

## *Buckland Conservation Area*



Aerial Photography © Getmapping plc.

*Designated by the Cabinet on behalf  
of the Council on 10 December 2014  
following public consultation*



**Buckland**  
**Conservation Area**  
**December 2014**



*All Saint's Church*

**CHAPTER 1 – Introduction ..... 3**

**CHAPTER 2 – Planning Policy ..... 5**

**CHAPTER 3 – Summary ..... 7**

*Landscape Setting ..... 7*

*Settlement Type ..... 7*

*Plan Form and Historic Development ..... 7*

*Building Form ..... 8*

*Settlement Identity ..... 9*

**CHAPTER 4 – Location and Context ..... 10**

*Location and Context ..... 10*

*Landscape Setting ..... 11*

**CHAPTER 5 – Historic Development ..... 13**

*Early Origins ..... 13*

*16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries ..... 14*

*19<sup>th</sup> century ..... 15*

*20<sup>th</sup> and 21<sup>st</sup> century ..... 16*

*Surviving historic buildings ..... 17*

**CHAPTER 6 – Alterations to Boundary ..... 18**

*Areas to be added in the 2014 review ..... 18*

*Areas to be removed in the 2014 review ..... 21*

<b>CHAPTER 7 – Key Views and Vistas.....</b>	<b>22</b>
<b>CHAPTER 8 – Open Spaces and Trees.....</b>	<b>25</b>
<b>CHAPTER 9 – Permeability and Road Layout.....</b>	<b>28</b>
<b>CHAPTER 10 – Key Buildings .....</b>	<b>30</b>
<i>Building Form and Plot layout .....</i>	<i>34</i>
<i>Details and Materials .....</i>	<i>35</i>
<i>Boundary Treatments .....</i>	<i>36</i>
<i>Surface Treatment and Street Furniture (Public Realm) .....</i>	<i>37</i>
<b>CHAPTER 12 – Management Plan.....</b>	<b>38</b>
<b>BIBLIOGRAPHY AND ACKNOWLEDGEMENTS.....</b>	<b>39</b>
<i>Bibliography .....</i>	<i>39</i>
<i>Acknowledgements.....</i>	<i>39</i>
<b>ADDITIONAL INFORMATION (formerly Chapter 13 and Appendices II &amp; III)..</b>	<b>39</b>
<i>Glossary.....</i>	<i>39</i>
<i>Guidance and useful information .....</i>	<i>39</i>
<i>Conservation area constraints .....</i>	<i>39</i>
<i>Planning Policy.....</i>	<i>39</i>
<b>APPENDIX I – Conservation Area Boundary .....</b>	<b>40</b>
<b>APPENDIX II – Asset Sheets.....</b>	<b>41</b>

