, Aylesbury Road, historic buildings are orientated with their principal elevations facing the road and their ridgelines running roughly parallel with the carriageway.

Plots

- Historically plots are rectilinear in form and stretch back from the road at a roughly 90° angle.
- A number of historic plots have been subdivided across their width to accommodate infill development.
- Where historic plots do survive they are relatively consistent in depth.
- Poplars Farm is positioned centrally within its plot, but the majority of historic buildings are located to the sides of their plots. However, in many cases the former relationship between house position and plot has been altered by modern infill development.

Building date and form

- Surviving historic buildings range in date from 16th to the 19th centuries.
- Pre-18th century buildings are generally constructed of timber-frame with wattle and daub or brick infill. A number of these buildings were re-fronted in brick during the 18th century.
- Historic buildings within the area are relatively substantial, detached, former farmhouses.
- Historic buildings range between 2 and 2.5 storeys.
- Historic buildings are generally rectilinear in plan form with later extensions to the side or rear.
- Roof forms are a mixture of gabled, hipped and half-hipped.
- Roof pitches vary, with examples of shallow pitched slate roof (The Poplars), steeply pitched thatch roofs (no.178, Aylesbury Road) and steeply pitched tiled roof which were likely to have been originally thatched (Pecks Farm).

- A number of historic farm outbuildings and utilitarian structures still survive, sometimes incorporated into the building (178, Aylesbury Road) or located at the front of the plot (The Poplars and 194, Aylesbury Road).

Boundaries and Vegetation

- Wide grass verges to either side of the A418 are characteristic of this section of the road.
- Dense hedges run along the front boundaries of a number of plots along the north-western side of the A418.
- These hedges in combination with the grass verges between the pavement and the carriageway help to soften this section of the north-western side of the A418.
- Species rich hedgerows and trees define the historic boundaries of the field strips to the rear of properties along this section of the north-western side of the A418.



Outbuilding at Poplars Farm



Grass verges either side of the A418



Hedges along Aylesbury Road

Views

- Dense hedges partially obscure views of both modern and historic properties.
- Views are channelled by hedges in both directions along the A418. These views lack a focal point and are ultimately truncated by bends in the road.
- Views to the rear of buildings along the north-western side of the A418 are contained by the hedgerows and trees that form the boundaries of the field strips.

Identity Area 4

Rowsham Road is located at the north-eastern end of the village and extends in a north-western direction from Aylesbury Road (A418) eventually curving round via Cane End Lane to the east to rejoin the A418. Historic development is concentrated on the north-eastern side of the road and modern development on the south-western. The contrast between the two sides of the road is marked.

The north-eastern side of Rowsham Road is dominated by the 18th century red and blue brick Grove Farm. Bends in the road focus views looking north-eastwards upon this building and its height, scale and orientation ensure its status as a landmark within the road.

There are no kerbs or signs and despite modern infill development Rowsham Road has a quite rural character which is distinctive from the busy and noisy A418.



Identity Area 4 - showing organisation of space

Visually important Boundaries	
	Walls, fences, railings
	Hedges
	Hedges, with railings or walls
	Strong building line providing enclosure
	Trees providing enclosure
	Conservation Area Boundary
	Indicating rise in ground level

Street

- The south-eastern end of Rowsham Road is curvilinear.
- There are sweeping curves by 3, 16 and 30 to 36, Rowsham Road.
- At the junction with the A418, Rowsham Road opens out with buildings set back from the street and wide grass verges running along the south-western side.
- There are no footpaths to either side of the carriageway.

Position of Buildings in relation to street

- Development is concentrated at the south-eastern end of Rowsham Road.
- Historic development is primarily concentrated on the north-eastern side of the road.
- With the exception of Grove Farm historic buildings are positioned slightly back from the road edge.
- With the exception of Grove Farm, the majority of historic buildings are orientated to face the road with their ridgelines running roughly parallel with the carriageway.



Views looking north-westwards up Rowsham Road



Views looking south-eastwards down Rowsham Road

Plots

- With the exception of Grove Farm, plots on the north-eastern side of Rowsham are relatively consistent in depth, narrow in width and run back from the carriageway at a 90° angle.

Building form

- With the exception of Primrose Cottage and Grove Farm, the historic buildings along Rowsham Road are semi-detached or form short rows.
- Buildings are domestic with utilitarian outbuildings primarily concentrated around Grove Farm.
- Buildings range between 1.5 and 2.5 storeys.
- Buildings are generally rectangular in plan form with historic extensions to the rear and, in some cases, more modern extensions to the side.
- Buildings are constructed of brick or brick and timber.
- Roofs are generally gabled and covered in tile or slate. Roof pitches vary according to the materials which cover them.



Primrose Cottage

- The Polite principal elevation of Grove Farm and the 19th century elevations of 30-36, Rowsham Road are articulated with regular fenestration patterns. The remaining historic buildings along the road have irregular fenestration patterns.



Grove Farm



30-36, Rowsham Road

Boundaries

- Frontage boundaries to historic properties are primarily formed by hedges. There are some examples of low brick walls and railings.

Trees and Vegetation

- Hedges, grass verges and trees within the grounds of properties along the north-eastern side of Rowsham Road reinforce the rural character of road.

Views

- Modern infill development along the north-eastern side of the road is set back from the carriageway and in oblique views is screened by historic buildings.
- The curvilinear nature of the road focus views looking in a north-eastern direction upon Grove Farm.
- Views along the Rowsham Road to the north-west of no. 36 reveal a leafy lane bordered by trees, hedges and grass verges.
- Attractive views gained from the footpath adjacent to 36, Rowsham Road, extend across countryside to Wingrave positioned on a low-lying ridge to the north-east.
- Views of Wingrave are also gained looking north-eastwards from the junction of Rowsham Road and Aylesbury Road.



View north along Rowsham Road



Map showing key buildings in Identity Areas 2, 3 and 4

Key	
	Listed buildings
	Local note buildings
Not to any recognised scale:	
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CHAPTER 15 - ARCHITECTURAL FORM

Age

Surviving historic buildings in Bierton range in date from the 14th century (church of St. James) to the present day. The earliest known surviving example of domestic architecture in the village is the 15th century 3, Pecks Farm Close.

In general the earliest buildings in Bierton are concentrated around the church and towards the north-eastern end of the village. This may however give a false sense of historic development since buildings will have been altered or demolished over time.



3, Pecks Farm Close

There are a number of examples of 16th, 17th and 18th century buildings located sporadically along both sides of the Aylesbury Road, but by far the most significant number of historic buildings in Bierton date from the 19th century.

Types of Buildings

Ecclesiastical



The church of St James.



Methodist Chapel



Baptist Chapel

Bierton contains a number of buildings of different type and status. While the church of St. James forms the main religious focus to the village, the community also supported a Baptist and a Methodist Chapel.

Wesleyan Methodism came to Bierton circa 1785 when a James Durley from the village joined the Methodist Society in Aylesbury. He gained a license to preach and held services at Redberry House.



