

Bishopstone Conservation Area



*Designated by the Cabinet on behalf
of the Council on 23 October 2012
following public consultation*

**Bishopstone
Conservation Area
October 2012**



Bishopstone view towards the Chilterns

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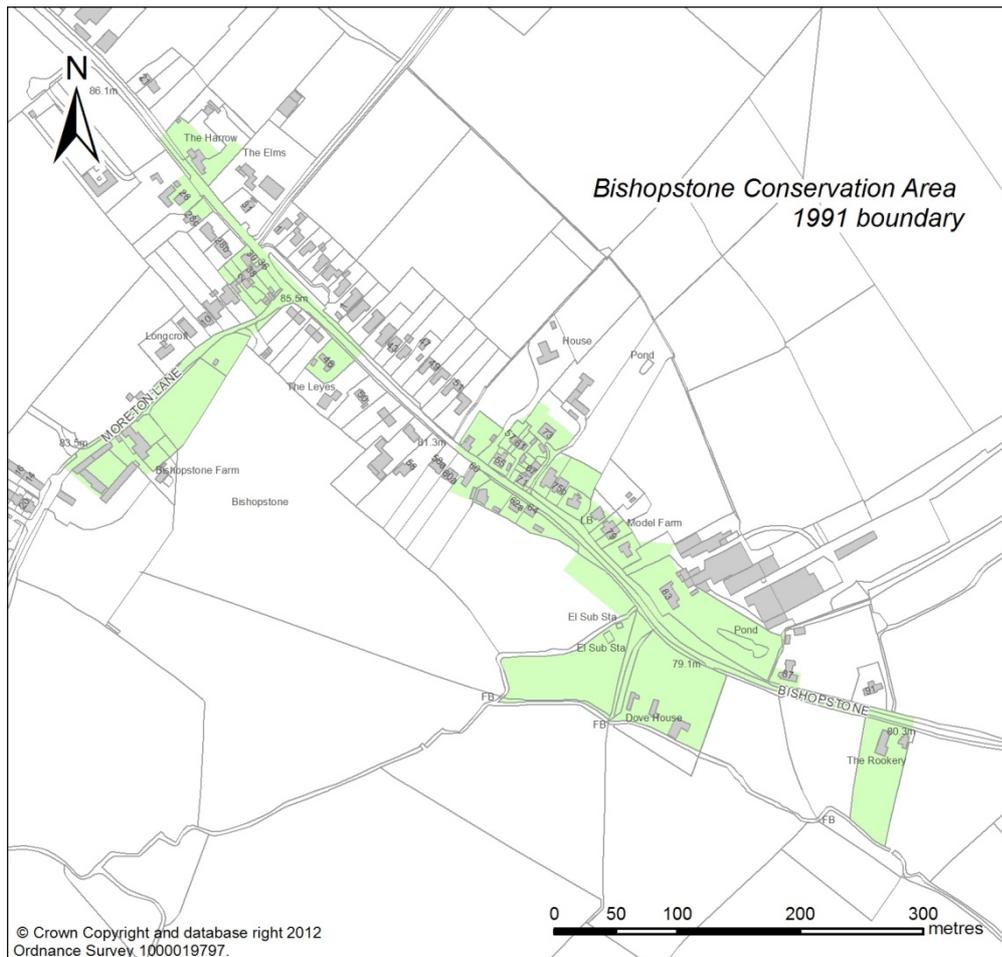
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Information contained within this report is correct at the time of going to print.

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CHAPTER 1 – Introduction

The Bishopstone Conservation Area was designated by Aylesbury Vale District Council on the 16 October 1991 and has not been reviewed since. Conservation Area designations must be reviewed from time to time in order to ensure that they are still appropriate, and that the designated Conservation Area boundaries are up to date. The plan below shows the original 1991 boundary of the designated Conservation Area at Bishopstone.



The Bishopstone Conservation Area has now been reviewed and this new Conservation Area Appraisal has been produced. This appraisal identifies those elements which make the Bishopstone Conservation Area special and worthy of designation. This document also outlines a number of changes made to the 1991 Conservation Area boundary.

It is acknowledged that this document cannot be comprehensive and where buildings, features and spaces etc. have not been specifically identified, it should not be assumed that they are of no significance.

At the time of publication the process of public consultation adopted in the production of this document conformed with Aylesbury Vale District Council's statement of Community Involvement, as adopted in October 2006.

CHAPTER 2 – Planning Policy

The Planning (Listed Building and Conservation Areas) Act 1990 states that the local planning authority must:

- determine which parts of their district are of ‘special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’
- designate those areas as Conservation Areas
- review past designations and determine whether they are still appropriate
- designate any further areas which are now considered to be of interest

The process of review and designation of Conservation Areas adopted by AVDC is laid out in the AVDC Conservation Areas Supplementary Planning Document (March 2011) and is in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The process has also been laid out with regard to general principles in the National Planning Policy Framework 2012 (and associated guidance).

As part of the designation and review a Conservation Area appraisal is produced. This appraisal is written with help from the local community and:

- explains the reasons and justifications for the designation
- defines the special architectural and historic interest of the area
- increases public awareness of the historic built environment
- informs decisions relating to design and development
- informs decisions regarding the management of the area
- guides the form and content of new development
- aids decision making in relation to planning appeals

The purpose of Conservation Area designation is to acknowledge the special character of an area. Designation is not intended to prevent future development of an area, nor would it be desirable or constructive to do so as it would inhibit the natural growth of the settlement. However, new development within historic areas should not be allowed to obscure the special interest of a place, and designation along with other forms of protection, must inform planning decisions relating to the historic environment.

In the UK householders have Permitted Development Rights which allow them to undertake certain works to their homes without the need for Planning Permission. Within Conservation Areas some permitted development rights are restricted. This means that applications for planning permission will be required for certain types of work not normally needing consent. A list of the types of development 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.

CHAPTER 3 – Summary

Bishopstone is a former agricultural settlement, now largely a commuter village located a mile to the south of Aylesbury and 2 miles east of Stone within the civil parish of Stone with Bishopstone and Hartwell in the Vale of Aylesbury. In 1991 Aylesbury Vale District Council designated two Conservation Areas in the village. The smaller of the two Conservation Areas was located at the north-western end of the village concentrated along Main Street and the north-eastern end of Moreton Lane. The second Conservation Area was located at the south-eastern end of the village enclosing a number of historic buildings located along Main Street and incorporated Dove House, The Rookery and 83, Main Street. Together the two Conservation Areas covered approximately half of the existing village.

The following Appraisal explains the features and characteristics of Bishopstone that make it special, give it a sense of place and justify its status as a Conservation Area. However for quick reference the key characteristics are listed below accompanied by explanatory paragraphs.

Landscape Setting

Bishopstone is located on the descending slopes of a low ridge that runs in a north-west to south-east direction. Surrounding the village is the flat rural landscape of the Vale of Aylesbury, to the south and south-west are the Chiltern Hills.

Settlement Type

In form, Bishopstone is an example of an irregular row type settlement displaying the characteristic form of a linear settlement strung out along both sides of a road. Although the village has experienced significant modern infill development the location of surviving historic buildings and evidence of maps suggest that Bishopstone also displayed the typical characteristics of irregular spacing between properties, and irregular size and shaped plots which is indicative of no overall planning in the village's development. This form of settlement development is very common throughout Buckinghamshire.

Plan Form

Bishopstone is an essentially linear settlement which stretches for roughly a mile and a half along either side of the main street. The main street follows the line of the low ridge on which the village sits, descending gently from north-west to south-east through the village. Development is sporadic at the north-western and south-eastern ends of the village, becoming more dense around the junction of the Main Street and Moreton Lane. Modern infill development has had a significant impact upon the historic layout and appearance of the village.

Historic Development

In historical maps of Bishopstone three farms feature prominently – Manor Farm at the north-western end of the village, Model Farm at the south-eastern end and Bishopstone at the south-western end of the village located along Moreton Lane. Historic development within the village may originally have been focused around these individual farms/manors and then developed along the roads linking the farms, eventually coalescing over time to form a more coherent settlement.

Building Form

Historic buildings within Bishopstone are generally vernacular in form but vary considerably in scale, form, their position within their plots and in relationship to the roads.

Trees and Vegetation

Trees and vegetation play a key role in reinforcing the rural character of Bishopstone. The approaches to the village, either from Stone to the north-west or North-Lee to the south-east, are narrow hedgerow lined lanes. The characteristic enclosure provided by these hedgerows is extended into the village and further enhanced by grass embankments, fencing and numerous specimen trees.

Trees and hedges also shape views and help mask unsympathetic modern infill development. The tree cover is particularly impressive as a backdrop to buildings at the south-eastern end of the village around Old Farm and the Old Chapel.



View looking south-west along Moreton Lane towards Bishopstone Farm

Views

Approaching the village from the north-west there are expansive views south across the Vale of Aylesbury to the Chiltern Hills. Within the village, views are generally contained by buildings, hedges and trees along main street. Along the straightest section of the main street, overhanging trees to either side of the road create tunnel like views which focus on individually prominent buildings within the village or, when looking in a south-eastern direction, the Chilterns.

Towards the central and south-western ends of Moreton Lane, expansive views can be gained across fields towards the Chiltern Hills to the south and south-east.



View looking south-east along the main street towards the Chilterns, taken from The Harrow public house

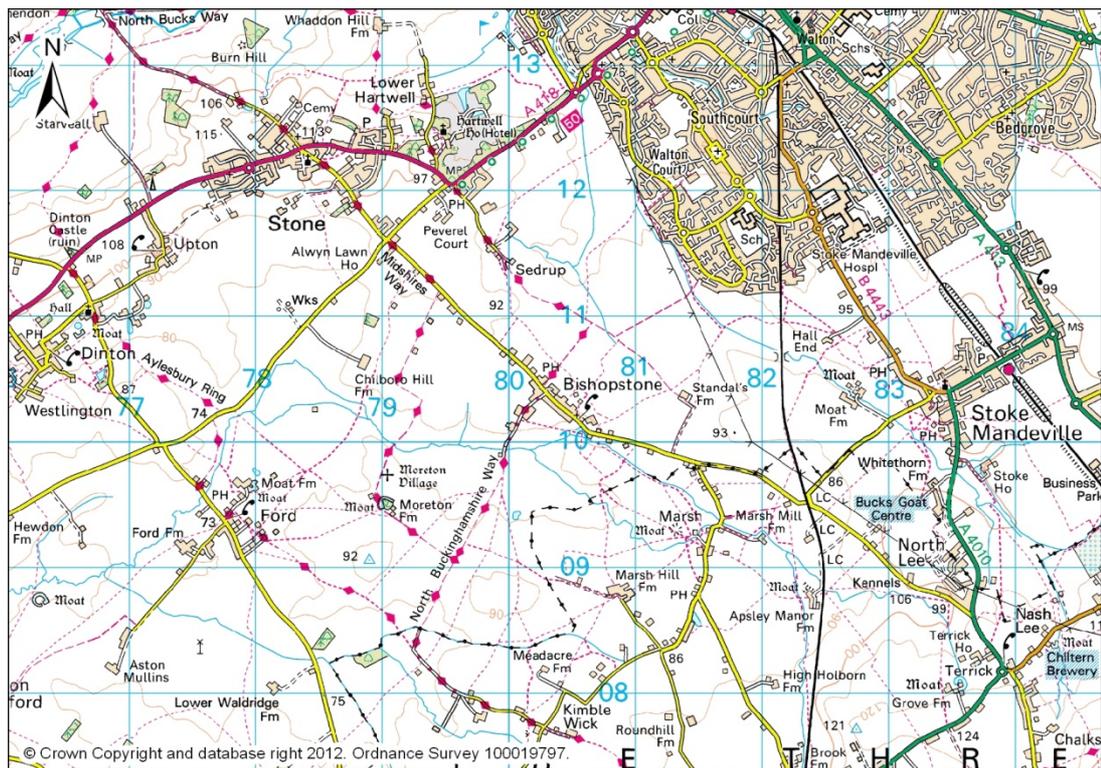
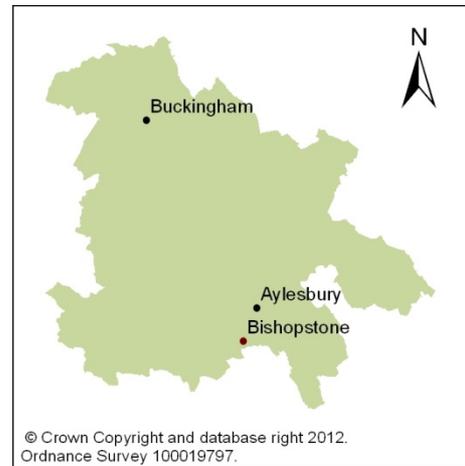
CHAPTER 4 – Location and Context

Location and Context

The village of Bishopstone is located in the south-eastern corner of the Vale of Aylesbury in Buckinghamshire. It lies approximately 1 mile south of Aylesbury.

Bishopstone is an essentially linear village which is located along a B road that runs in a south-eastern direction from the busy A413 (Oxford Road) - which links Thame and Aylesbury - to the village of North Lee.

At the north-western end of the village is a small lane called Moreton Lane which stretches for a short distance in a south-western direction from Main Street. Moreton Lane is a dead end, culminating in gated entrances to fields.



Use

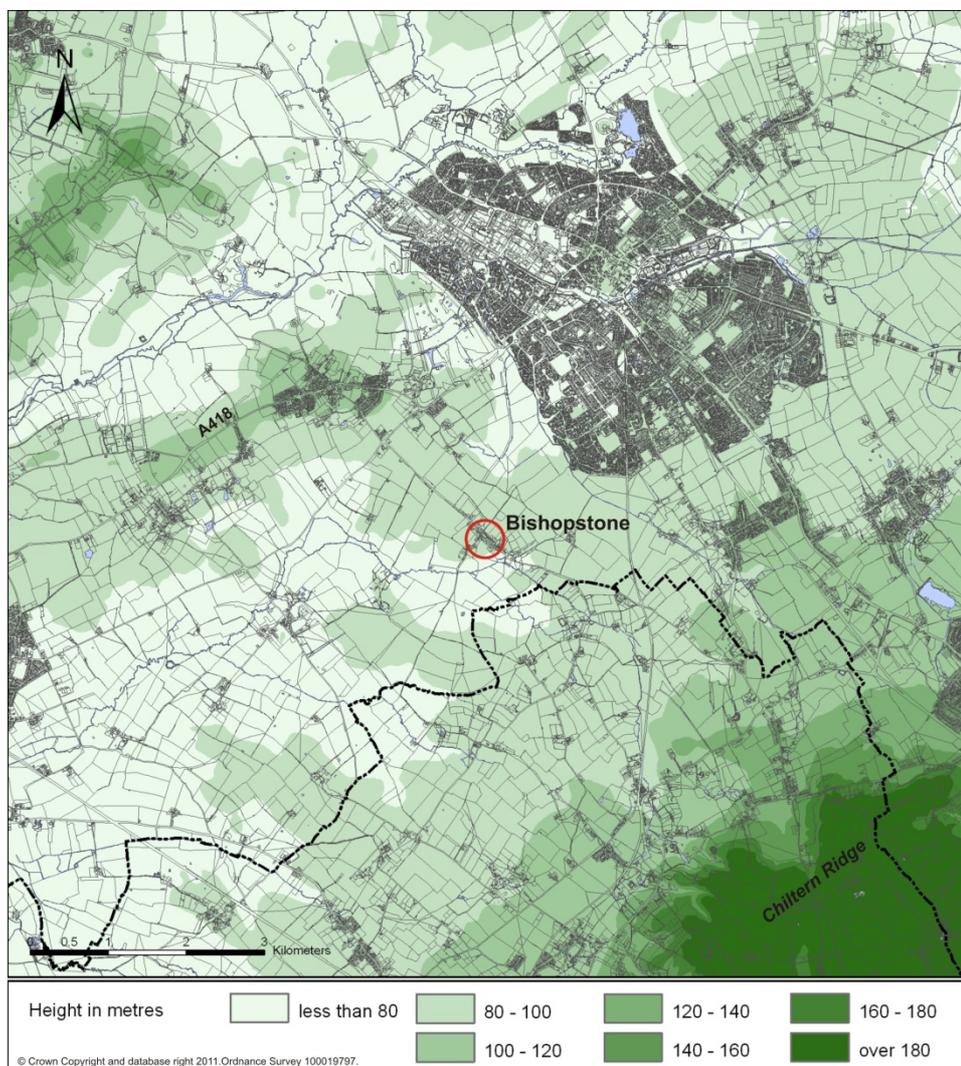
Historically the residents of Bishopstone were chiefly employed in agriculture, yet despite there still being a number of working farms in and around Bishopstone, agriculture no longer forms the economic mainstay of the village. Today the majority of the working population of Bishopstone travel outside the village to work. The easy access to the A413 allows links to Oxford and Thame to the south-west and Aylesbury to the north.