Redberry House

The first Methodist Chapel was built in the village in 1826. It was not until 1877 that the second Methodist Chapel was built at the junction of Aylesbury Road and Burcott Lane. The building was extended in 1938 and further alterations undertaken during the 1960s. Eventually due to falling congregation numbers, the church was closed in the 1970s and eventually converted to offices.

The story is similar for the Baptist Chapel on the Aylesbury Road. The Strict Baptist Church arrived in the village in 1821 with the preaching of a Mr. William Bonham. A chapel was built in 1831 and enlarged in 1885. Dwindling congregations caused the closure of the Chapel which is now a private dwelling.

Vernacular and Polite Architecture



The Old Vicarage



Bierton House



The Poplars

Although, the majority of historic buildings within Bierton are domestic vernacular cottages, there are also a number of higher status buildings. These are typically large detached properties and include the Old Vicarage, 74, Aylesbury Road (Bierton House) and The Poplars.

Agricultural and Utilitarian Buildings



Outbuilding at the rear of
103/105 Aylesbury Road



Outbuilding at Redberry House



Outbuildings at Bierton House



Outbuildings at 72 Aylesbury Road



Outbuildings in Brick Kiln Lane



Outbuildings rear of 160
Aylesbury Road

Historically agriculture formed the economic mainstay of Bierton. Badricks Farm and Grove Farm are the only surviving example of working farms within the village core. Evidence of agricultural activity survives in both property names and in the utilitarian barns and outbuildings within the village core.

There are examples of historic witchert, rubblestone, timber-frame and brick outbuildings and barns within the village. They vary in scale from 19th century brick complex at Badricks Farm to the small brick outhouses in front of 106-108, Aylesbury Road. A number of these outbuildings are visually prominent in streetscapes and are characterised by their relatively blank elevations and plain roofscapes.

Public Houses



The Red Lion P.H.



The Bell P.H.



78 Aylesbury Road

Today there are two public houses within Bierton, The Red Lion, opposite the church and The Bell towards the north-eastern end of the village. There were formerly six public houses on the main Aylesbury Road including the 19th century 78, Aylesbury Road, the former Eagle public house.

Schools



*Former school, 99a,
Aylesbury Road*



Bierton C of E Combined School

There is thought to have been a school in Bierton during the mid to late 18th century which possibly occupied a now demolished building opposite St. Osyth's Well adjoining Duffers Field. However, the first purpose built school building and School Master's House was constructed in 1848 to the south-west of the entrance to St. Osyth's Well. It was enlarged in 1885 and by the turn of the 20th century was accommodating approximately 130 children.

In 1963, the school, now called Bierton (Church of England) Combined School was transferred to the present buildings in Parsons Lane. The old school buildings and former School Master's House have subsequently been converted into private dwellings.

CHAPTER 16 - DETAILS AND MATERIALS

Roofs

Form

There is a mixture of gable, half-hipped and hipped roof forms found in Bierton.



Examples of gabled roofs

Many of the buildings have asymmetrical forms created from a combination of hips, half-hips and gables.



Examples of gabled and half-hipped roofs

Atypical examples of roof forms in the village include the full-hipped roof at the Poplars, and the mansard roof of 66, Aylesbury Road.



Full-hipped roof



Mansard roof



Pyramidal roof of outbuilding

Pitch

The pitch of roof varies according to the material covering them or which formerly covered them. Gabled roofs of buildings such as Grove Farm which were probably always covered in tiles, have pitches of approximately 45°. Tiled roofs with pitches approaching 55° such as 105 and 176, Aylesbury Road may indicate that these buildings were formerly thatched.

A number of the 19th century buildings with slate roofs have much shallower pitches commonly between 30° and 40°.

Thatch

A small number of thatch properties still survive in Bierton. Many historic buildings within the village have very steeply pitched roofs which may indicate that they were formerly thatched.

Traditionally buildings in this area would have been thatched in long-straw and later combed-wheat reed with flush ridges. This traditional form of thatching creates soft rounded outlines to roofs which contrast with the sharp clipped appearance of roofs laid in water-reed, which is not traditional to the area.



Thatched roof



Former thatched building

Tile

The majority of historic buildings in Bierton are roofed in tile or slate. Unfortunately, a number of tiled roofs have been re-laid in modern machine made tiles which lack the characteristic texture, cambered profile and reddish, orange colour traditional to the village. The 19th century 160, Aylesbury Road and the former Wesleyan Chapel have tiled roofs laid in decorative patterns.



Traditional plain tile roof



Examples of decorative tiles



Modern machine tiles

Slate

A number of 19th and post 19th century buildings within the village have been roofed in natural slate. In the main, those roofs covered in slate are shallow in pitch ranging from 30° to 40° in pitch, although there are exceptions such as Bierton House where the pitch is closer to 45°. Examples of both clay and ridge tiles exist and all are plain in detail.



Example of slate gable roof



Example of slate hipped roof

Eaves and Verges

The treatment of the eaves and verges of roofs of historic properties within Bierton is generally plain and simple. The majority of properties have modern boxed eaves. However, some buildings have exposed rafter feet and there are several examples of dentilated brickwork at eaves level. Some 19th century buildings such as the former school and nos. 125, Aylesbury Road have decorative wooden bargeboards.



Exposed rafter feet



Dentilated brick eaves



Moulded brick verges



Decorative wooden bargeboards

Chimneys

Chimneys are an important element of the roofscape. They articulate rooflines, create an architectural rhythm and provide the opportunity for further decorative expression. There are examples of gable end, mid ridge, chimneys positioned within the roof plane and external stacks within the village.

Cumulatively chimneys can create interesting staggered outlines to rooflines and becoming key features within views.



178-194 Aylesbury Road

Photographs of particularly fine examples of individual or groups of chimneys are shown below.

Central / ridge stacks



Examples of central ridge stacks

External stacks



Examples of external stacks

Roof Plane



Examples of chimneys within roof planes

Walls

Timber

Timber was the main materials used in the construction of buildings in Bierton until the 18th century when brick became predominant. During this period a number of the principal elevations of timber-framed buildings (e.g. nos. 105, 176 and 202 Aylesbury Road) were re-fronted in brick hiding the timber members from view. Where timber-framing is visible (e.g. The Red Lion and Badrick's Farmhouse), these reveal that buildings in the village were generally constructed in a simple box frame.



202 Aylesbury Road



Timber frame, The Red Lion PH.

Infill Panels

The majority of the panels between the timber elements have been infilled with brick although wattle and daub panels do survive disguised beneath modern render in the 15th century 190, Aylesbury Road. In the majority of cases the brick infill panels are hidden beneath render and paint which creates a strong visual contrast between the painted surface and the blackened timber elements.