There is one public house located within Bishopstone, but no schools or shops. Therefore residents must travel outside the village for the majority of facilities and services.

Landscape Setting

Bishopstone is located within the A418 Ridge Landscape Character Area which is situated to the south-west of Aylesbury and follows the line of a low ridge that stretches from the Hartwell estate to the west of Aylesbury to Scotsgrove estate to the north of Thame. To the east of this ridge is a much shorter ridge, on the gently descending slopes of which is located the village of Bishopstone. The village is overlooked by the Chiltern Hills which dominate the landscape to the south and south-east.

Geologically, the area consists of Portland and Purbeck sands and limestone.

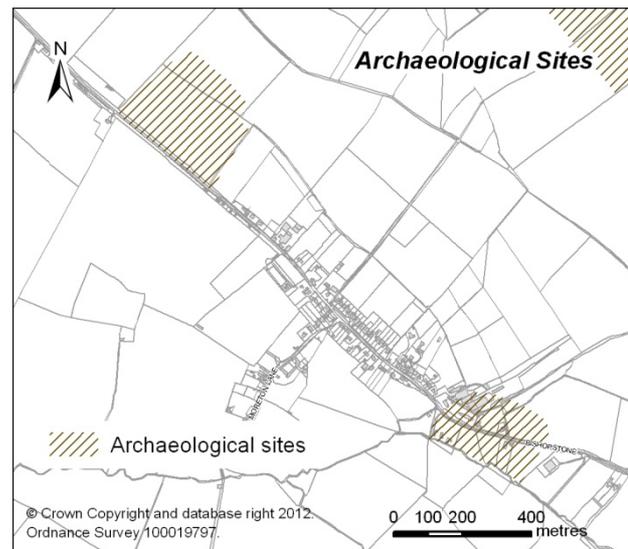


Another important feature of the area surrounding Bishopstone is the presence of a river and its tributaries running to the south of the village and a small stream running to the north-east of The Rookery. The proximity of a constant and reliable water supply would originally have been an important factor in helping to establish and maintain a settlement.

CHAPTER 5 – Historic Development

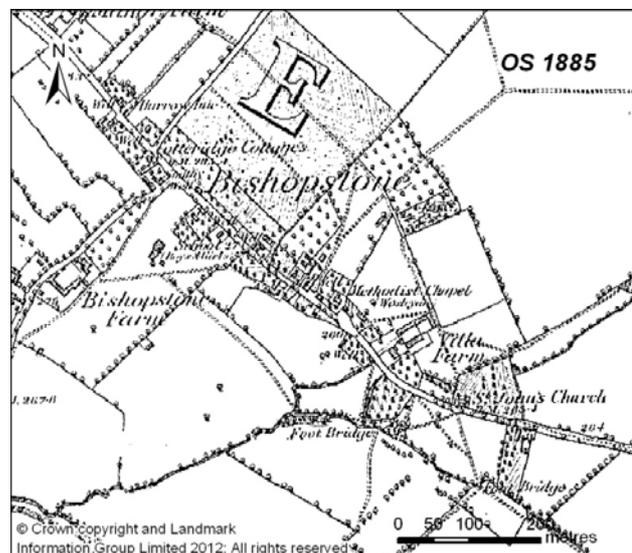
The name Bishopstone is common throughout England and simply means Bishop's estate. It is not clear in the case of Bishopstone near Aylesbury, which bishop the name refers to, but the village lies within the ancient diocese of Lincoln and therefore it is reasonable to assume that the name relates to the Bishopric of Lincoln.

Located at the south-east and north-west of the village are two archaeological notification sites. Each covers an area that contains remains of Saxon cemeteries. The presence of these archaeological sites help verify the presence of settlement in the area at least as early as the Saxon period, although the first written record of the village survives in a manorial roll dating from 1227.



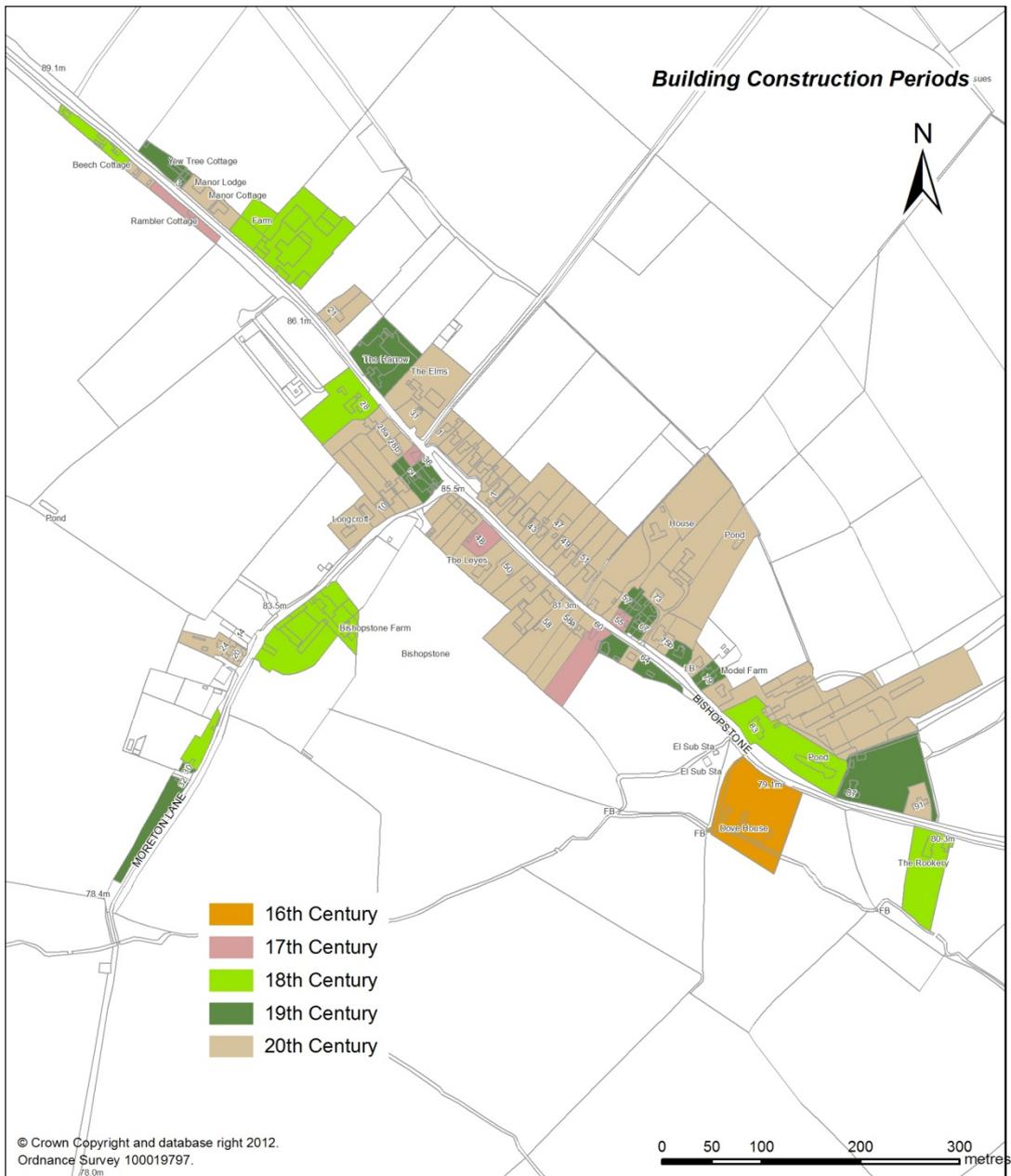
Bishopstone, was a former agricultural community. Census records indicate a steady increase in population figures within the parish peaking in the late 1890s before dropping gradually until the late 20th century when the parish saw significant increase in numbers. This increase in numbers during the 20th century reflects the move away from an agriculturally based economy to a service based economy, which combined with improvements in and access to transportation, meant that Bishopstone effectively became a commuter settlement.

The landscape around the Bishopstone ridge is predominantly arable, although within the immediate vicinity of the village itself there is a greater concentration of smaller fields which were historically given over to pastoral use. Historic maps of the area dating from the 19th century show a significant number of orchards within the village and a sizable tract of land given over to allotment gardens. This area of former allotments has subsequently been developed for housing.



Post war development in Bishopstone has significantly changed its appearance. Infill development in the form of regular rows of bungalows and modern detached and semi detached homes set back from the road within uniform plots run counter to the irregular and dispersed nature of former historical development. Development in this form has resulted in the loss of many historic field boundaries but, those which do survive should be retained and respected.

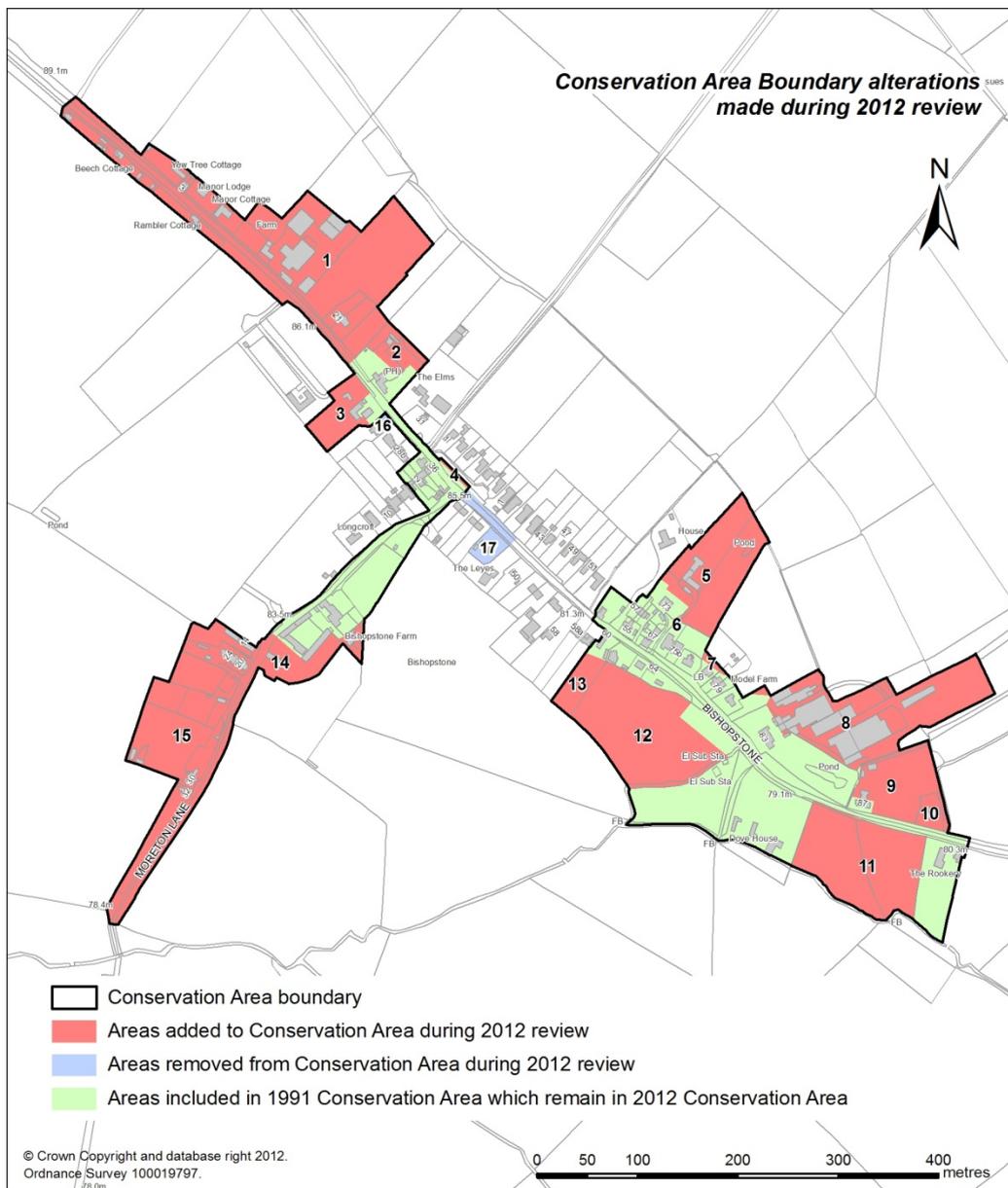
The plan below shows the earliest surviving period of construction of each building within the core of Bishopstone.



CHAPTER 6 – Alterations to Boundary

The principles applied in defining the Conservation Area boundaries are included in the AVDC Conservation Area SPD (published 2011). Where landscape features such as a row of trees or an important hedge follow the Conservation Area boundary, then the Conservation Area status is assumed to apply to the whole landscape feature. It is not therefore necessary to define the width of a hedge or the span of a tree.

The following alterations to the 1991 Conservation Area boundary were approved by Cabinet on 23rd October 2012.



Areas added during 2012 review

1. **Buildings both sides of road stretching north-west from Harrow public house to village entrance gates**

This is a visually attractive area which forms one of the entrances to Bishopstone. It includes a number of listed buildings and buildings which make a positive contribution to the character and appearance of the village. It is also important because it is one of the few parts of the village where the sporadic nature of historic development remains relatively unaffected by modern infill development.

2. **The Harrow Public House**

The 1991 Conservation Area boundary cut through the rear of the grounds of The Harrow public house. For the sake of clarity and to avoid confusion, the boundary has been aligned to include the whole of the grounds of The Harrow public house.