Infill panels at the rear of 105, Aylesbury Road



Painted brick infill panels at Badricks Farmhouse

Brick

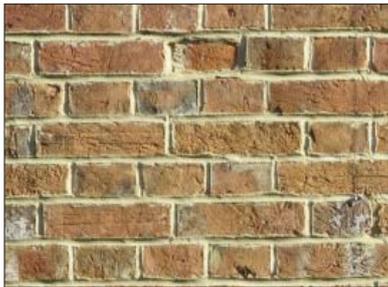
The majority of historic buildings within Bierton are partially or wholly constructed of brick. It became the principal construction material in the village from the 18th century. The 19th century saw the establishment of the Bierton Brickworks located at the end of the aptly named Brick Kiln Lane. Bricks from the Bierton Brickworks were used in the construction of the majority of 19th century buildings within the village. Bierton bricks were also used in the construction of the nearby Aylesbury Prison.



Aylesbury Prison

Dimensions and Texture

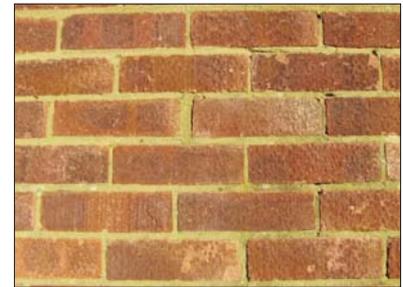
Bricks used in the construction of buildings within the village vary in size shape and texture according to their age. Bricks dating from the 18th century tend to be narrower in width than standard modern dimensions and because they were made by hand, are less regular in form and have more textured surfaces than later mass manufactured examples.



18th century brickwork



19th century brickwork



20th century brickwork

Bond

The majority of the bricks used in the construction of historic buildings in Bierton are laid in a Flemish bond. There are however exceptions which include the principal elevation of Grove Farm which is laid in a Header bond.



Flemish bond



Header bond, Grove Farm



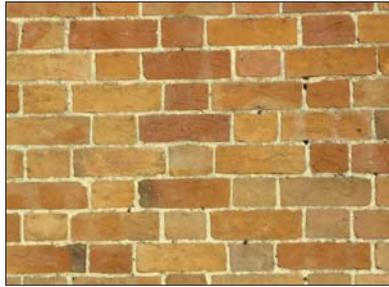
Sussex bond

The majority of brick boundary walls in the village are laid in a Flemish garden-wall (Sussex) bond

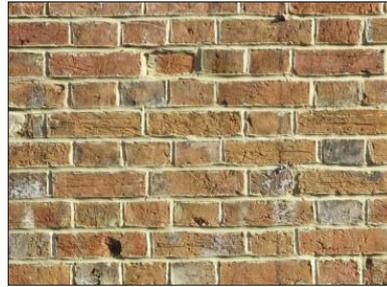
Colour

Historic brickwork in Bierton is orangey red in colour. Vitrified bricks are also used within the village to create decorative effects. Examples include 103 and 199, Aylesbury Road where the blue colours of vitrified bricks have been used randomly in combination with the normal red bricks to create wall surfaces of contrasting colours.

At Grove Farmhouse the principal elevation of the building is constructed of vitrified bricks laid in a header bond with red brick used as dressings to window and door openings, thereby emphasising these particular architectural features.



Red brick



Random red and blue bricks



Vitrified bricks with red window surrounds

Decorative Detail

A small number of buildings in the village use brick to create decorative detailing. At 142 Aylesbury Road, buff coloured bricks and vitrified bricks have been used to create diamond patterned brickwork at first floor window level and a brick stringcourse encircles the building above the ground and first floor windows. At 109, Aylesbury Road horizontal and vertical bands of orange brick dissect the lighter coloured brickwork of the principal elevation.



Diamond patterned brickwork and buff coloured brick string course



Stringcourse



Vertical and horizontal bands of orange brick dissect the principal elevation

More subtle examples of the use of brick to create decorative effect is the dog-toothed patterning of dentillated brickwork found at eaves level on several brick buildings within the village.



Dentillated eaves



Moulded brick verges

Render and Paint

A number of brick buildings have been rendered and/or painted. This creates a strong visual contrast between the light tones of the paintwork and the red/orangey/blue colours of the brickwork.

Wall tiles

Several 19th century buildings within the village have small areas of decorative wall tiles. These are generally confined to the apexes of gables.



Examples of decorative wall tiles



Painted rubblestone plinth



*Combination of stone and brick,
Church Farm*



*Stone plinth to brick boundary
wall*

Stone

Although Bierton sits on a bed of Portland limestone, the inaccessibility of the material is reflected in the limited use of stone as a building material within the village. There are a few examples where rubble stone has been used as a plinth on buildings such as 66, 105, Aylesbury Road and Badricks Farm, or brick boundary walls.

At Bierton House and Church Farm, stone has been used in combination with brick. The combination of brick and stone was a hallmark of the architect George Devey who worked for the Rothschild family. Its use at Church Farm may reflect the influence of Devey in the area. In the case of Bierton House stone is confined to the rear elevation. At Church Farm, small areas of stone are visible on the front elevation at ground floor level.



The church of St. James.

The only building within the village to be constructed completely of stone is the church of St. James.

Witchert

A small number of buildings within the village were constructed of witchert. It is not clear whether any of these survive. Witchert or wytchett, meaning 'white earth,' is the name given to a local form of earth construction material. Witchert buildings are confined to a relatively small area stretching from the Oxfordshire border, north-eastwards through Long Crendon, Haddenham, Chearsley, Cuddington, Dinton, Stone, to Aylesbury and Bierton. It also extends northwards to Ludgershall and is found in pockets up to Grendon Underwood and Twyford.

Witchert differs from other forms of earth construction material, commonly known as cob, in that it is made from a base of decayed Portland limestone and clay, found in the subsoils of these areas. When mixed with water and chopped straw a walling material of high quality is produced.

Witchert buildings and walls have a characteristic heavy undulating appearance with curved edges and no sharp corners or lines. This results in part from the method of their construction. Buildings or walls made of witchert sit on a high plinth of rubble stones, known locally as 'grumplings' or 'grumblings.' This plinth serves to protect the earth structure from rising damp, allows penetrating rain to soak away and protects against splash-back.

The witchert earth is laid on the stone grumplings in layers known as 'berries' of approximately 0.45 (18") in depth, and left to dry before the next berry is added. The side of the walls are then trimmed with a sharp spade and may then be rendered with several coats of lime render and limewash. There are several examples of witchert buildings within the village where motifs were impressed into the render to create a decorative effect. Boundary walls were often left unrendered

In order to support their weight, witchert walls need to be thick. Window and door openings tend to be small to avoid weakening the structure and openings sit beneath simple wooden lintels.

For more information on witchert please refer to Aylesbury Vale District Council's Advisory Guide 'How to look after your witchert building'.

Windows

With some exceptions, the buildings within Bierton dating from or post the 19th century tend to present relatively regular fenestration patterns to the street, while those pre-19th century are generally more haphazard in the position of their windows and doors. These openings are commonly small in relation to wall surfaces creating a strong solid to void ratio. Later alterations to some properties have disguised the original fenestration pattern and size of openings. Most windows in historic buildings are slightly recessed back from the wall plane.



Irregular fenestration pattern



Regular fenestration



Enlargement of windows on 19th century buildings

Lintels and Arches and Window Surrounds

Where original openings survive they reveal that the majority of the historic windows within the village sit beneath either simple timber lintels (often disguised beneath render) or segmental brick arches, which in some cases have been painted.



Simple timber lintel



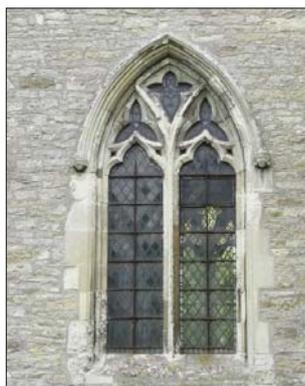
Brick arch

In a number of cases the surrounds of the windows have been used for decorative expression, either simply through the contrast of colours or through applied decorative detailing. A number of brick lintels are laid in a different colour brick to the rest of the house or have been painted thereby creating a visual contrast. In the case of the former Wesleyan Chapel visual contrast is created by the use of dressed stone as a window surround.

With the exception of the church of St. James, the majority of buildings with applied decorative detailing date from the mid to late 19th century.



Baptist Chapel with painted brick arches and-keystone



Window at the church of St. James



Stone surround to lancet window at the Methodist Chapel



Brick arch with keystone



Painted brick arches



Contrasting coloured brick around windows and doors



19th century Elizabethan style hood moulding

Material

There are examples of single-glazed sash, casement and mullion and transom windows articulating the elevations of historic properties in Bierton. The majority of the surviving historic windows are wooden although there are limited examples of leaded windows contained within timber frames.



Leaded window

Sashes

Although the majority of the surviving historic windows in Bierton are casement windows, there are a number of examples of sash windows several of which are illustrated below. Sash windows are windows in which the glazed units are contained in frames which can be raised and lowered vertically along grooves or slid from side to side. All the sashes in Bierton open and shut vertically. Wooden sash windows vary in terms of their proportions, the number of panes and the thickness and detailing of their glazing bars.



Examples of sash windows

Casement

Casement windows are windows in which the glazed units are contained in a frame which is hung from hinges. Wooden casement windows vary in terms of their proportions, the number of panes and whether the lights are opening or fixed. Most historic casements in Bierton are flush fitting.



Examples of casement windows

Mullion and Transom Windows

There are a small number of windows within historic buildings in the village which have mullions and transoms. A mullion is a pier that divides the lights of a window vertically. A transom is a bar which divides the window lights vertically. Examples of this type of window are predominantly found in Bierton in mid to late 19th century buildings or form part of later alterations to earlier properties.



Mullion and transom windows

Circular and arched windows.

The majority of windows within historic buildings in Bierton are a simple rectangular shape. With the exception of 78, Aylesbury Road (the former Eagle public house), all the historic arched or round windows articulating buildings in the village are confined to existing or former ecclesiastical properties.



Circular window on former Methodist Chapel

Bay Windows

A number of historic properties have ground floor bay windows. Church Farmhouse is the only historic building in Bierton to have a two storey bay on its principal elevation. Bay windows are windows which protrude out from the wall plane in a rectangular, segmental, polygonal or semi-circular plan. A number of the bay windows on buildings in Bierton are later insertions.



Two storey bay



Examples of ground floor bays

Dormers

A number of the historic buildings, in particular thatched or formerly thatched buildings have dormer windows within their roof planes or at the eaves line. The majority of dormers are gabled in form, although there are some examples of flat and half-hipped dormers.



Examples of dormer windows

Paint

The majority of surviving timber windows are painted white which contrasts with the red, orange and blues of plain brick buildings.

uPVC/ Double-glazing

Unfortunately the historic windows of some of the older properties within the village have been replaced with uPVC / double glazed units. Factors prompting the replacement of these windows may result from perceived reduction in maintenance, perceived increase in noise insulation and fashion. The loss of historic windows and their replacement with modern UPVC or mass produced modern alternatives has had a negative impact upon the character and appearance of individual properties and the village as a whole. The impact is particularly noticeable in areas of 19th century development such as 106 and 160, Aylesbury (Identity Area 3), where entire terrace or group of buildings share common architectural characteristics and alterations to one property can upset the cohesive character of the entire group.

Doors

Despite the replacement of a number of historic doors on older properties within the village, several varied, but fine examples do survive, a number of which are illustrated below.



Examples of attractive doors found in Bierton

The replacement of historic doors and doorways with uPVC or other mass produced modern alternatives can alter the character and appearance of individual buildings. It can also have an adverse impact on the character of an entire terrace or group of buildings which share common architectural characteristics.

Porches are not a typical characteristic of Bierton, although some noteworthy examples do exist.



Examples of porches found in Bierton

Boundary Treatment

Hedges, brick boundary walls and metal railings make a positive visual contribution to sections of the Bierton Conservation Areas.

Hedges

Hedges are a particular important feature of the north-eastern end of Bierton, along the north-western side of the Aylesbury Road and the north-eastern side of Rowsham Road. Hedges provide screen, introduce a soft organic edge to the street which contrasts with the hard outlines of the buildings. See Chapter 10 Open Spaces and Trees.



Hedges along Aylesbury Road



Hedges along Rowsham Road

Boundary Walls

Although boundary walls are found throughout Bierton they are a key feature of the streetscape at the south-eastern end of the village. The majority of the boundary walls in the village are constructed of brick. However, the boundary wall of the church of St. James is built of random coursed stone. In front of the Old Vicarage, a high brick wall sits on a coursed stone plinth.



Stone boundary wall at the church of St. James



Brick and stone wall



Sussex Bond

The majority of brick boundary walls are laid in a Flemish Garden Wall bond (also called Sussex bond). This consists of three stretchers laid between two headers.

Walls vary in height from a metre or less, (the frontage boundary to Bierton House), to over 2 metres, (the frontage boundary of Badricks Farm). Some sections of brick boundary walls step up and down.



Examples of boundary walls

A small proportion of boundary walls have plinths, most have flat profiles. The use of buttress to support and strengthen walls is limited and where found buttresses tend to be integral.



Examples of buttresses

There are examples of different methods of capping brick boundary walls in Bierton. The most common form of capping in the village is the simple half round brick. This is sometimes found with a crease of bricks and/or tiles beneath which is designed to throw rainwater away from the wall.



Half round brick coping



Half round brick capping with tile and brick creases

Railings

Railings are also found throughout the village, but predominate at the north-eastern end of the village where they form frontage boundaries often in combination with hedges. Some sections of railings sit on dwarf brick walls other sections are set straight into the ground.

There is a mixture of relatively plain and fairly ornate railings surviving in the village. Of particular note are the 19th century railings and gates forming the frontage boundary to 186, Aylesbury Road. These slender cast iron railings sit on a dwarf brick wall and consist of pairs of railings with hooped tops alternating with spear heads.