The Harrow Public House

3. **The Chestnuts, 28, Bishopstone**

The Chestnuts is a grade II listed building. The 1991 Conservation Area boundary included the building and some outbuildings but cut through the grounds of the property. For the sake of clarity and to avoid confusion, the boundary has been aligned to include the whole of the grounds of The Chestnuts.

4. **Verge by War Memorial**

The grass bank and verge containing the War Memorial have been included within the 2012 Conservation Area boundary in recognition of their visual importance to the street.

5. **73, Bishopstone**

The 1991 Conservation Area boundary included 73, Bishopstone, but cut through part of the grounds of the property. For the sake of clarity and in order to avoid confusion, the boundary has been extended to include the entire grounds of this building.

6. **75A Bishopstone**

This building was constructed after the 1991 Conservation Area designation. It sits, along with 75b Bishopstone, within a former orchard plot which is visible on the 1885 map of the village and because of this has been included within the 2012 designation. The 1991 boundary cut across the corner of the grounds of 75A Bishopstone and therefore for the sake of clarity and in order to avoid confusion, has been extended to include the whole of the plot.

7. 77A Bishopstone

This building was constructed within the grounds of the early 20th century 77, Bishopstone after the 1991 Conservation Area designation. However, its rear and north-western boundaries are clearly visible in late 19th century maps of the village. The building has been retained in the Conservation Area because it maintains these historic boundaries and helps form a coherent designation. For the sake of clarity and in order to avoid confusion, the Conservation Area boundary has been extended to include the whole of the plot.

8. Barns at Model Farm

Model Farm is an 18th century listed building. 19th century maps of the village show barns located to the north-east of the main farmhouse. It is important because it is the only remaining working farm within the village. The majority, but not all of the barns on the site today are modern structures. The inclusion of the modern barns within the Conservation Area is not intended to reflect their architectural merit, but rather to recognise the fact that they clearly form part of the farmyard of Model Farm and thereby retain the historic connection between the main building and the working farm.



Modern barns at Model Farm

9. Chapel House, 87, Bishopstone

This 19th century former flint chapel has been converted and extended to form a domestic property. The main body of the building was included within the 1991 Conservation Area boundary, but the grounds of the building were excluded from the designation. The plot within which the chapel sits is clearly visible in late 19th century maps of the village as an orchard and has therefore been included within the designation.



Chapel House



91, Bishopstone

10. 91, Bishopstone

This is a modern building on the site of a former bungalow which was not included within the 1991 Conservation Area designation. The building is however sympathetic to its surroundings and sits within a former orchard. For these reasons it has been included within the 2012 Conservation Area boundary.

11. Dove House

This is also a listed building which was included within the 1991 Conservation Area designation. The boundary however followed the bank of the river and did not include the full extent of the grounds of the property. In order to avoid confusion and for the sake of clarity the Conservation Area boundary has been extended to include the whole of the grounds of Dove House.

12. Field to the north-west of Dove House

The 1991 Conservation Area boundary included the area of field that abuts the road, thereby recognising the important break in development that this field provides along the south-western side of Main Street. For the sake of clarity and in order to avoid confusion, the boundary of the Conservation Area has been extended to include the whole of the field. The frontage to the road is formed by hedges which help to create the sense of enclosure and reinforce the rural character of



Field to the north of Dove House viewed from Main Street

this part of the village. Breaks in the hedge afford glimpsed views out across the field which are constant reminder to the village's rural setting. This field is significant because it forms a break in development and also because the field boundaries are visible on 19th century maps of the village.

13. Pear Tree Cottage, 60, Bishopstone

This grade II listed building is included within the 1991 Conservation Area designation but the boundary cut across the grounds of the property. For the sake of clarity and in order to avoid confusion, the boundary of the Conservation Area has been extended to include the whole of the grounds of the property.

14. Bishopstone Farmhouse and converted barns

These grade II listed buildings are included within the 1991 Conservation Area designation, but the boundary cut across the grounds of the property. For the sake of clarity and in order to avoid confusion, the boundary of the Conservation Area has been extended to include the whole of the grounds of the properties.

15. Moreton Lane area

Moreton Lane with its pockets of sporadic development marks the transition between village and the countryside. Its gentle sloping gradient affords expansive views, in particular to the south-east and south-west towards the rounded outlines of the omnipresent Chiltern Hills. The fact that this lane is not a through road renders it a quiet backwater within the village, while at the same time ensuring that the buildings that do line it are perceived to be part of the village envelope and not outlying buildings within the open countryside.

Towards the south-western end of Moreton Lane is a group of three houses situated in a short row on the north-western side of the lane. These historic buildings form an attractive group located within an open landscape setting.



Cottages nos. 28, 29 and 30, Moreton Lane

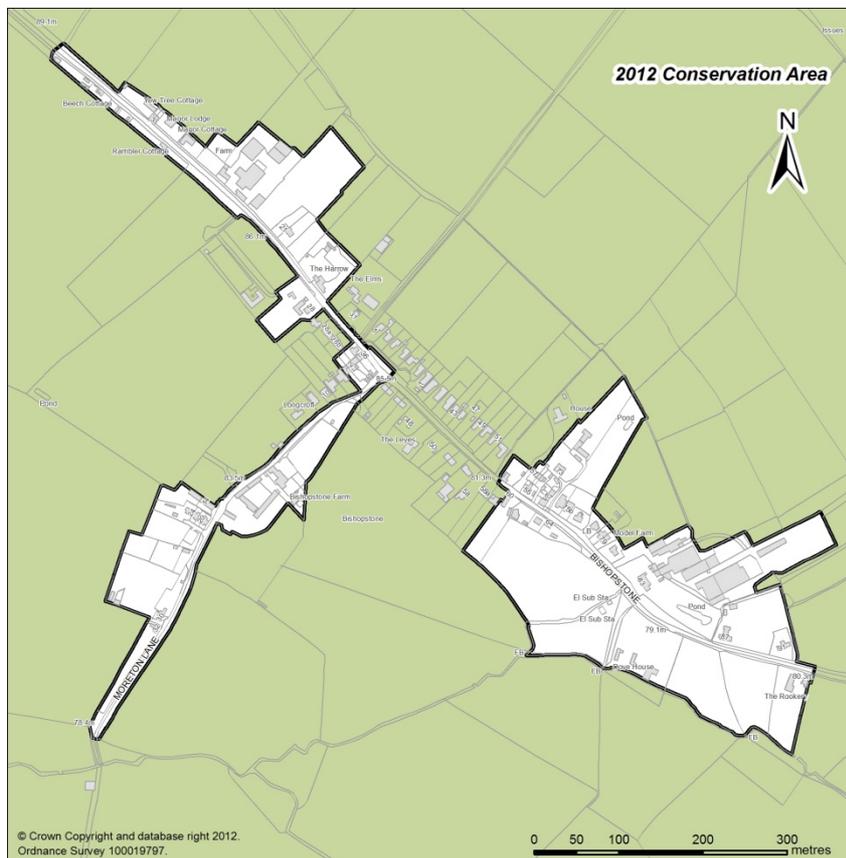
Areas removed during 2012 review

16. 28C Bishopstone

28C Bishopstone is a modern building which forms part of a small infill development of three houses along the south-western side of the Main Street.

17. 48 Bishopstone and section of Bishopstone Road

No.48 Bishopstone is a listed building and therefore enjoys significant protection by virtue of its listed status. Its isolated position away from the conservation area, surrounded by modern housing, meant it was necessary to include a length of carriageway bordered by modern housing within the 1991 boundary. Since its inclusion within the 1991 Conservation Area did not extend any greater protection than it enjoyed as a listed building, there was no benefit to retaining it within the designated area. Its removal has created a more cohesive designation.



CHAPTER 7 – Key Views and Vistas

- At the north-western end of the village, views tend to be channelled along the road by high banks and buildings.
- At the north-western end of the village the almost straight alignment of the road, combined with frontage hedging and trees allows numerous tunnel like views along sections of main street. The gently sloping north-west to south-east gradient restricts views to the north-west, but extends those to the south-east. The focus to many of the views to the south-east are the Chiltern Hills.
- Gentle bends in the main street particularly at the south-eastern end of the village truncate views and reinforce the sense of enclosure.
- Occasional breaks in the hedgerow, particularly at the south-eastern end of the village allow restricted views across surrounding fields.
- Views in a southerly direction from Moreton Lane are extensive. The gentle drop in gradient allows attractive views across open fields towards the Chiltern Hills.

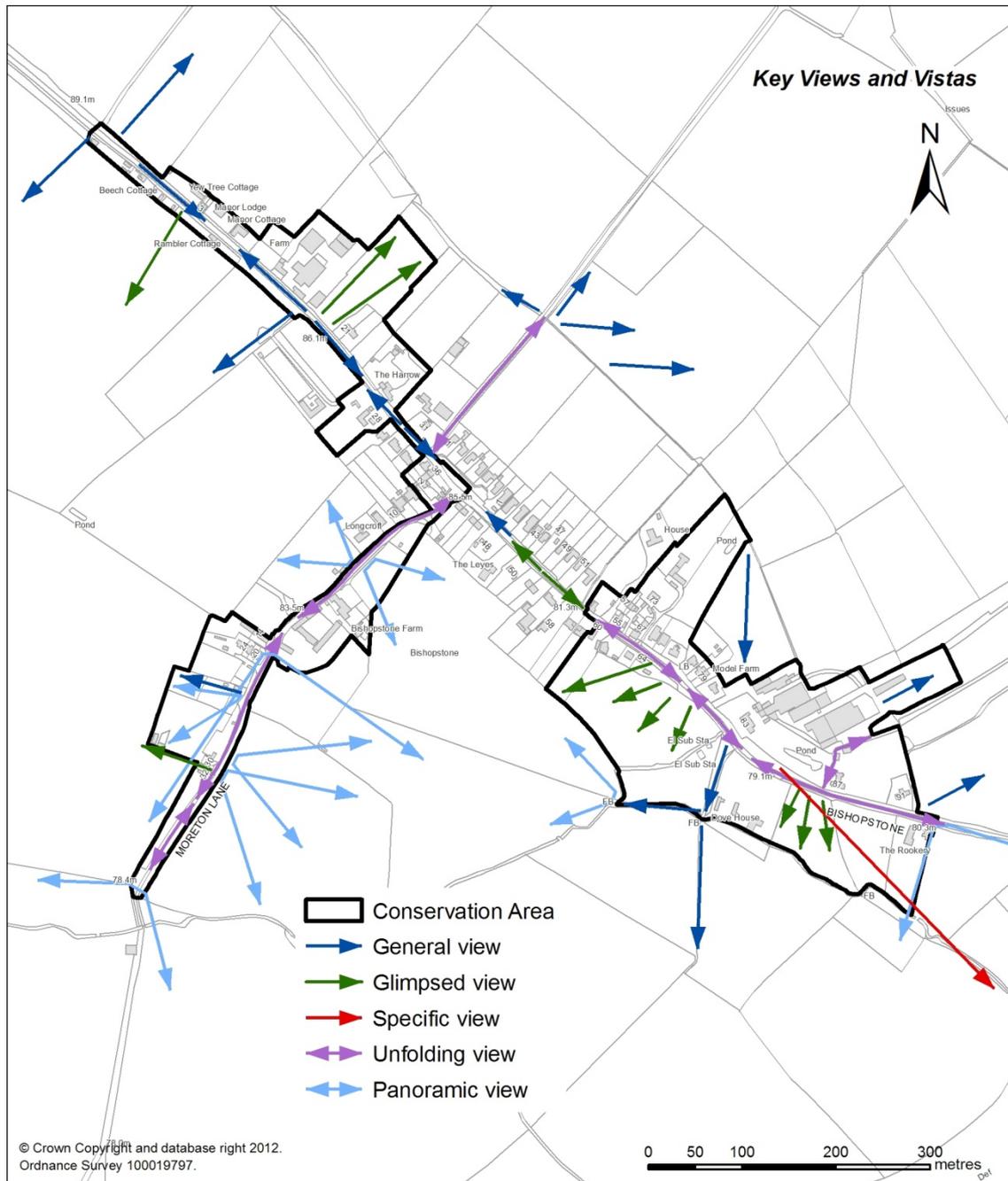


Bends in road at south-eastern end of village truncate views and reinforce the sense of enclosure



View south-eastwards towards Chiltern Hills taken from outside 18, Moreton Lane

Below is a map of Bishopstone showing examples of important views within, into and out of the Conservation Area. It is acknowledged that this map cannot be comprehensive and where views are not specifically identified it should not be assumed that they are without significance.



CHAPTER 8 – Open Spaces and Trees

- Bishopstone is very verdant and trees, hedges and grass banks have a significant impact upon its character. In particular they help to reinforce the village's setting.
- Throughout the village, individual trees, groups of trees and hedges form foregrounds and backdrops to views of buildings within the village. The trees and hedges also act as screens, partially disguising elevations, particularly where buildings are set back from the road. The role of the trees and hedges is particularly important where they help to reduce the visual impact of less sympathetic modern infill development.
- High grass banks close to the junction of the main street and Moreton Lane increase the visual appearance of enclosure and help to emphasise the narrow and intimate character of the main street running through the village.
- Grass verges at the north-western end of the village, increase the visual width of the road and reinforce the rural character of this part of the village.
- Grass verges at the south-eastern end of the village close to the former Methodist church, increase the visual width of the road and provide an attractive foreground setting to a number of historic buildings.
- Historic maps of the village show dispersed development along the main street with numerous gaps between buildings including orchards and allotments. Modern development has, over the years, infilled many of these former open spaces and now development stretches virtually continuously along both sides of the main street. Efforts should be made to retain gaps in development where they do survive, particularly where these areas of land retain historic boundaries.

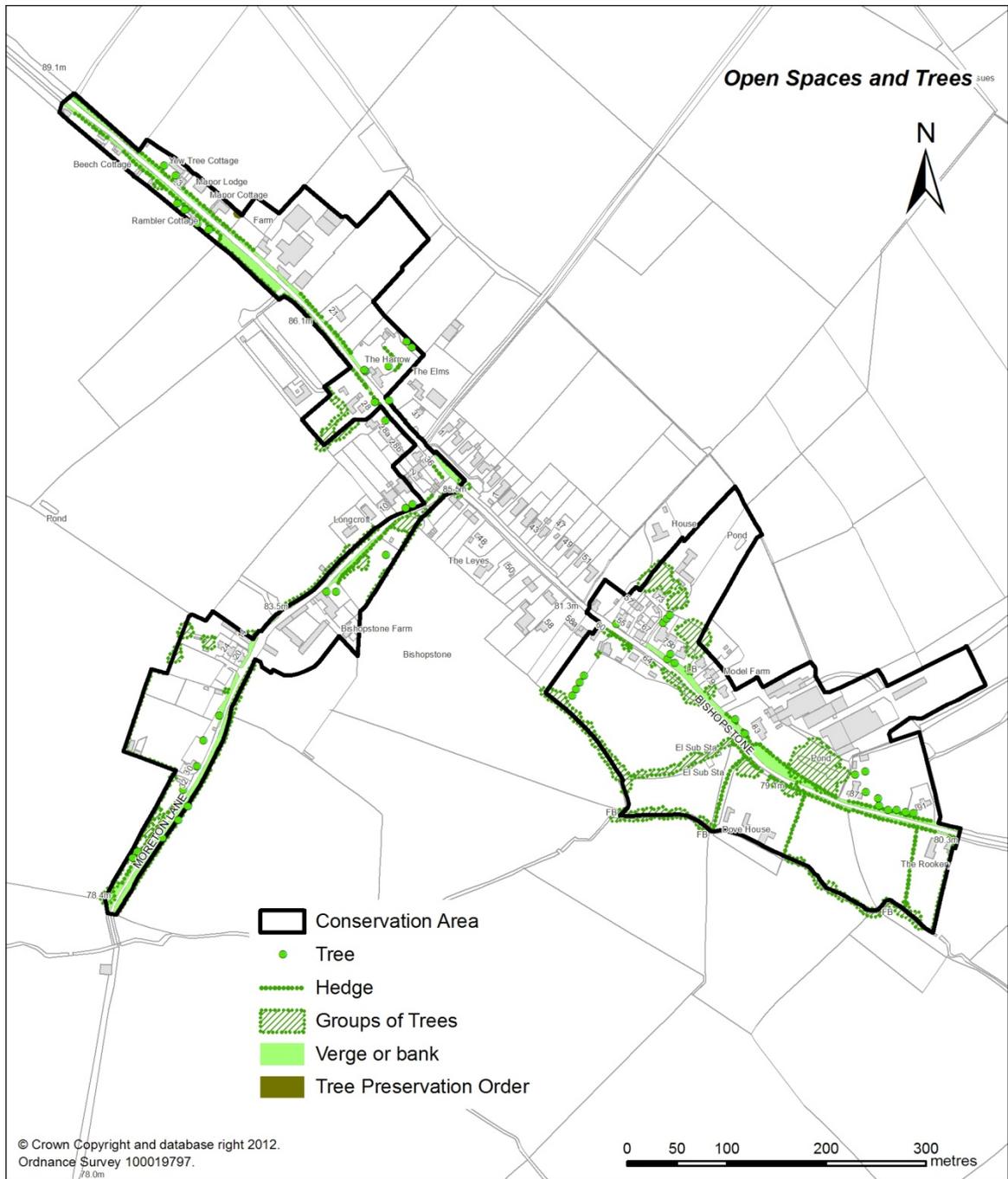


Trees and hedges at south-eastern end of village



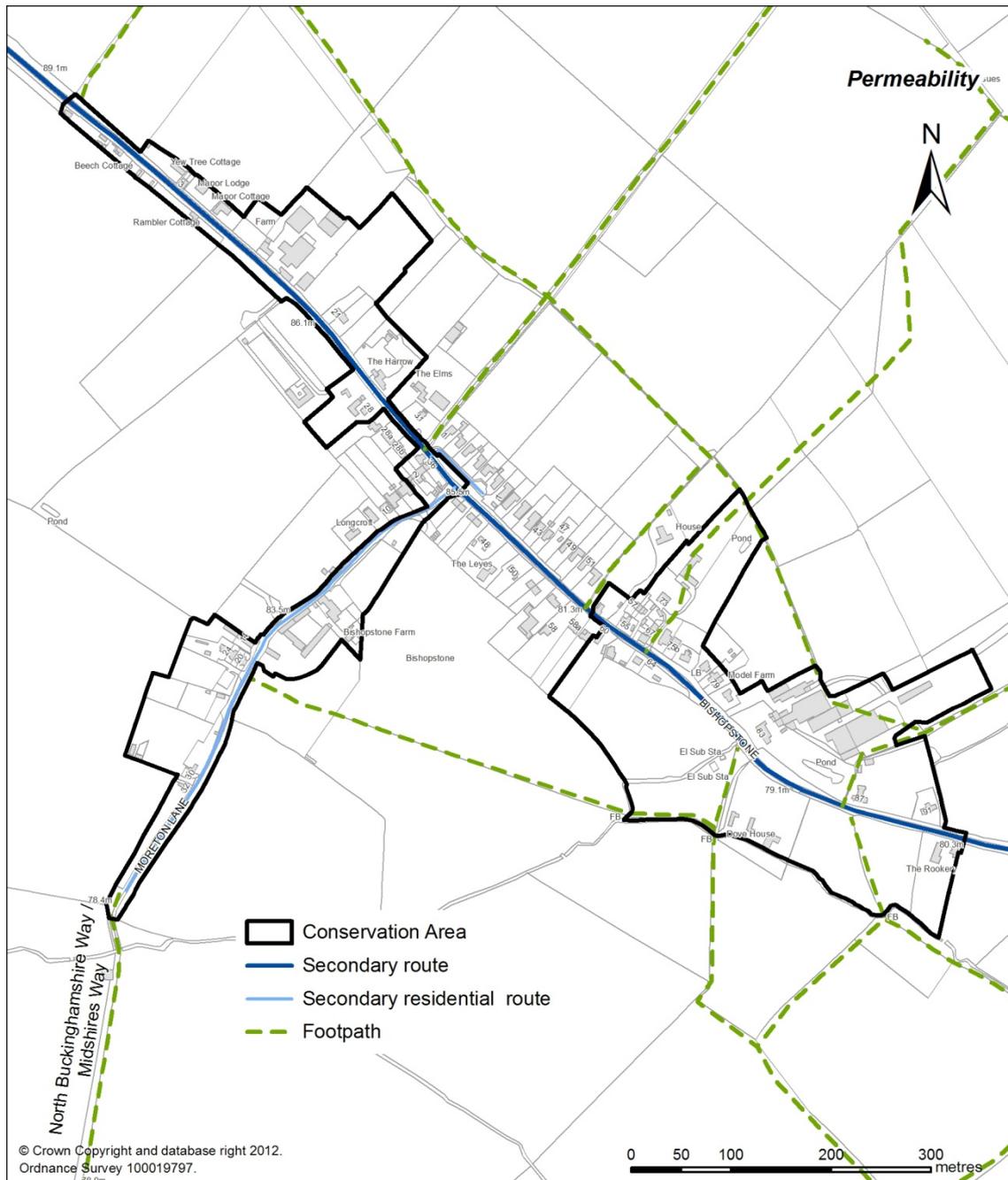
Wide grass verges at south-eastern end of village

Below is a map of Bishopstone showing examples of important trees and open spaces within the Conservation Area. It is acknowledged that this map cannot be comprehensive and where trees and open spaces are not specifically identified it should not be assumed that they are without significance.



CHAPTER 9 – Permeability and Road Layout

- Bishopstone is essentially a linear village with the majority of the historic and modern development concentrated along the main road which runs in a north-western to south-eastern direction through the village following the falling gradient of a low ridgeline.
- Towards the centre of the village a narrow lane (Moreton Lane) leads off the main street in a south-western direction. The lane runs for a short distance before terminating at the entrances to a number of fields. The North Buckinghamshire Way/Midshires Way footpath continues on in a south-westerly direction from the end of Moreton Lane.

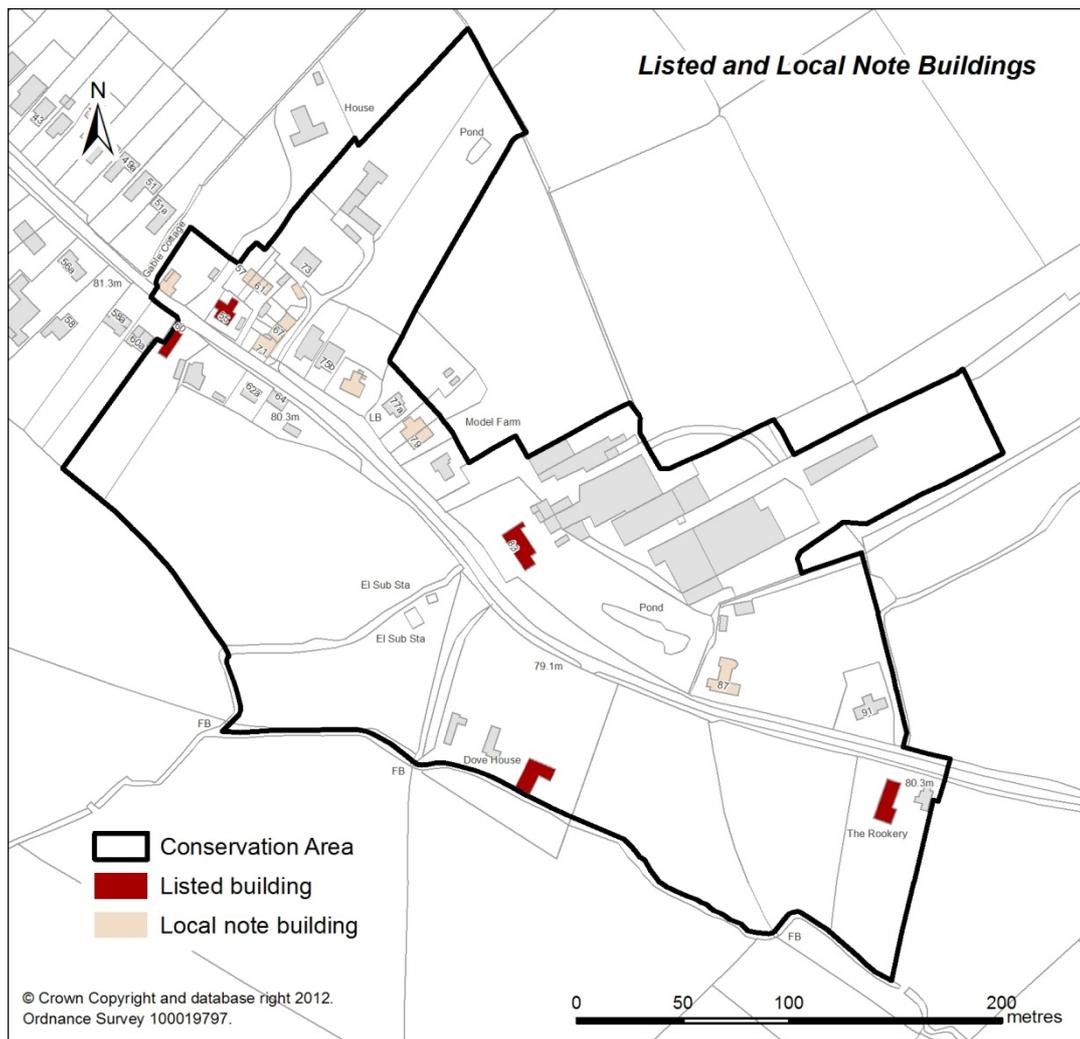


- It is clear from Jeffery's map, that the alignment of Moreton Lane and the main street through Bishopstone have remained unchanged since the 16th century and is therefore fundamental to the character of the Conservation Area.
- The village is well served by public footpaths which lead out from the village into the surrounding countryside connecting with other footpath networks.

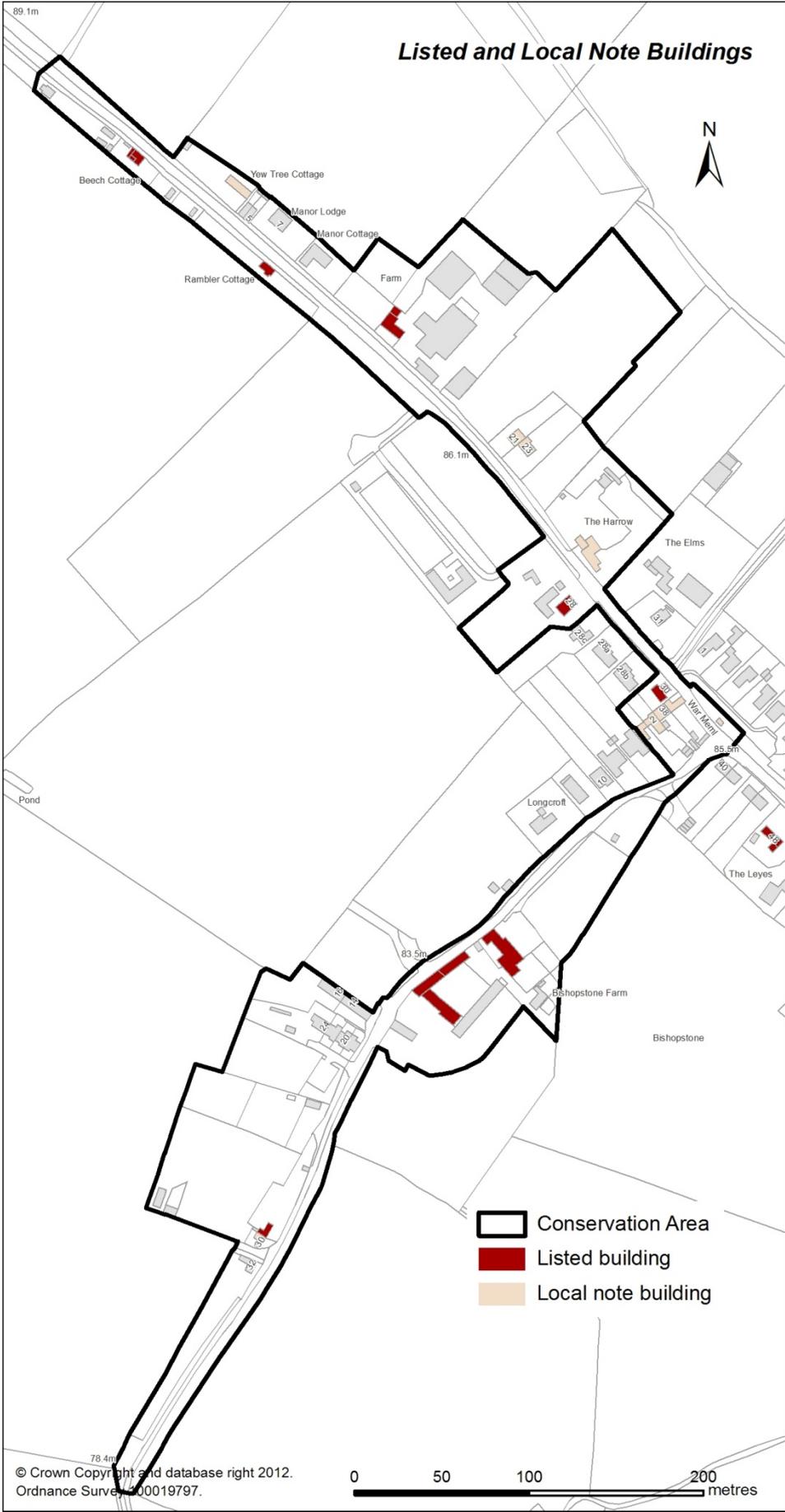
CHAPTER 10 – Key Buildings

Within Bishopstone there are a number of important buildings. These include not only listed but also unlisted buildings that make a positive architectural, historical or visual contribution to the village.

Local note buildings are unlisted buildings which are not of listable quality but nevertheless make a positive contribution to the character of the Conservation Area. These buildings are identified on the maps and described briefly in Appendix IV of this document.