Where sections of railing survive they should be retained.



*19th century railings at 186
Aylesbury Road*



Examples of metal railings



Examples of metal railings

Surface treatment

There are no surviving public areas of historic surfaces within the Bierton Conservation Areas. There are some areas of stone kerbing in the village.



Stone kerbing



Private area of stone surfacing

CHAPTER 17 - NEGATIVE FACTORS AND ENHANCEMENT OPPORTUNITIES

Aylesbury Vale District Council intends to develop a Management Strategy for all the Conservation Areas within the District. This document will set out short, mid and long-term objectives for the successful management of the built historic environment. Below are examples of features, elements that arguably do not contribute to the character of Bierton Conservation Areas.



Overhead wires



Bus shelters and street furniture



Street furniture



Traffic



Poor quality railings

CHAPTER 18 - GLOSSARY OF TERMS

Arched lintel	An arch spanning an opening which supports the wall above.
Attic	Rooms within a roof space.
Battlemented	A parapet which has raised sections (called merlons) alternating between gaps or spaces (called crenelles).
Bays	Regular visual or structural divisions within the design of a building.
Buttress	A projection which is physically attached to a wall providing support and giving it greater strength.
Cambered	A shallow curve.
Canted	Any part of a building which is constructed on a polygonal plan, for example bay windows.
Canopy	Covering or hood over a doorway
Capping	The top course / covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called coping.
Chancel	The eastern part of a church containing the choir and sanctuary.
Column	Any shaped upright which usually supports a lintel.
Coping	The top course / covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.
Cornice	A moulded projection on top of an entablature, moulding, wall or opening.
Curtilage	The land contained within the boundary of a property.
Cusped	A point formed at the junction of two curves or arches.
Decorated	Period of English medieval architecture dating from late 13th c to second half of 14th c.
Dentillated brickwork	Effect created by the projection of alternate headers to create a tooth-like pattern.
Doric	One of the five Classical Orders.
Eaves	The bottom edge of a roof slope which overhangs the wall face.
Ecclesiastical	Term relating to the Christian Church.
Elevation	The face of a building.
Enclosure	A form of land subdivision where small strip fields were amalgamated to form larger fields which were in turn enclosed. Up until 1750 this was a piecemeal process. Between 1750 and 1850 Enclosure Acts of Parliament made the practice widespread and changed the face of the countryside. An Enclosure map is a map showing the post Enclosure field divisions.
English bond	Pattern created by bricks being laid in alternate courses of headers and stretchers.
Entablature	In Classical architecture, the section above the columns containing, architrave, frieze and cornice.
Engaged	An architectural element which is attached or partly buried within a wall, e.g. column.
Flat lintel	Flat beam or brickwork spanning an opening which supports the wall above.
Flemish bond	Pattern created by bricks being laid in alternate headers and stretchers.
Flemish garden-wall bond	Pattern created by bricks where three stretchers are laid between each header. Also called Sussex bond.
Finials	A decorative ornament found on spires, gables, pediments, canopies and pinnacles.

Fixed pane	A window pane which does not open.
Flush fitting	Window panes positioned on the same plane.
Gable	The end wall of a building.
Gauged brick	Precise brickwork, bricks laid with tight mortar joints.
Headers	A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.
Hipped gable	A roof that slopes on all three sides at the gable.
Keyblocks or keystone	The block at the centre of an arch which works in compression to hold the arch together.
Lancet window	A tall narrow window with a pointed arch to the top. A form of arched windows founded from the end of the 12th to the mid 13th centuries and in late 18th and 19th century Gothic Revival architecture.
Lintel	A horizontal beam spanning an opening which supports the wall above.
Mansard roof	Roof formed from two incline planes, the lower slope of which is steeply pitched.
Quoins	The corner of a building emphasised with raised brickwork or stone laid in a pattern.
Pane	The glass light of a window as in window pane.
Panelled	A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.
Parapet	A low wall along a roof, balcony or terrace.
Pediment	In Classical architecture a shallow pitched gable positioned on top of a portico or a facade.
Pier	Similar to a column or pillar but more massive in construction.
Pinnacles	The top of a spire, turret or buttress.
Pitch	The slope or incline of a roof.
Plan	The layout of a building
Plinth	The bottom section of a building designed to suggest that the building is sitting on a platform.
Plot	The land occupied by a building and its grounds.
Polite architecture	The term implies that aesthetics and architectural fashion have consciously been given consideration above functional requirements in the design of a building.
Portico	A porch in front of a building consisting of a roofed space with open or partially enclosed sides and columns forming the entrance. Often carries a pediment.
Proportion	The relationship between parts / elements of a building in terms of their size and scale.
Quoin	The corner of a building emphasised with raised brick or stonework laid in a pattern.
Render	Where a surface is finished in a material such as plaster, stucco or pebbledash.
Roughcast	Rough textured render.
Sash window	Windows where the frames are positioned in vertical or horizontal grooves and are capable of being raised or lowered vertically or slid from side to side.

Scale	The size of a building or parts of a building considered in relation to other elements, objects or features for example the landscape, another building or the size of a person
Segmental arch	An arch which is formed from part of a circle but which is less than a semi-circle.
Solid to void ratio	The ratio of areas of walls to areas of windows and doors.
Spalling	Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action.
Stacks	A chimney
Stretchers	A brick or stone laid with its longest dimension parallel to the face of the wall.
Tile creases	A row of tiles hanging out over a wall, eaves or roof verges which are designed to throw rainwater clear of the wall. The crease is held in place with a coping.
Tracery	Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc.
Tripartite	Divided into three.
UPVc	Plastic framed windows (unplasticised polyvinyl chloride)
Morphology	Morphology is the analysis of the layout and form of places.
Vergeboards	Where a roof hangs over the face of the wall and is finished with a board this is called a vergeboard. These vergeboards were often carved to form decorative patterns.
Vernacular	Traditional local building designs and techniques using locally sourced materials.
Vitrified brickwork	Bricks with a glazed finish typically darker in colour.
Voussoirs	A wedge shaped stone or brick forming part of an arch or vault.
Water reed	(<i>Phragmites australis</i>) wetland plant used for thatching roofs. Traditionally its use was confined to Norfolk, the Fens and small areas along the south coast. Its use is now widespread and most water reed is sourced from abroad.
Windbraces	A timber within a timber frame, used to strengthen the structure against the wind. Usually forming an arch or diagonal.

CHAPTER 19 - GUIDANCE AND USEFUL INFORMATION

Guidance

- English Heritage & Planning Advisory Service, DCMS, Guidance on the Management of Conservation Areas, 2006.
- English Heritage & Planning Advisory Service, Guidance on Conservation Area Appraisals, 2006.
- HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9.
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- Aylesbury Vale District Council, Advisory Guide, Conservation Areas June 2003.
- Aylesbury Vale District Council, Advisory Guide, Listed Buildings, July 2003.
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Acknowledgements

The residents, Bierton

Bierton Parish Council

Buckinghamshire County Council Archaeological Unit

Buckinghamshire County Council, Centre for Buckinghamshire Studies.