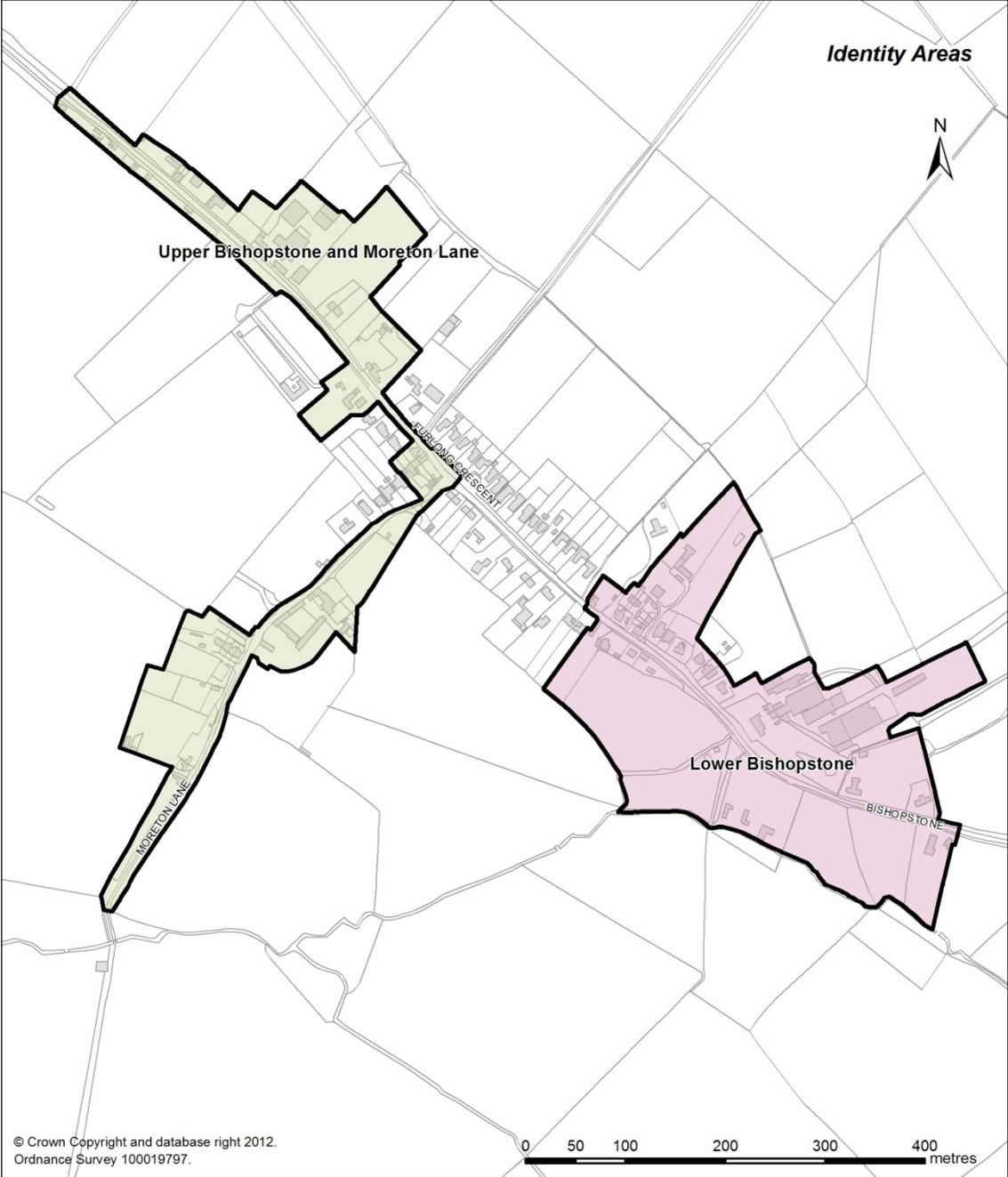


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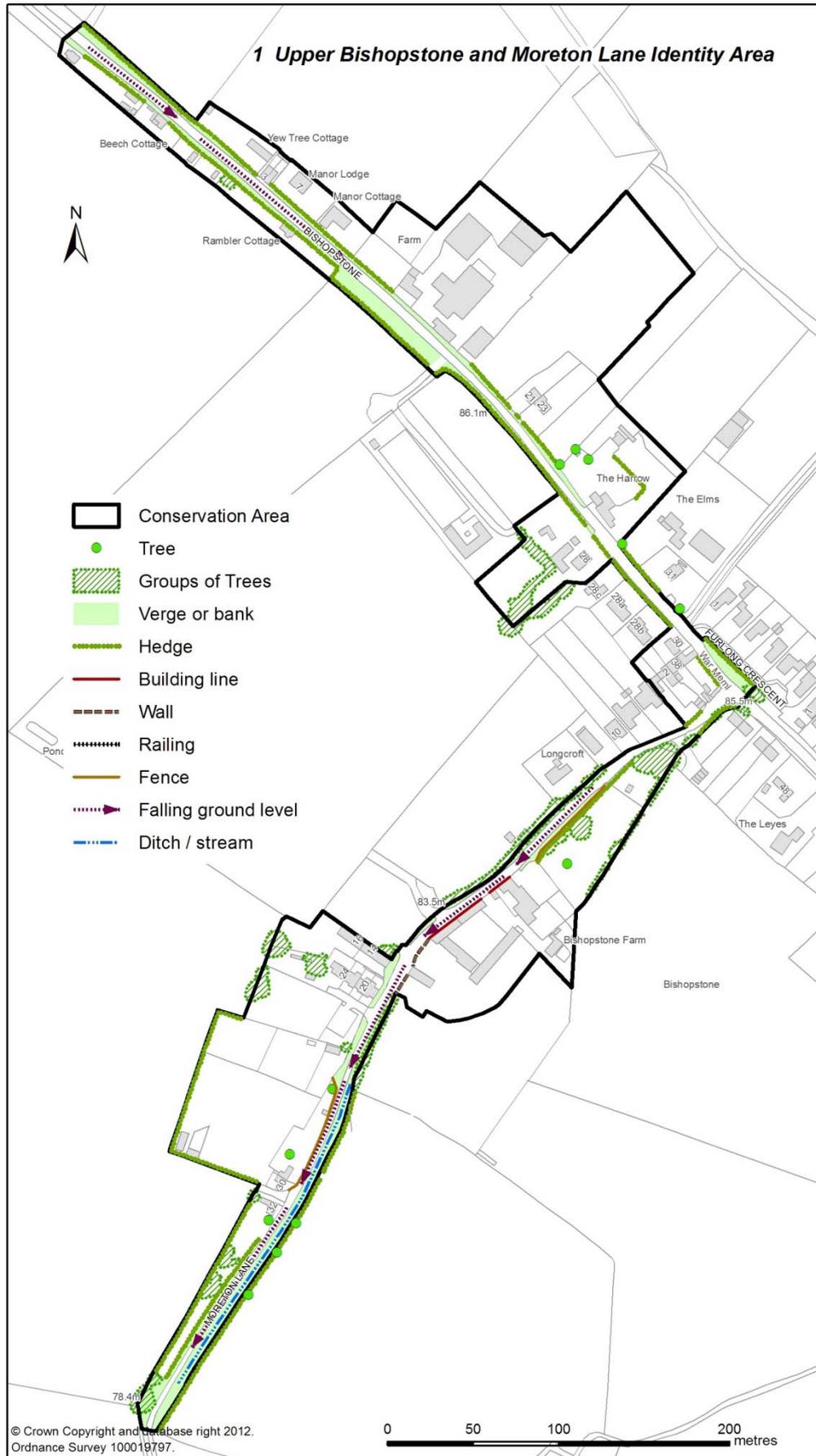


CHAPTER 11 – Identity Areas

Together the two Conservation Areas at Bishopstone cover approximately half of the village. Although the two Conservation Areas share many common features, they each have individual elements that make them distinctive. Therefore, for the purposes of this appraisal, the two Conservation Areas within Bishopstone will be analysed individually and then compared.



1 Upper Bishopstone and Moreton Lane Identity Area



Street Form

- The junction of Bishopstone Road and Moreton Lane form a visual focus to this part of the village. The wide splay at the entrance to Moreton Lane introduces a modest element of space within an otherwise narrow and confined section of road.
- Bishopstone Road is relatively straight at the north-western end of the village. Despite hedgerows, trees and sporadic development along both sides of the road, this area has a relatively open feel, with glimpsed views of the surrounding landscape and in particular the outline of the Chiltern Hills. Towards the junction of Bishopstone Road and Moreton Lane, the road has a much more contained feel which is reinforced by hedges and high banks.
- In contrast Moreton Lane is a single carriage lane containing several sweeping curves at its north-eastern end that truncate views and reinforce the sense of enclosure. Moreton Lane straightens and opens out slightly with the introduction of grass verges to the south-eastern side of the lane beyond Bishopstone Farmhouse. It eventually terminates at the entrance to several fields. Public access into the landscape beyond is provided by the North Buckinghamshire Way / Midshires Way.
- Bishopstone Road falls gently in gradient from the north-west to the south-east following the line of the low ridge on which the village sits. Similarly Moreton Lane follows the falling contours of the ridge but in an north-east to south-west direction

Views and Vistas (see plan on page 21)

- Glimpsed views of the surrounding countryside are gained from the north-western extremities of the village. The relatively straight and enclosed nature of Bishopstone Road at from the Harrow public house and around the junction with Moreton Lane channels views in both directions along the road. The Chiltern Hills framed by trees provide a visual focus to views to the south-east.
- Views at the north-eastern end of Moreton Lane are truncated by the sweeping curves of the road bordered by high hedges and trees.
- A gentle curve along the central section of Moreton Lane by Bishopstone Farmhouse focuses views on the modern development of 14 to 24, Moreton Lane.

Green Spaces, Trees and Vegetation (see plan on page 23)

- The Moreton Lane Identity Area is characterised by hedgerows. There are examples of individual trees, but tree cover is significantly less than at the south-eastern end of the village.
- Approaching the junction with Moreton Lane high grass banks topped by hedging on the north-eastern side of the road screen a row of modern bungalows.

- High hedges form organic boundaries to properties, softening the edges of the road, reinforcing the village's rural character and increasing the sense of enclosure.
- Gaps in hedges ensure that the surrounding landscape is a constant presence within the village especially along Moreton Lane. During the winter months after leaf fall, this sense of space and openness is heightened.
- The north-eastern end of Moreton Lane is dominated on its south-eastern side by high hedges. These combined with the bend in the road create a narrow and enclosed character to this end of the lane. Breaks in the hedgerows further along the lane allow expansive views to the south and south-west.
- High grass banks along the central section of Moreton Lane reinforce the sense of enclosure and emphasise the falling gradient of the land.
- Wide grass verges at the south-western end of Moreton Lane mark the transition from village to the open countryside. At this point, just before the termination of Moreton Lane, the lack of buildings, the soft organic form of the hedgerows and the wide grass verges emphasise the narrowness of the lane and the dominance of the rural landscape.



Wide grass verge at south-western end of Moreton Lane

Permeability (see plan on page 24)

- Vehicular permeability is very low with access restricted to Bishopstone Road which is a through road and Moreton Lane which is a dead-end.
- Pedestrian permeability is higher with the North Buckinghamshire Way / Midshires Way cutting through the north-western end of the village and a footpath leading south-east across the fields beyond Bishopstone Farmhouse. It is notable that all footpaths lead out from the village into the open countryside.
- There are no footpaths along the edges of the main street. The speed and volume of traffic passing along this road make walking along the main street an unpleasant experience.

Key Buildings (see plans on page 26 & 27)

- Buildings located along main street and Moreton Lane are an eclectic mix of architectural dates and styles. There are eight listed buildings located within this section of the village dating from the 17th to the 18th centuries.

- Other historic building of note, namely The Harrow public house, 2-4, Moreton Lane and 36 and 38, Bishopstone are predominantly 19th century.
- There are several attractive cottages located at the north-western extremities of Bishopstone Road. However the most visually prominent is the 18th century grade II listed Manor Farm. The main farmhouse is located towards the front of its plot and presents an attractive and symmetrical brick frontage to the street. The farm is also significant because it is still operational as a farm in a community where the former importance of agriculture as the economic mainstay of the community has largely been lost.
- The Harrow public house, although not listed is visually prominent, being located close to the entrance to the more densely developed area of the village and positioned at the front of its plot facing onto the carriageway. The function of the building as the only public house within the village is also important making it a key focal point of social activity.



The Harrow public house

The most prominent buildings located along Moreton Road is the Bishopstone Farmhouse complex which include the 18th century farmhouse and former attached cottage and 18th century weatherboard and brick barns that have been converted to domestic use to form 5 and 9, Moreton Lane. Prominence is given to these buildings by their scale and position in relation to the road and also in the case of 5, 9 Moreton Lane by their distinct utilitarian appearance. The survival of historic agricultural buildings with their characteristic blank elevations and plain roof forms are important to the character of the village serving as reminders of its former agricultural based economy.



Bishopstone Farm

Building Form

- The pre-19th century buildings within this area of Bishopstone are predominantly detached and with the exception of Manor Farm, Bishopstone Farmhouse and 28, Bishopstone are small scale 1½ storey vernacular cottages constructed of witchert. (see Details and Materials).
- 19th century buildings fall roughly into two types; simple terraced/semi-detached cottages such as 2-4, Moreton Lane and 36-38, Bishopstone and larger detached buildings such as The Harrow public House.
- The majority of historic buildings located within the Upper Bishopstone and Moreton Lane Identity Area sit within irregular shaped plots either positioned close to or slightly back from the road edge. Buildings are orientated with gables on to the road (for example The Chestnuts and Bishopstone Farmhouse), or with their gables running parallel to the carriageway (for example 28 and 30, Moreton Lane).

Details and Materials

- The pre-19th century buildings located within the Moreton Lane Identity Area are predominantly constructed of witchert with thatched roofs. 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, Aylesbury and Bierton. It extends northwards to Ludgershall and is found in pockets up to Grendon Underwood and Twyford.
- Witchert differs from other forms of earth construction material known commonly 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 relatively high quality is produced.
- Witchert buildings have a characteristic appearance which results in part from the method of construction. Buildings made of witchert sit on a high plinth of rubble stone known as 'grumplings' or 'grumblings.' The plinths serve to protect the earth structure from rising damp, allow penetrating rain to soak away and protect against splash-back.
- The witchert earth is laid on the stone grumplings in layers of approximately 0.45m in depth (known as 'berries') and left to dry before the next berry is added. The sides of the wall are trimmed with a sharp spade and may be rendered with several coats of lime render and limewashed. All witchert buildings lack sharp angles and edges.

- In order to support their weight, wicket walls need to be thick. Buildings tend to be relatively low, usually no more than 1½ storeys and windows and door openings tend to be small to avoid weakening the structure. Openings sit beneath simple wooden lintels.

- 19th century buildings within Bishopstone are primarily constructed of brick. Nos. 28, Bishopstone and 36, Bishopstone use vitrified bricks in their construction. Vitrified bricks have a characteristic blue colour which is created by bricks being exposed to the hottest part of the furnace during the baking process. In the case of 28, Bishopstone, vitrified headers are laid against orange stretchers in a Flemish bond to create a chequer pattern. In the case of 36, Bishopstone



36, Bishopstone

- vitrified bricks are laid as headers to create a chequered pattern, but on the gable end which faces on to Bishopstone vitrified bricks have been laid in a series of diminishing diamonds creating an attractive and distinctive decorative effect. In the case of the 18th century Bishopstone Farmhouse, vitrified bricks are scattered across the elevations and red bricks are used to dress opening. No. 30, Moreton Lane, is unique in the village for its use of buff coloured bricks in combination with red headers laid in a Flemish bond to create a chequered pattern.

- Bishopstone Farmhouse uses a brick stringcourse between the ground and first floor to create a unique decorative form within the village's Conservation Areas.
- Roofing materials vary throughout the village with examples of tiles, slate and thatch. The 18th and pre-18th century buildings within the village such as 30, Bishopstone and 28 and 30, Moreton Lane retain their thatched roofs. The Chestnuts, although tiled, is steeply pitched which may imply that it was formerly thatched. 19th century buildings such as 36 and 38, Bishopstone and 32, Moreton Lane are laid in slate and have relatively shallow pitches.



30, Moreton Lane

- At 30, Bishopstone the apex of the gable facing onto Bishopstone Road is constructed of timber-frame and infilled with brick. This combination of materials sitting upon lower storey wickert walls may be indicative of later alterations to the original building. The timber frame has been left exposed and stained black to create a decorative contrast with the white render covering the rest of the buildings elevations.



30, Bishopstone

Boundary Treatments

- Boundaries at the north-eastern end of Bishopstone are primarily defined by hedges which help reinforce the verdant character of the street and the rural setting of the village as a whole.

Surface Treatment and Street Furniture (Public Realm)

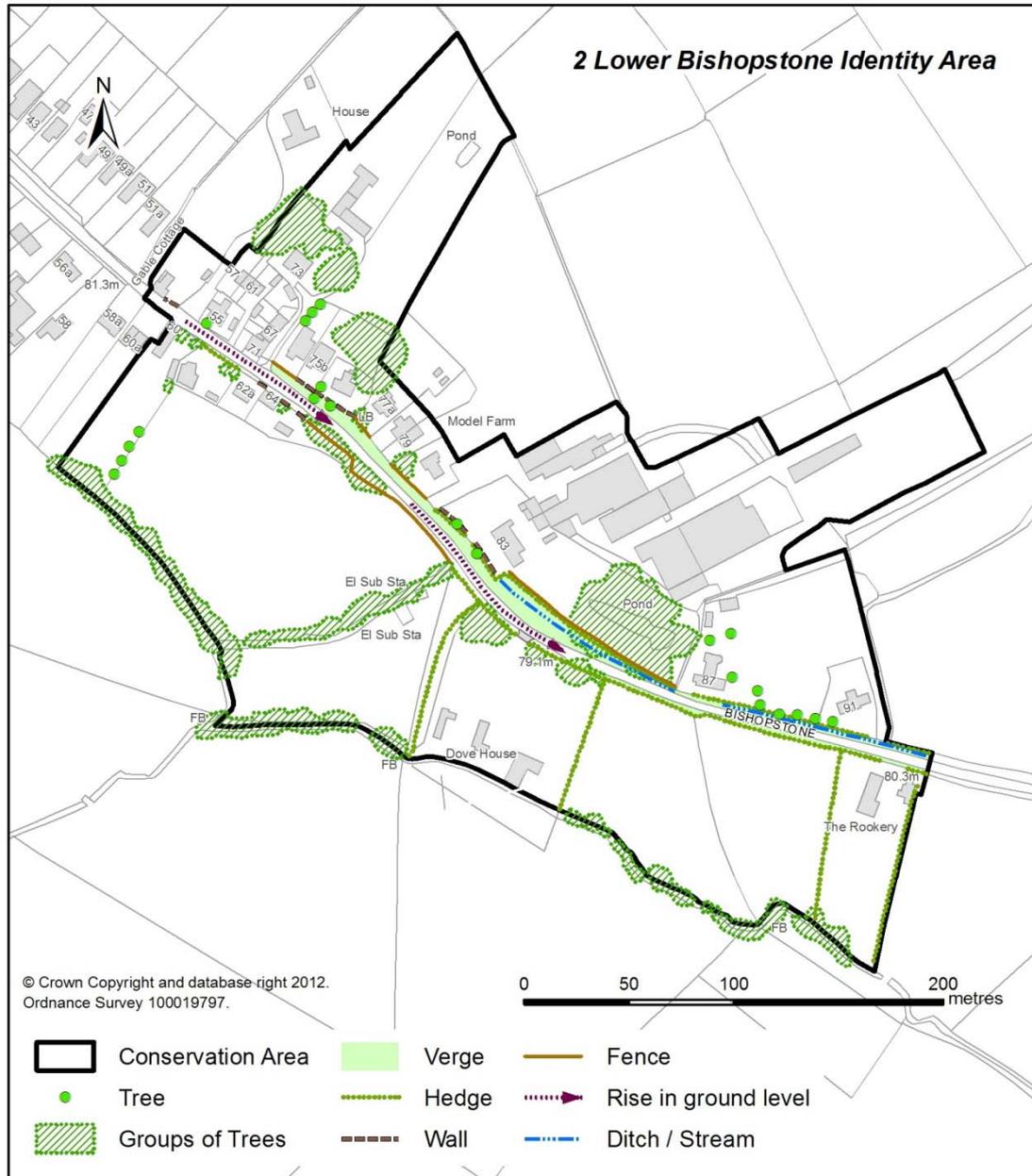
- Bishopstone Road is tarmaced, and for the majority of its length the edges are formed by granite kerbs. There are no surviving areas of historic street surface within the village. There are no footpaths to either side of the road which helps to increase the narrow rural appearance of the carriageway.
- Although signage is not a significant problem in Bishopstone, opportunities should be taken when they arise to reduce unnecessary street clutter. Of more concern and far greater visual impact is overhead wiring. The visual impact of wooden telegraph poles and wiring crisscrossing the street is significant and detracts from the character and appearance of the village as a whole.

Design Guidance

- There are no obvious gap sites along Bishopstone Road within the north-western Conservation Area. This is because further infill of the remaining gaps will destroy the character of those areas that retain the sporadic nature of historic development. It is likely that change in this area will be confined to small scale additions and alterations to existing buildings, some of which are listed or have been identified within this document as being of local note. Back land development should be avoided in order to preserve the key linear form of the settlement.
- There are several breaks within development along Moreton Lane and at its south-eastern end the lane is bordered to either side by open countryside. The sporadic and undeveloped character of the lane is a key element in its character marking the gradual transition of settlement to open countryside.

- Special attention must be paid to the palette of materials used for any additions or alterations to existing buildings. It is also essential that the scale, form and massing of any additions relate to the scale, form and massing of the original building.
- A number of historic buildings, particularly unlisted buildings have lost their original fenestration. Where original windows and doors do survive, it is clear that they make a strong visual contribution to the overall character and appearance of the building and it is desirable that they are preserved. Although original windows and doors on unlisted buildings are not protected by legislation, it is desirable to encourage owners to retain these important architectural features wherever possible.
- Virtually all the historic buildings located along Bishopstone Road and Moreton Lane are orientated either gable on-to, or with their ridgelines running parallel with the carriageway, in all cases the buildings relate to the roads. If future development is deemed appropriate along these roads then care should be taken to ensure that it relates to either Bishopstone Road or Moreton Lane.

2 Lower Bishopstone Identity Area



Street Form

- At the south-eastern end of the village the road continues in a relatively straight alignment until it reaches a point close to Dove House where it curves gently round towards the east. At this point the high verdant hedges, trees on both sides of the road and the wide grass bank on the north-eastern side of the carriageway create a



View looking north-westwards
towards village from Chapel House

strong sense of enclosure. Views are restricted by the bend in the road and by the boundary vegetation.

- The carriageway allows two vehicles to pass each other, but the lack of pavements to either side of the road, combined with the containment provided by hedges emphasise its visual narrowness. At points along the road however this is counteracted by wide grass verges on the north-eastern side of the carriageway and the setting back of buildings from the road edge.
- Towards the south-eastern end of the village the gradient of the road levels out and continues without any further drop in level beyond the village boundary.



View looking south-east along main street from outside 75b, Bishopstone

Views and Vistas (see plan on page 21)

- The relatively straight and enclosed nature of Bishopstone Road at the south-eastern end of the village means that views are channelled in both directions along the carriageway. At the point of the bend by Dove House, views are terminated by the hedges and trees that border the road.
- The long distance views of the Chiltern Hills from the north-eastern end of the village are not visible at the south-eastern end due to the levelling out of the land. This restriction of views in combination with the enclosure provided by the trees and hedges creates an intimate character that reinforces this section of the road as a focus within the village.
- Located on the south-western side of the road opposite 81, Bishopstone is an open field bordered by hedges and trees. Views across the field gained from the entrance reinforce the rural setting of the village.



Views across surrounding agricultural fields through break in hedge opposite 83, Bishopstone

Green Spaces, Trees and Vegetation (see plan on page 23)

- Trees and hedges and grass verges play a key role in forming the character of the south-western end of the village and Conservation Area. In views looking in both directions along the street, trees are the dominant element within the street scene with buildings (often partially obscured by vegetation) playing a secondary role.
- High hedges form organic boundaries to properties, softening the edges of the road, reinforcing the village's rural character and increasing the sense of enclosure. However these hedges vary in density, particularly in winter, allowing views through to the surrounding landscape.
- Wide grass verges located on the north-eastern side of the road between 71 and 83, Bishopstone increase the visual width of the road. This opening up of the road in combination with the location of prominent buildings such as the Methodist Chapel and 83, Bishopstone, help to create the impression that this stretch of the road functions to some degree as the main focal point within the village.



Prominent Oak tree within boundary of 55, Bishopstone

Permeability (see plan on page 24)

- As elsewhere within the village, vehicular permeability is very low with access restricted to Bishopstone Road which is a through road.
- Pedestrian permeability is higher with various footpaths leading out to the north-east and south-west of the main street to join up with a network of footpaths that crisscross the surrounding rural landscape.

Key Buildings (see plans on page 26 & 27)

- Buildings located along the main street are an eclectic mix of architectural date and styles. There are five listed buildings located within this section of the village dating from the 16th to the 18th centuries. Other historic building of note, namely Chapel House and The Methodist Chapel are predominantly 19th century.

Bishopstone Conservation Area
Lower Bishopstone Identity Area

- The most prominent buildings in this area of the village are Laburnum Cottage, 83, Bishopstone and The Rookery. Laburnum Cottage is a 17th century timber framed cottage with brick infill panels and a thatched roof positioned close to the road edge. The Old Farmhouse, 83, Bishopstone a large 18th century farmhouse constructed of red and blue bricks with an old tiled roof. The Rookery, which was formerly two cottages, is constructed of wickert and rendered, with a thatch roof.
- The isolated position of Rookery Cottage viewed against a backdrop of trees, vegetation and fields at the entrance to the village increases its prominence. Laburnum Cottage catches the eye, not only because of its location close to the road edge but also due to its relationship to the substantial oak tree located within the front garden. No.83, Bishopstone is a key building within the streetscape due to its scale and the size of its plot. The principal elevation, although partially obscured by hedges and trees presents a regular arrangement of window openings. This more formal architectural style gives the building a certain status which sets it apart from its surrounding vernacular neighbours.



55, Bishopstone



83, Bishopstone



The Rookery

Building Form

- Building form throughout Bishopstone is eclectic, but there is a noticeable concentration of 19th century development at the south-eastern end of the village. These buildings including 57 to 71, Bishopstone, which form a small group of terraced buildings and the semi-detached 77 and 79, Bishopstone, share common characteristics such as regular fenestration patterns and gabled or fully hipped, shallow pitched roofs.



77-79, Bishopstone

The majority of the 19th century buildings are two storeys in height.

- With the exception of 83, Bishopstone and Dove House, the pre 19th century buildings located within the south-eastern end of the village are relatively modest in scale and vernacular in form. The majority are detached and range in height from one and a half to two storeys. Roof forms are typically gabled or hipped in form and relatively steep in pitch reflecting the fact that many are thatch or were formerly thatched. Gable widths are relatively narrow, fenestration patterns are irregular and in the majority of cases openings are small in relation to wall surface.
- The majority of historic buildings located within the south-eastern Conservation Area sit within irregular shaped plots either positioned close to or slightly back from the road edge. Plot sizes vary, increasing substantially towards the south-eastern end of the village. Buildings are generally orientated with their gables running parallel to the carriageway, although there are some notable exceptions to this including Laburnum Cottage and The Rookery.

Details and Materials

- The pre-19th century buildings located within the south-eastern part of the Conservation Area are predominantly constructed of wickert, stone, timber and brick, or a combination of these materials. Roofs are typically thatched or tiled.
- The 19th century buildings located at the south-eastern end of the village are constructed of brick laid in a Flemish bond. Several of these buildings have been rendered and/or painted.
- Of particular note is Chapel House, which as the name implies was a former 19th century non-conformist chapel, which is constructed of rubblestone with red brick used for quoins and decorative detailing.
- The majority of the roofs of 19th century buildings in this part of the Conservation Area are slate or were formerly slate.

- Unfortunately a number of historic building in this area of the village have lost their original windows, but where traditional examples do survive they include both timber sashes and flush fitting casements.

Boundary Treatments

- Boundaries at the south-eastern end of the village are defined on the south-western side of the road by trees and hedging which reinforce the verdant character of the street and the rural setting of the village.
- Boundaries to buildings located on the north-eastern side of the road are formed by low brick walls or wooden fencing. In a number of cases the front boundary to properties are undefined allowing vehicular access onto the plots and resulting in the buildings rather than their boundaries containing the space.
- The brick walls and fencing on the north-eastern side of the road do create a strong boundary line that contrasts with the verdant and organic hedging that forms the boundaries on the opposite side of the road. However, the hard outline created by these boundaries is partially mitigated by the grass verge that separates the boundaries from the carriageway and the trees and hedging that drape over sections of the walls and fencing.



Brick boundary wall of former Methodist Chapel

Surface Treatment and Street Furniture (Public Realm)

- Bishopstone Road is tarmaced, and for the majority of its length the edges are formed by granite kerbs. There are no surviving areas of historic street surface within the village. There are no footpaths to either side of the road which helps to maintain the narrow appearance of the carriageway.
- Although signage is not a significant problem in Bishopstone, opportunities should be taken to reduce unnecessary street clutter. Of more concern and far greater visual impact is overhead wiring. The visual impact of wooden telegraph poles and wiring crisscrossing the street is significant and detracts from the character and appearance of the village as a whole.