Mr & Mrs Lewington



Map showing Conservation Area boundaries

Appendix I

Appendix II

Below is a list of the types of development that are controlled by Conservation Area designation, and therefore require planning permission or Conservation Area Consent. This list is not exhaustive.

- Demolition of all and in some cases part, of any building or structure.
- An extension that exceeds 50 cubic metres or 10% of the volume of the original house as it was first built or as it stood on 1st July 1948.
- Cladding any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Any addition or alteration to the shape of a roof, such as the addition of a dormer window.
- An extension or alteration to any structure within the grounds of a building, with a cubic content greater than 10 cubic metres, such as a garden shed.
- Positioning a satellite dish on a wall, roof or chimney that faces a road or public space.
- Tighter advertisement controls
- Trees within Conservation Areas with stem diameters of 75mm or greater, measured 1.5 metres above ground are protected. Anyone wishing to work on such trees must normally give six weeks written notice to the Local Authority. Replacement planting duties may apply.

For further information please contact the Conservation Areas Officer at Aylesbury Vale District Council on (01296) 585748

Appendix III

Below is a list of Aylesbury Vale District Council Planning Policies relating to the management of Conservation Areas and the wider built historic environment. These Policies should be read in conjunction with National legislation and guidance on the historic environment.

GP.35	Design of new development proposals
GP.38	Landscaping of new development proposals
GP.39	Existing trees and hedgerows
GP.40	Retention of existing trees and hedgerows
GP.45	'Secured by Design' considerations
GP.53	New development in and adjacent to Conservation Areas
GP.57	Advertisements in Conservation Areas
GP.59	Preservation of archaeological remains
GP.60	Development of Parks or Gardens of Special Historic Interest

Listed Buildings

Appendix IV

Heritage Asset No	Name of structure/site		Type / Date	Status	Description and assessment of significance
1	97, Aylesbury Road		Cottage 17th century altered	Grade II	Timber-framed building with colourwashed brick infill and later extensions. Hipped and half hipped thatch roof with eyebrow dormer. Brick stack behind ridge to left hand of centre. Irregular casements with modern leaded glazing. Interior has large inglenook fireplace and exposed timber framing.
2	St James Church		14th century Parish Church. Restored 1853	Grade I	Constructed of limestone in cruciform plan with central tower crowned by small lead spire. Aisles of nave raised up, C16 or possibly in C17 to house galleries, lit by upper windows of late Perpendicular Style. Other windows C14 and C15 traceried. Flat lead roof and parapets. Chancel roof is slate. Modern timber north porch. Interior: very finely moulded church nave arcades of 4 bays, and crossing arches. S. transept has 2 ornamental ogee arched doorways. Nave roof of low pitch with moulded timbers of C15 and C16 or C17 date. Traces of wall painting, 14th century floor tiles.
3	Church Cottage, 66 Aylesbury Road		18th century cottage	Grade II	Cottage, painted brick on stone base. Old tiled roof in mansard form with flanking chimneys. Two small flat topped dormers, 1 storey and attic, central door and flanking 3 light casements all with segmental arched heads. Lower wing to right hand side with dentil brick eaves. Rear wing enlarged 1979/80.
4	Red Lion PH 68 Aylesbury Road		17th century Public House	Grade II	Timber-framed with colourwashed brick infilling. Old tile roof of irregular shape half hipped at end. Two levels with large chimney at junction and another near the east end. Gabled eaves dormer with 3 light casement in lower western part. Right hand range is 2 storeys and left hand range has 1 storey with attic. Right hand part has 3 light casements to ground floor, two to first floor. Left hand part has door with small hood and bay window to ground floor. Interior altered, but retaining old timbers and inglenook fireplace.

5	Cedar Villa 70 Aylesbury Road		Early 19th century house	Grade II	Red brick house with slate roof, hipped to left. Two storeys, 2 sash windows in reveals with flat gauged arches. Six flush panel door (2 upper panels glazed) to right hand with similar arch. Tiled lean to at rear with one side window to each floor.
6	Grendon Cottage 72 Aylesbury Road		17th century cottage, altered	Grade II	Cottage adjoining no. 70 on the east, probably timber framed, externally painted rough cast. Old tiled roof with massive central brick chimney stack with heavily corbelled head. Two triangular shaped eaves dormers with hipped gables. 1 storey and attic, square bay window with tiled lean to roof to right hand, 3 light wood casement on left, and small window between, probably in original door. Entrance now at side with open porch. Later rear additions.
7	Bierton House 74 Aylesbury Road		18th century house	Grade II	House C18 incorporating earlier fabric. Roughcast, brick and rubble store at rear. Slate roof with flanking chimneys, 3 gabled 3 light eaves dormers, with 3 light casements. Dentilated brick eaves. 2 storeys and attic, 3 bay front of 2 light old mullioned and transomed leaded windows. Ground floor windows modern 3 light transomed casements. Central 6 panel door recessed under triangular pediment hood with plain brackets; gothic pattern tracery in fanlight.
8	Badrick's Farmhouse, Aylesbury Road		C17 house	Grade II	Thatched timber-framed building with colourwashed brick infilling. Rubble stone plinth. Thatched roof, hipped at N end. Central brick chimney. 2 storeys. West front has 3 bays with irregular 2 and 3 light wood casements. East side has C18 brick with tiled roof at right angles. Walls of the yard and one outbuilding are of witchert.

9	103 Aylesbury Road		18th century house	Grade II	House incorporating earlier fabric, red with some blue brick. Three sash dormers with lead tops, dentil brick eaves cornice. Two storeys and attic, south front of 3 bays, 3 and 4 light wood casements, door with flat hood to right of centre, modern bay windows to outer bays of ground floor.
10	105 Aylesbury Road		17th century house and outbuildings, altered	Grade II	Timber-framed with brick infilling. West elevation to churchyard refaced with C18 red and blue brick, rubble stone plinth. Old tiled roof, chimney on ridge near north end, another near eaves on eastern side; moulded brick eaves cornice. Two storeys, 2.5 bays. Lower section attached at northern end, with east wing at right angles. Timber framed and brick, tiled roof in 2 stages with gabled dormer to lower section.
11	Redberry House 185 Aylesbury Road		18th century house.	Grade II	Brick with old tiled roof, brick chimneys to centre, left of centre, and projecting from right hand gable. Two storeys, 1st floor stringcourse, and upper stringcourse on gables. Three bays of wood casements. Six panel central door, 2 upper panels glazed, with plain hood. One bay wing set back to left hand, C19 with diaper patterned brick.
12	3 Burcott Lane		17th century cottage altered	Grade II	Timber-framed with brick refacing and infill, some whitewashed. Old tiled roof, half hipped to west gable. Central brick chimney with band and corbelled head. Later chimney at west end. North elevation has outshot to right hand under continuation of roof with inset dormer. 1 storey and attic. Modern leaded casements.