Design Guidance

- It is likely that the majority of changes in this area will be confined to small scale additions and alterations to existing buildings, some of which are listed or have been identified within this document as being of local note. Back land development should be avoided in order to preserve the key linear form of the settlement.
- There are several breaks within development along the south-eastern end of Bishopstone Road. The sporadic and undeveloped character of development, particularly on the south-western side of the road, combined with the role of trees and hedges are key elements in the roads character and mark the gradual transition of settlement to open countryside. The break in development on the south-western side of the road also allows views out into the countryside thereby reinforcing the relationship of the village with its rural context. Development on this site would be difficult to achieve without loss of these views which would adversely impact upon the character and appearance of the Conservation Area.
- Throughout the village of Bishopstone there is a strong linear character to development. This is important to maintain. Backland development or the creation of small estates concentrated around cul-de-sacs or spurs would run completely counter to the historic form of development within the village.
- Special attention must be paid to the palette of materials used for any additions or alterations to existing buildings. It is also essential that the scale, form and massing of any additions relate to the scale, form and massing of the original building.
- A number of historic buildings, particular unlisted buildings have lost their original fenestration. Where original windows and doors do survive, it is clear that they make a strong visual contribution to the overall character and appearance of the building and it is desirable that they are preserved. Although original windows and doors on unlisted buildings are not protected by legislation, it is desirable to encourage owners to retain these important architectural features wherever possible.
- Virtually all the historic buildings located along Bishopstone Road relate to the carriageway in one of two ways. They are either orientated gable on-to, or with their ridgelines running parallel with the road. If future development is deemed appropriate then care should be taken to ensure that it relates to Bishopstone Road.

CHAPTER 12 – Management Plan

AVDC has laid out general principles of Conservation Area Management in the AVDC Conservation Area Management Plan District Wide Strategy (AVDWS), published in May 2009, and the AVDC Conservation Areas Supplementary Planning Document (CASPD), published in March 2011.

The majority of the main issues facing the village are similar to those facing a number of the District's historic settlements:

Traffic volume and speed through village

Traffic flow and speed through Bishopstone is intrusive and detrimental to the character of the Conservation Area. Should any future resources become available for traffic mitigation works within the village, then this should be undertaken in consultation with the District Council's Conservation Section and in accordance with the principles contained within the Aylesbury Vale Highway Protocol.

The impact of overhead wires on the visual character of the Bishopstone Conservation Area.

Overhead wires and poles have a detrimental impact upon the visual character of the Conservation Area. Undergrounding of telephone cables is not within the control of local authorities, but should such work be proposed within Bishopstone it would significantly improve the visual quality of the environment.

Infill development

Bishopstone has experienced a high level of infill development. This has in part masked the former sporadic nature of development in the village. Where this sporadic form of development does survive, in particular at the north-western end of Bishopstone, every effort should be made to retain it.

Loss of historic features

Loss of historic features for example windows and doors is dealt with in greater detail in the AVDWS. Many of the historic, but unlisted buildings within Bishopstone have unfortunately lost their original windows and doors, but where they do survive their retention should be encouraged.

HS2

At the time of writing this appraisal the area around Bishopstone, Sedrup, Hartwell, and Stone area are currently facing the potential development of the High Speed Rail Link 2 (HS2) that if constructed will provide a high speed rail route between London and Birmingham. It is proposed that the railway line will run across the Hartwell House estate

cutting through the outer parkland to the east of Hartwell House and a small area of the inner parkland. This proposal has the potential to significantly impact on the visual quality and ambience of the estate and the surrounding area. Due to the evolving nature of the proposals the Council's official response to HS2 can be found on the Aylesbury Vale District Council's website.

CHAPTER 13 – Glossary of terms

Aisles Part of a church. Running parallel to the nave (main body of the church) and usually separated from it by arcades or colonnades. Usually lower in height than the nave.

Apex The highest point of a structure.

Arcade A series of arches carried by columns, piers or pilasters.

Architrave Moulding detail or frame surrounding windows, doors, panels or niches.

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.

Bond The pattern in which bricks or masonry are arranged within a wall.

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.

Casement A metal, timber or plastic frame in which the opening lights are hung window on hinges rather than sliding sashes or pivot hung.

Canopy A covering or hood above a door window.

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.

Cills A horizontal piece of timber, or metal or a course of bricks or stone, forming the bottom of a window or door opening.

Collar beam A horizontal timber running across the roof span, at any point below the ridge

Column Any shaped upright which usually supports a lintel.

Combed wheat reed Form of thatch using cereal straw (usually wheat). Produced by passing the straw through a reed comber which removes the grain, but does not crush the stem. Grouped in bundles with the stems laid in the same direction.

Console bracket An S shaped bracket or corbel used to support elements above it, e.g. a cornice.

Colonnade A row of columns with an entablature above.

Coping The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.

Corbel A projecting or cantilevered block supporting elements above it.

Cornice A moulded projection on top of an entablature, moulding, wall or opening.

Cruck A pair of curved timbers which rise from ground level or the top of a wall to join together at the apex of the roof.

Cul-de-sac A dead-end street, alley or passage.

Curtilage The land contained within the boundary of a property.

Cusped A point formed at the junction of two curves or arches.

Decorate Period of English medieval architecture dating from late 13th century to second half of 14th century.

Dentillated Effect created by the projection of alternate headers to brickwork create a tooth-like pattern.

Diaper work Pattern created by the use of different coloured or vitrified bricks.

Dogtooth Pattern created by bricks laid diagonally to expose one corner pattern creating a serrated effect.

Doric One of the five Classical Orders.

Dormer A window inserted vertically into a sloping roof with window its own roof and sides.

Dressed A surface finish e.g. planed timber, worked masonry

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 are 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.

Eyebrow Where the roofing material (thatch) has been swept over the dormer continuation of dormer in a the roof form.

Fan lights Any glazed opening above a doorway.

Fenestration The arrangement of windows in an elevation.

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 panel A window pane which does not open.

Flush fitting windows Window panes positioned on the same plane.

Frieze In Classical architecture the section between the cornice and architrave of an entablature, sometimes decorated with patterns or figurative sculpture.

Gable The end wall of a building.

Gauged brick Precise brickwork, bricks laid with tight mortar joints.

Gothic Architectural style of the 18th century associated with the Picturesque Revival movement arising from a resurgence in interest in medieval architecture.

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.

Infill panels Section of wall between timber frames. Usually infilled with lath and plaster (inter-woven strips of timber which are plastered) or bricks.

Ionic column One of the five Classical Orders.

Joists Parallel timbers, laid horizontally onto which a floor is laid or a ceiling fixed.

Kerb A stone or block at the edge of a footpath which divides it from the carriageway.

Keystones The block at the centre of an arch which works in compression to hold or keystone the arch together.

Lancet A tall narrow window with a pointed arch to the top. A form of arched window windows founded from the end of the 12th to 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.

Long straw Form of thatch using cereal straw (usually wheat, though sometimes rye). Length of stem usually more than 80cms and grouped into loose bundles with stems laid in different directions.

Mansard roof Roof formed from two incline panes, the lower slope of which is steeply pitched.

Mesolithic Period between about 12,000 and 3,000 BC

Order The detailing of a column in accordance with one of the Five Orders of Classical architecture i.e. Doric, Tuscan, Ionic, Corinthian and Composite.

Palaeolithic Period between approximately 2.5 to 3 million years ago and 12,000 B.C.

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.

Permeability Ease of movement within an area/passage of people and/or vehicles.

Pediment In Classical architecture a shallow pitched gable positioned on top of a portico or a façade.

Picturesque An 18th century architectural movement. The work picturesque derives from "pittresco" which means "in the manner of the painters", referring to the 16th/17th century French and Italian artists Poussin, Claude and Salvator Rosa.

Pier Similar to a column or pillar but more massive in construction.

Pilaster Similar to a column, but rectangular and attached to a wall.

Pinnacles The top of a spire, turret or buttress.

Pitch The slope or incline of a roof.

Plain clay tile The common clay, roofing tile.

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 architecture 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.

Rafters An inclined timber forming the sides of a roof.

Render Where a surface is finished in a material such as plaster, stucco or pebbledash.

Ridge link The uppermost horizontal line of a roof, situated at the apex of the rafters.

Roughcast Rough textured render.

Rubble Rough and random sized un-worked stone.

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.

Sequestered Term meaning temporarily removing a property from the possession of its owner.

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.

Stack A chimney.

Stretchers A brick or stone laid with its longest dimension parallel to the face of the wall.

Stringcourse A horizontal band of moulding, usually located between storeys on a building.

Terrace A row of adjoining houses, usually similar in appearance.

Tie beam A horizontal timber connecting a pair of principal rafters designed to prevent the roof spreading.

Timber- framed This term implies that the main structure of the building is formed from timber.

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.

Tympana Name given to the space between a lintel and an arch above a lintel.

Trusses Timber frames which support the roof, normally equally spaced along the length of the building.

uPVC Plastic framed windows (unplasticised polyvinyl chloride).

Vault An arched roof covering a room or space.

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.

Village morphology Morphology is the analysis of the layout and form of places.

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.

Wall-plate Horizontal timber at the top of a wall to which are attached joists, rafters and roof trusses.

Water reed (*Phragmites australis*) wetland plant using 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.

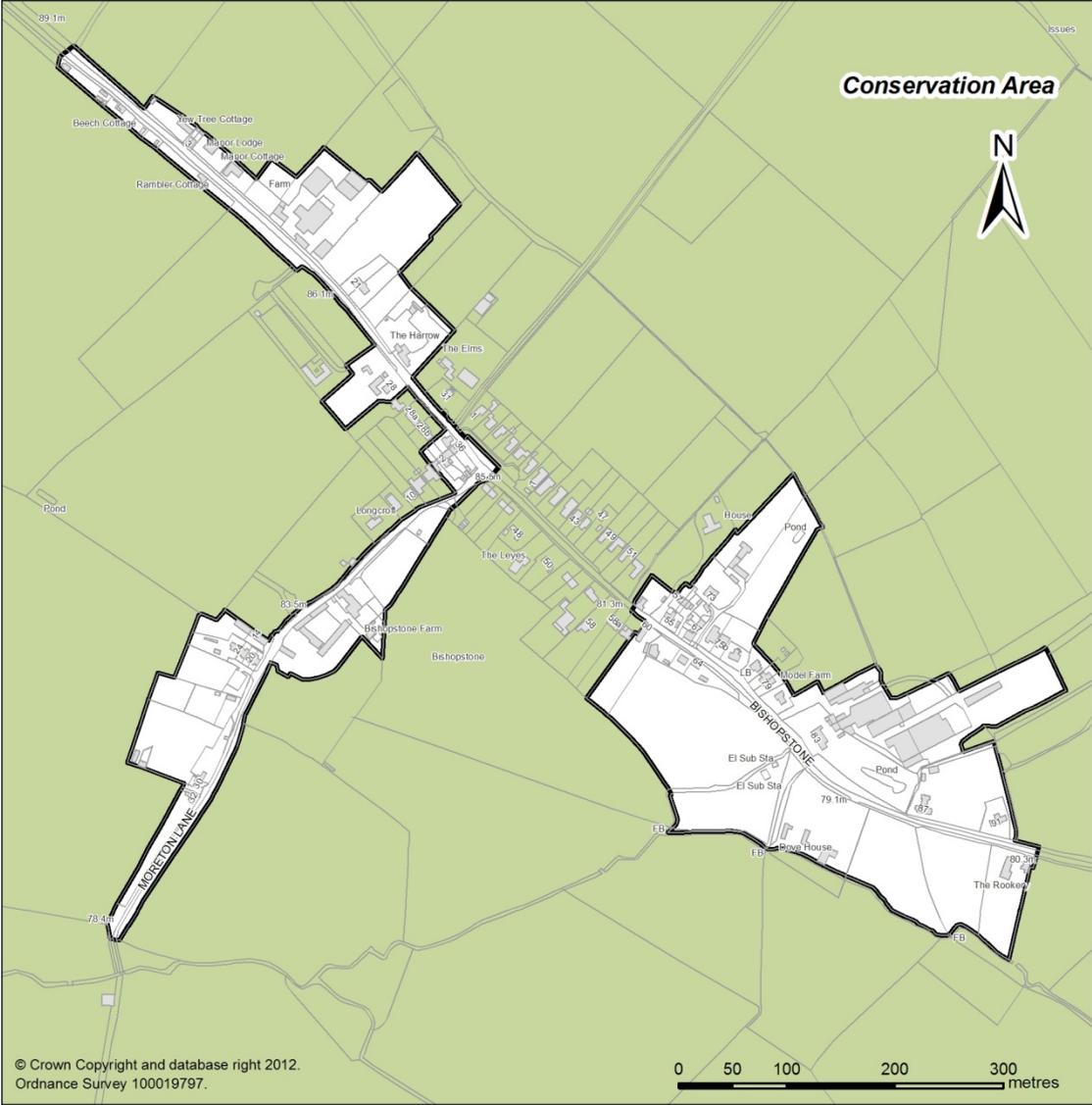
CHAPTER 14 – Guidance and useful information

- English Heritage & Planning Advisory Service, DCMS, Guidance on the Management of Conservation Areas, 2006
- English Heritage & Planning Advisory Service Guidance on Conservation Area Appraisals
- HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9.
- Department for Communities and Local Government, National Planning Policy Framework 2012
- Aylesbury Vale District Council, Advisory Guide, Conservation Areas June 2003.
- Aylesbury Vale District Council, Advisory Guide, Listed Buildings, July 2003.
- Aylesbury Vale District Council, Advisory Guide, Building Materials, January 16th 1995.
- Aylesbury Vale District Council, Advisory Guide, The Conversion of Traditional Farm Buildings, July 18th 1990.
- Aylesbury Vale District Council, Advisory Guide, Thatching 30th August 2000.

Acknowledgements

- Stone, Bishopstone and Hartwell Parish Council
- Eric Throsall

APPENDIX I – Conservation Area Boundary



APPENDIX II – Conservation Area constraints

Below is a list of the types of development that are subject to additional control by Conservation Area designation, therefore require planning permission, advertisement consent or Conservation Area Consent. This list is not exhaustive.

- Demolition of all and in some cases part, of any building or structure.
- Any extension of two or more storeys that extends to the rear and any extension that extends to the side.
- Cladding, any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Any enlargement consisting of an addition or alteration to its roof, such as a dormer window.
- The erection, extension or alterations of garden structures and outbuildings (such as a shed), situated on land between the side elevation of a dwellinghouse and the boundary of the curtilage of that dwellinghouse.
- A satellite dish or a chimney, flue or soil and vent pipe, installed on a front or side wall or roof slope that fronts a highway.
- Solar panels installed on a wall that fronts a highway; or a stand-alone solar array that would be closer than the existing dwelling to any highway which bounds the property.
- Tighter advertisement controls.
- Trees within Conservation Areas with stem diameters of 75mm or greater when measured at a height of 1.5m above ground level are protected. Anyone wishing to work on such trees must normally give six weeks notice to the Local Authority. Replacement planting duties may apply.

This information is correct as at December 2012. Please be aware that it is subject to change, so for further information please contact the Planning Department.

APPENDIX III – Planning Policy

Below is a list of Aylesbury Vale District Council's 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.59 Preservation of archaeological remains
- GP.60 Development of Parks and Gardens of Special Historic Interest

Aylesbury Vale District Council Conservation Areas Supplementary Planning Document
(published March 2011)

Aylesbury Vale District Council District Wide Strategy Conservation Area Management Plan
(published May 2009)

APPENDIX IV – Asset Sheets

The following pages give list descriptions and photographs of the listed buildings in the Bishopstone Conservation Area together with details of local note buildings.