13	Conkers Farm 178 Aylesbury Road		17th and 18th century house	Grade II	Originally timber-framed, entirely re-fronted in brick. Roofed in old tiles, replacing thatch, with half hipped gable at south end. Central chimney opposite entrance, second chimney to right hand. Two storeys, west elevation has 3 bays of sash windows to ground floor, door between 1st and 2nd bays from left, in modern gabled open porch. Two small upper sashes and small leaded casement above the porch. Lower wing on left hand.
14	The Poplars 186 Aylesbury Road		Early 19th century house	Grade	Red brick, hipped slate roof, with projecting eaves, brick chimney. Two storeys. Original part to left hand, slightly later bay to right hand. Original part has 3 sash windows in reveals with cambered flat arches with curved soffits and key blocks. Ground floor sashes are tripartite. Central door in semi-circular opening with gauged arch and keyblock, plain fanlight, trellis porch with curved metal roof.
15	The Poplars Aylesbury Road		Front garden railings and gate	Grade II	Front garden railings and gate to road. C19 slender iron railings fixed to cast iron plate set on dwarf brick wall. Pairs of railings with hoop tops alternating with spear heads. Matching gate in centre with similar standards each side.
16	3 Pecks Farm Close		Farmhouse, possibly 15th century with addition 1st half 16th and mid 17th century modifications. 18th, 19th and 20th alterations and additions.	Grade II	Timber-framed with wattle and daub infill. Some replaced by brick; pebble-dash render to front and sides; painted brick at rear. Plain tile roof, with concrete tiles to front and clay tiles to rear.

17	The Old House Aylesbury Road	194 	17th century house	Grade II	Timber-framed re-fronted in C18 red and some blue brick. Old tiled roof, half hipped on left. Two storeys, central door in modern open gabled porch, flanking modern canted bay windows, 3 light leaded casements above and small 2 light casement in centre. Lower 1 bay addition on left with slate roof. C18 brick rear wing. Interior with chamfered ceiling beams.
18	202 Aylesbury Road		17th century house	Grade II	Timber-framed re-fronted in red and some blue brick in the C18. Old tiled roof hipped on left with large central chimney stack with projecting bands and shaft. Small stack at south end. Moulded brick eaves cornice. Two storeys. Door in modern gabled porch opposite main chimney stack. Four light bay window with tiled lean to roof on right, 3 light casements to left. Some timber framing to gables.
19	Grove Farm		18th century house	Grade II	House, red and blue bricks set in a header bond with red brick dressings. Tiled roof, flanking chimneys, raised in height. Two gabled dormers, moulded brick eaves cornice. Two storeys and attic, moulded brick plinth. Front elevation has 5 bays of cross mullioned casement windows with cambered arches and moulded brick cills to ground floor. Central 6 fielded panel door, 2 upper panels glazed in moulded frame. Left hand gable has moulded string below chimney stack, 2 storey brick wing with old tiled roof, one 3 light 1st floor casement with cambered arch. Two further gabled wings to rear elevation, the left hand one lower with chimney stack on gable end.

	Local note buildings				
20	Old School 99 Aylesbury Road		19th century former school building	LN	Painted brick building. Double gable facing street. Single storey with slate roofs. Converted to dwelling but of local note because it was formerly the village school.
21	Old School House 99 Aylesbury Road		19th century former Headmaster's house	LN	Two storey brick building. Slate roof and decorative wooden vergeboards. Locally important because it was formerly the Headmaster's house associated with the adjacent 19th century school building.
22	Old Vicarage Aylesbury Road		19th century former vicarage.	LN	Substantial brick building - pebble dashed with some decorative wall tiles. Two and a half storeys with slate roof. Eye catching 6-panel door contained beneath open portico. Attractive brick and stone boundary wall to front and side.
23	Church Farm Aylesbury Road		19th century (possibly containing earlier fabric)	LN	Substantial part brick and part stone building. Two and a half storeys with tiled roof. Prominently positioned close to the road. Two storey canted bay to centre and single storey bay to the left within projecting gables on the front elevation. Applied timber within apex of gable. Locally important because of scale and prominence in the streetscape.
24	125 Aylesbury Road		19th century	LN	Rendered brick building. Two storeys with slate roof. Decorative wooden vergeboards to eaves dormers. Main entrance to centre enclosed within porch with attractive door and decorative wooden vergeboard details. Mullion and transome windows sit beneath Tudor moulded hoods. Local note because it is a good example of vernacular 19th century architecture and retains many external architectural details.

25	The Bell PH, Aylesbury Road		19th century	LN	Two storey brick building with slate and tile roof. Gable end chimney stacks. Regular fenestration. Two and three light casement windows. Central porch with entrance (later addition). Locally important because formed and still forms focus to social activity in the village and is prominently positioned in the street.
26	Old Eagle 78 Aylesbury Road		19th century former public house	LN	Former Eagle public house. Two storey brick building with tiled roof. Attractive arched windows to ground floor sit beneath moulded brick lintels. Attractive 19th century door with moulded brick pediment above. Local note because it is a good example of vernacular 19th century architecture and retains many external architectural details.
27	80 Aylesbury Road		2 storey, 2 range brick building 18th century	LN	Two storey, two range buildings. Range to right (facing) is lower. Brick with tiled gabled roof. Situated back from road behind brick boundary wall. Modern window insertions. In terms of outline and form it is in keeping with surrounding historic buildings.
28	150 Aylesbury Road		Not known	LN	Small timber-framed building. Rendered brick infilled panels. Two storeys. Steep pitched slate roof which may indicate that it was formerly thatched. Single storey range to left. Inserted canted ground floor bays to each range. Casement windows to first floor. Prominently positioned close to the junction of Aylesbury Road, Brick Kiln Lane and Burcott Lane.
29	160 Aylesbury Road		19th century	LN	Two and a half storey building positioned gable on to Aylesbury Road at junction with Brick Kiln Lane. Attractive decorative tiled roof. Mid and gable end chimneys with oversailing brickwork. Attractive door on to Brick Kiln Lane. Sash windows. Attractive single storey outbuilding to rear. Locally important due to prominent position and because it retains a number of examples of original 19th century external details.

30	Wesleyan Chapel Aylesbury Road		19th century	LN	Built of brick with stone dressings. Steep pitched decorative tiled roof. Locally important in terms of social history of the village and because of its prominent position at the junction of Aylesbury Road and Burcott Lane.
31	8 Rowsham Road		18th / 19th century?	LN	Brick building with tiled roof. One and a half storey range to the left. Two storey 19th century range to right gable on to the street. Eaves dormer to left hand range and attractive brick chimneys. Local note because of attractive outline and forms part of group with Primrose Cottage and 20, Rowsham Road.
32	20 Rowsham Road		18th / 19th century?	LN	One and a half storey brick building, possible extended to right. Gable and half hipped tiled roof. Gables dormers at eaves. Little fenestration at ground floor level on the principal elevation. Brickwork on principal elevation looks relatively modern. Local note because of attractive outline and forms part of group with 8, Rowsham Road.
33	Primrose Cottage Rowsham Road		18th / 19th century?	LN	Two storey brick building with tiled gabled roof. Extended to left and right hand. Irregular fenestration. Local note because of attractive outline and forms part of group with 8 and 20, Rowsham Road.
34	30 - 36 Rowsham Road		19th century	LN	Short row of 19th century buildings. Two storey with shallow pitch slate roofs. Modern extension to right and permission for extension to left. Regular fenestration with attractive dog-tooth buff coloured brickwork forming arches over ground floor doors. Attractive railings to front and brick wall to left boundary. Locally important because it contains attractive and quirky details and prominently positioned in the street.

Listed Buildings outside the Conservation Areas

Heritage Asset No	Name of structure/site		Type / Date	Status	Description and assessment of significance
35	Manor Farm , Broughton Road	Photographs unavailable	15th century hall house	Grade II	House. 15th century or early 16 th century hall house, altered 17 th century and later. Timber frame with some plaster infill but mostly 18 th and 19 th century brick. Colourwashed to north elevation. Old tiled roof, 2 brick stacks on ridge. Two storeys and attic. Three bay central block, 2 western bays the former open hall. Eastern bay added 17 th century. South western wing partly 17 th century, partly 19 th century. North-eastern wing, former dairy, 18 th century with hipped roof. North elevation has porch. Brick with shallow arched lintel, gabled roof and side openings with splat balustrades.
36	Barn at New Manor Farm, Broughton Lane	Photographs unavailable	12th century barn	Grade II*	Barn. Aisle post probably late 12th century (c1174), the timber is probably reused, re-roofed in early 18 th century with 19 th century cart entrance, lean-to at west end and rafters. Timberframed barn, clad in weatherboarding with old tiled roof, hipped to west and half-hipped to east. Gabled. 19 th century cart entrance in centre of north wall. Five bay aisled barn, but judging from the carpenters' marks on the aisle posts (III to VIII) there was at least one further truss on the east to the original structure and it is not known whether there were further trusses on the west.
37	Barn at New Manor Farm, Broughton Lane	Photographs unavailable	17th century barn	Grade II	Barn. 17 th century, possibly earlier. Double aisled with 5 bays and end aisles. Barn. 17th century, possibly earlier. Double aisled with 5 bays and end aisles. Timber framed with low walls and half gables weatherboarded. Old tiled roof swept down over aisles and hipped below half gables over end aisles. Gabled cart entry in centre of north wall now within adjoining modern cowsheds.
38	Thatched Cottage and Seven Stars Cottage, Broughton Lane		17th century former inn	Grade II	Two cottages, formerly an inn. 17 th century altered, timber framed with colourwashed brick infill and part refacing. Thatched roof, half hipped at east end. Central chimney stack of old thin bricks; second projecting stack at west end with string courses and weathered offsets and projecting semicircular bake oven at base. One storey and attic. Irregular modern casements. South front has 2 small modern flat roofed extensions. Attached weatherboarded outbuilding at eastern end under continuation of main roof.

39	Burcott Cottage	Photographs unavailable	18th century house	Grade II	House. 18 th century brick, old tiled roof, half hipped at right hand end, chimney to Right hand of centre and projecting stack against left hand gable. One flat topped dormer with cornice in centre. Projecting header brick eaves. Two-storeys and attic, 3 bays, the right hand one added later and having a 1st floor Venetian window, and 3-light segmental headed ground floor window. Rear elevation has two unequal wings with some old brickwork but upper parts 20th century with tiled gables, canted bay window to left hand wing and chimney in angle. Right hand bay has 3-light square bay window with tiled roof to ground floor and 3-light casement with tiled pentice hood to 1st floor.
40	94, Burcott Lane, Burcott Lodge		17th century farmhouse	Grade II	Farmhouse, now house. Probably 17 th century, with alterations and additions of later C19 and c1925. Timber-framed, with brick additions, part rendered, clay tile roofs and brick ridge and end stacks. PLAN: Original building, gable-end towards street, of two box-framed bays, with single-bay box-framed bay added to north-west. 19 th century brick extension facing street to south-east, creating L-plan, and block of c1925 added in the angle between the two earlier ranges.
41	Barn at Burcott Lodge		17th century barn	Grade II	Barn, probably dating from the late seventeenth century. Timber frame, weatherboarded and with plain tile roof. Four bays. Timber trusses with tie-beams and queen struts, with rafters above. Large opening set off-centre, with double doors, and further doors and half doors beyond. Internal timber partitions to either side of the main entrance. Forms a group with the adjoining house, Burcott Lodge, to which it lies parallel
42	Aylesbury Arm of the Grand Union Canal Bridge No. 11		Canal bridge	Grade II	Bridge over canal. 1811-13. Engineer Henry Provis for Grand Junction Canal Company. Red brick, mostly in English bond. Battered plinth. Round arch with number plate over. Raised brick band below parapet which has round-topped brick coping with end stones. Square projecting end piers on stepped battered, plinths terminate the outswept ends of the parapet. The bridge carried a farm track over the canal and has been little altered since the Aylesbury arm was opened in 1815.

43	Aylesbury Arm of the Grand Union Canal Bridge No. 12		Canal bridge	Grade II	<p>Bridge over canal. 1811-13; Engineer Henry Provis for Grand Junction Canal Company; some late C20 patching. Red brick, mostly in English bond. Round arch with number plate over and base-stones on north (boat) side (to prevent damage to brickwork). Raised brick band below parapet which has rounded brickcoping and end stones. Square projecting end - piers on stepped, battered, plinths terminate outswept ends of parapet. The bridge carried a farm track over the canal and has been little altered since the Aylesbury Arm opened in 1815.</p>
44	Aylesbury Arm of the Grand Union Canal. Milepost on towpath approximately 80 metres west of bridge 12		Milepost	Grade II	<p>Milepost (now missing) giving distance along Aylesbury Arm. 1896 for Grand Junction Canal Company. Cast iron painted. A small rectangular plate with rounded corners and raised edge on T-section post. The plate bears the figure '4' in relief. Stone mileposts were replaced by cast iron ones in 1896.</p>
45	Aylesbury Arm of the Grand Union Canal Bridge No. 14		Canal bridge	Grade II	<p>Bridge over canal. 1811-13; engineer Henry Provis for Grand Junction Canal Company; C20 patching. Red brick, mostly in English bond. Battered plinth. Round arch with number plate over. Raised brick band below parapet which is mostly rebuilt and has rounded brick and brick-on-edge coping with endstones. Square projecting end piers on stepped, battered, plinths terminate outswept ends of parapet. The Aylesbury Arm was opened in 1815 and this bridge carried a farm track over the canal.</p>

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