Structure		Status	Assessment of Significance
<p>Yew Tree Cottage C19 cottage</p>		<p>Heritage Asset Local Note Building</p>	<p>Detached cottage set back from road edge at entrance to the village. One and a half storey rendered cottage with irregular fenestration pattern. Gable tiled roof. In terms of its form and massing, the building is very much in keeping with the simple vernacular style of historic cottage found dotted sporadically throughout Bishopstone, but in particular located at the north-western end of the village.</p>
<p>21, 23, Bishopstone Semi-detached cottages C19 cottages</p>		<p>Heritage Asset Local Note Building</p>	<p>Pair of semi-detached 19th century cottages. Prominent in the street scene because of their proximity to the road frontage and because they sit forward and as a consequence are isolated from their neighbours to either side. The buildings despite alterations presents a simple and regular elevation to the street frontage. Simple shallow pitched slate roof with brick end stacks. Form part of a group of 19th century development within the village and significant because of their prominent position at the front of their plot at the entrance to the village.</p>
<p>Manor Farm C18 farmhouse</p>		<p>Grade II</p>	<p>C18 red and blue brick building prominently located towards the front of its plot behind attractive brick wall, with principle elevation facing onto the street. Two storeys. Constructed in header bond with red brick dressings. Hipped tiled roof with central brick chimney. Moulded brick eaves. Sash windows. Visually prominent building, historically significant as one of only two examples remaining in village of working farms.</p>

Structure		Status	Assessment of Significance
<p>The Harrow Public House, 27 Bishopstone</p> <p>C19 public house</p>		<p>Heritage Asset</p> <p>Local Note Building</p>	<p>19th century public house prominently located at the north-western end of the village. Painted brick with shallow pitched slate gable roof and 3 brick chimneys. 2 storeys in height with ground floor bay running across whole of principal elevation. Small single storey extension to right. Retains many of its 19th century details and is important due to its visual prominence within the street scene and also because of its importance as a focus to social activity within the village.</p>
<p>Beech Cottage</p> <p>C18 witchert cottage</p>		<p>Grade II</p>	<p>18th century witchert cottage. Rendered and painted. Simple two storey cottage situated at front of its plot gable onto the road. Hipped thatched roof. Gable elevation facing onto the street is blank, fenestration pattern of principle elevation arranged around central porch. Two bays of modern casements inserted into earlier openings. Small single storey tiled extension to the rear. Characteristic witchert cottage with soft and rounded lines and solid form. Forms part of a group of simple vernacular cottages found throughout Bishopstone, but concentrated at the north-western end of the village.</p>
<p>Rambler Cottage</p> <p>C17/C18 witchert cottage</p>		<p>Grade II</p>	<p>17th/18th century witchert cottage. Rendered and painted. Simple one and a half storey cottage situated at front of its plot gable onto the road similar to its neighbour Beech Cottage. Modern rendered extension to the rear with tiled roof. Thatched roof with half-hip. Irregular fenestration pattern. Characteristic witchert cottage with soft and rounded lines and solid form. Forms part of a group of simple vernacular cottages found throughout Bishopstone, but concentrated at the north-western end of the village.</p>
<p>The Chestnuts</p> <p>28 Bishopstone,</p> <p>C18 house</p>		<p>Grade II</p>	<p>House. C18. Red and blue brick, hipped roof of old tiles with large central chimney stack with projecting courses and corbelled head. 2-storeys, 3 bays of 3-light casements, recessed, with segmental arches to ground floor, flat arches to 1st floor. Central door with blank recessed panel over having moulded brick frame. Rear outshot with continuous catslide roof.</p>

Structure		Status	Assessment of Significance
Plater's Cottage 30 Bishopstone C17 cottage		Grade II	Cottage. C17 altered with chert and brick, thatched roof with half hipped gable to road, brick chimneys at each end. 1-storey and attic, T shaped plan. Exposed timber framing in gable fronting road, 4-light old leaded casement to 1st floor, modern 3-light casement to ground floor, small 2-light casement to RH flank, door to LH flank.
36 & 38 Bishopstone C19 house		Heritage Asset Local Note Building	Two storey 19th century brick building positioned gable on to the main street. Constructed of brick with ground floor rendered and painted and first floor laid in red bricks with blue brick headers. Diaperwork prominent on gable facing road in form of diamonds. Shallow pitch former slate roof now laid in modern machine made tiles. Despite alterations this building retains its basic proportions in particular its characteristic narrow gable widths and is by virtue of its position close to the road edge and at the junction with Moreton Lane is visually prominent. For these reasons it is considered to be locally important.
The War Memorial Bishopstone C20 memorial		Heritage Asset Local Note Building	Stone war memorial set immediately adjacent to the road in the middle of Bishopstone. Raised on a stone plinth set within a grass bank, the memorial stands opposite the junction with Moreton Lane. This monument is important due to its visual prominence and also due to its place within the social history of the village.

Structure		Status	Assessment of Significance
<p>The Cottage 48 Bishopstone C17 cottage</p>		<p>Grade II</p>	<p>Cottage. C17 altered. Witchert, partly rebuilt in brick, all rendered and painted. Thatched roof, hipped at ends, brought down over porch in front. Central brick chimney. 4 modern eaves dormers, 1-storey and attic; door in modern porch opposite chimney, two 2-light casements to LH, one 3-light and small 1-light casements to RH.</p>
<p>Gable Cottage 53 Bishopstone</p>		<p>Heritage Asset Local Note Building</p>	<p>Although significantly changed, this building does retain the remains of a cruck frame in the gable of the building.</p>
<p>Laburnum Cottage 55 Bishopstone C17 cottage</p>		<p>Grade II</p>	<p>Altered C17 cottage. C17 altered. Timber framed with colourwashed brick infill, some set in herringbone pattern. Thatched roof. Range nearest road is 2 1/2 storeys with 2 rendered chimneys. Positioned gable to road with 1 modern casement, door to RH flank under modern thatched canopy, 1-light casement to LH., 2 small upper casements. Rear bay of 1 1/2 storeys has lower roof with eaves dormer, 2-light casement to ground floor. Modern wing attached, and small catslide extension to front bay under continuation of the thatch.</p>
<p>Pear Tree Cottage 60 Bishopstone C17 house</p>		<p>Grade II</p>	<p>House. C17, timber framed with C18 brick infill and refronting, on rubble stone plinth. Old tiled roof, slightly gambrel in shape, end chimney stacks, 3 modern gabled dormers, projecting header eaves cornice, 2-storeys and attic; 4 bays of 3-light small panel casements, ground floor with segmental arched heads. Modern 6-panel door, blocked doorway to RH., modern 1-storey wing to LH., small attic window in RH gable to road, exposed timber frame and 2 small casements to rear elevation.</p>

Structure		Status	Assessment of Significance
<p>59-61, Bishopstone</p> <p>C19 house</p>		<p>Heritage Asset</p> <p>Local Note Building</p>	<p>19th century 2 storey red brick building set back from main road. Fully hipped slate roof with two prominent brick chimney stacks. Symmetrical principal elevation with central doorway to ground floor with windows flanking either side. 3 windows to first floor. Despite some alteration the form and symmetry of the building renders it an attractive example of 19th century architecture within the village and as such it is considered a building of local note.</p>
<p>The Old Coach House</p> <p>63 Bishopstone</p> <p>C19 cottage</p>		<p>Heritage Asset</p> <p>Local Note Building</p>	<p>Small 19th century two storey cottage set some distance back from the main road. Shallow pitched gable roof. Building has been significantly altered with addition of ground floor extension and porch to front elevation and alterations to windows. However it still retains its original scale and proportions and forms part of a small group of 19th century buildings focus around this area of the main street.</p>
<p>65, 67, 69 & 71 Bishopstone</p> <p>C19 house and cottages</p>		<p>Heritage Asset</p> <p>Local Note Building</p>	<p>19th century 2 storey red brick building fronting main road with range of cottages to rear. Principal range presents main elevation to road which consists of ground floor central arched doorway with flanking windows. 3 windows to first floor. Fully hipped roof with brick stacks. Despite some alterations this prominent building retains key features such as its form mass, proportions and symmetrical fenestration. An attractive example of 19th century development within the village and as such is considered to be a building of local importance.</p>
<p>The Methodist Chapel</p> <p>75 Bishopstone</p> <p>C19 chapel</p>		<p>Heritage Asset</p> <p>Local Note Building</p>	<p>19th century rubble stone former Methodist Chapel with brick extensions to rear. Now converted to dwelling. Positioned slightly back from the road behind a brick wall. Two storey with gabled slate roof. The building retains its ecclesiastical characteristics with lancet windows to road elevation and gable elevations. Key feature is the rubblestone walls with stressed stones to quoins and window surrounds. An attractive example of a 19th century chapel and also locally important for its role as a former focus of religious activity within the village.</p>

Structure		Status	Assessment of Significance
<p>Coronation Villas 77 & 79 Bishopstone C19 cottages</p>		<p>Heritage Asset Local Note Building</p>	<p>Pair of 19th century semi-detached cottages located along the main street. 2-storeys with shallow pitched slate gable roof and central brick chimney. Ground floor has recessed doorway flanked by bay window with slate roof. First floor two former sash windows. Constructed of brick and painted, the symmetrical pair sit prominently within the street scene and despite alterations to windows retain some original features and in form, massing and fenestration layout remain largely unchanged.</p>
<p>The Old Farmhouse 83 Bishopstone C18 house</p>		<p>Grade II</p>	<p>House. C18, red and blue brick. Old tiled roof with stack to LH of centre one hipped dormer. Projecting header and moulded brick eaves cornice. 2-storeys, 4 bays of 4-pane wide sash windows in reveals with flat arched heads. 6-panel door in 2nd bay from LH with flat head, moulded wood architrave and portico with flat top, moulded frieze and columns with fluted capitals. Modern flat roofed rear extension. RH gable has sash window to 1st floor, modern casement to attic.</p>
<p>Dove House Bishopstone C16/C17 house</p>		<p>Grade II</p>	<p>House, C16/C17, possibly incorporating earlier stonework, timber framed with C17 and C18 brick infill and refacing to north elevation. Old tile roofs, old chimney in centre of north wing, large projecting stack with stone base to gable on west elevation. Dormer windows all added 1970's. 2-storeys and attic, brick bands to north east gable. North elevation has 3 bays of 3-light leaded casements, mostly of 1970's date the central ground floor one replacing door to original entrance lobby in front of stack. East elevation has timber framed gable to LH with 3-light attic window, renewed oriel window to 1st floor with original bracket beneath carved with initials and date 1601. Flanking 2-light windows with higher cills. Similar window, all renewed, to RH bay. Half glazed door to ground floor, 3-light leaded casement each side. North east gable projects to RH and has 2-light attic casement, 3-light casement to 1st and ground floor, all with segmental arched heads. South gable is timber framed above ground floor and has 2-light attic casement, 3-light 1st and ground floor casements. West elevation has rubble stone ground floor, timber frame and brick above, tiled over projection in angle of chimney stack and south bay. West gable of north wing is timber framed. Single storey wing at north west, added in 1970's, brick with old tiled roof. Interior Exposed framing, chamfered ceiling beam and 2 inglenooks.</p>

Structure		Status	Assessment of Significance
<p>Chapel House 87 Bishopstone C19 former chapel</p>		<p>Heritage Asset Local Note Building</p>	<p>19th century stone and brick former chapel now converted to dwelling. Prominently positioned close to the road edge towards the edge of the village/conservation area. Single storey with gabled tiled roof. The building retains its ecclesiastical characteristics with lancet windows to road elevation and small gabled porch to side. Key feature is the use of red bricks for quoins and to create decorative patterns within the stonework. An attractive example of a 19th c chapel and also locally important for its role as a former focus of religious activity within the village.</p>
<p>The Rookery 102-104 Bishopstone C18 house</p>		<p>Grade II</p>	<p>House, formerly two cottages, probably C18, witchert, rendered and painted, on stone base. Altered and extended C20. Thatched roof, 3 brick stacks, the southern one C20. Three eaves dormers to east side, two on west. C20 cross wing, also thatched, at south end. Door in angle, and second door and 2 windows to RH of east side.</p>
<p>2 & 4 Moreton Lane C19 cottages</p>		<p>Heritage Asset Local Note Building</p>	<p>Pair of 19th century rendered cottages with shallow pitched tiled roof and central and end brick stacks. 2 storeys, the elevations are partially obscured from public view by garden vegetation. Form part of a group with 36, Bishopstone and in wider context with a number of 19th century buildings found throughout the village.</p>
<p>Bishopstone Farmhouse and Cottage 3 Moreton Lane C18 house</p>		<p>Grade II</p>	<p>House, now subdivided. C18, possibly incorporating C17 fabric. Red brick with blue headers. Old tiled roof in bands; central and RH brick chimneys, one flat topped dormer to RH, moulded brick eaves cornice, 2-storeys and attic, moulded plinth, gabled wing to RH (now separate cottage) with unusual brick bonding and dentil brick floor bands. 2 casements to ground floor with flat gauged arches, modern 3-light casement to 1st floor and attic. LH flank wall has upper 2-light mullioned and transomed window with old leaded glazing, blocked doorway below. Main elevation to LH has central 4-panel door in heavy frame with ogee metal canopy on wrought iron supports, 3 stone steps, flanked by modern casements with original cambered arches to former triple sashes. 2 1st floor sashes, 5-panes wide, and blank recessed panel in</p>

Structure		Status	Assessment of Significance
			<p>centre above door. Small C19 brick granary raised on brick arches, with old tiled roof and dentil brick eaves attached to single storey wing on LH side. 1-storey wing to RH end with door and one 2-light casement. Outshot at rear with catslide roof and modern extension.</p>
<p>5 & 9 Moreton Lane (formerly listed as Barn and attached range to S.W. of Bishopstone Farmhouse C18 Barn and cowsheds</p>		<p>Grade II</p>	<p>Barn and cowsheds. C18, timber framed barn on brick plinth, weatherboarded walls, 2 southern bays rebuilt in brick, sheet asbestos roof, higher over 2 southern bays. Cart doors in 2nd bay from N end, 6 bays, interior having jowled posts with curved braces, tiebeams with curved principals supporting lower purlins and collar under upper purlins. Lower building at N. end with weatherboarded walls and tiled roof, attached to cowshed range on N. side of farmyard, brick wall to Moretons Lane, tiled roof.</p>
<p>28 Moreton Lane C18 cottage</p>		<p>Grade II</p>	<p>Cottage. Probably C18, witchert rendered, thatched roof, brick chimney at LH end. 1 storey and attic, recessed door, 2-light casement to LH and small eaves dormer above. Attic window in RH gable, small modern flat roofed addition below. No.30, attached on LH, is not of special interest.</p>
<p>30 Moreton Lane C19 cottage</p>		<p>Heritage Asset Local Note Building</p>	<p>19th C cottage. 2 storeys with shallow pitch roof now laid in modern machine made tiles. Constructed in buff and red bricks laid in a chequer pattern. Front porch added as a later addition to principal elevation and original windows have been replaced. Despite alterations the proportions, scale and mass of the building remain unaltered and are consistent with other buildings of similar date found elsewhere within the village. Prominently positioned within the street scene and rendered even more prominent due to the striking pattern of the brickwork.</p>

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