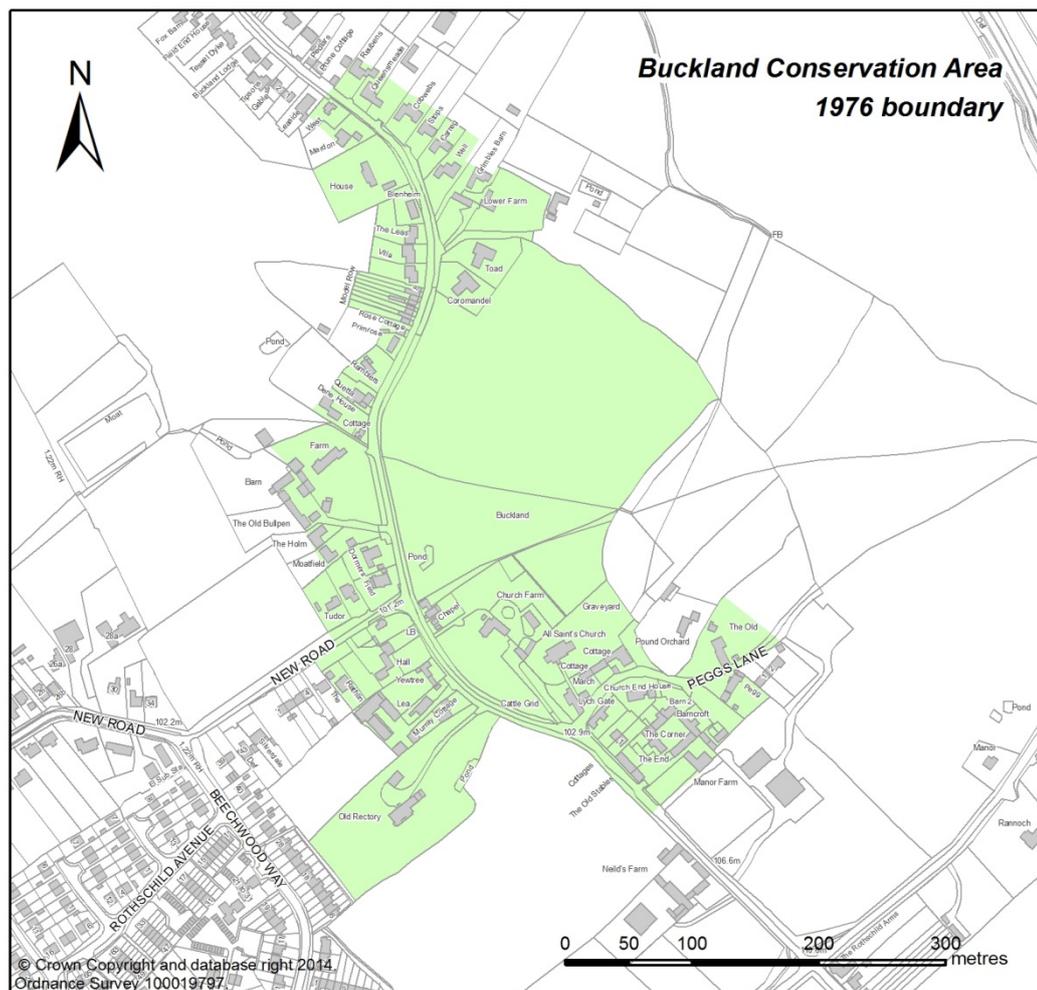
*Designated by the Cabinet on behalf of the Council  
10 December 2014 following public consultation*

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

*© Aylesbury Vale District Council 2014*

## CHAPTER 1 – Introduction

Buckland Conservation Area was designated by Aylesbury Vale District Council in 1976 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 1976 Conservation Area boundary.



In 2014, Aylesbury Vale District Council was asked by Buckland Parish Council to look at reviewing the Conservation Area within in the village.

Buckland Conservation Area has now been reviewed and this new Conservation Area Appraisal has been produced. This appraisal identifies those elements which make the Conservation Area special and worthy of designation. This document also outlines a number of changes to the 1976 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

### *Landscape Setting*

Buckland is located in the south-eastern corner of the Vale of Aylesbury. It lies approximately 5 miles to the south-east of Aylesbury and immediately to the north-east of Aston Clinton. It is located within the Southern Vales Landscape character area<sup>1</sup>. The area is characterised by a low lying vale landscape and topographically there is little variation. The Chiltern Hills lie a short distance to the south-east of Buckland and form an important backdrop to a number of views gained from within the village and from its immediate environs. The area is poorly drained by a network of streams, ditches and ponds. There is no significant woodland cover within the area.

### *Settlement Type*

Historically Buckland was an agricultural settlement and examples of former farmhouses and utilitarian outbuildings still survive within the village. Although there are still a working farms within Buckland, agriculture no longer forms the economic mainstay of the community and the majority of the residents are either retired, self-employed, or utilise the good transportation links in the area and work outside the village in employment centres such as Aylesbury, Milton Keynes, Oxford and London.

### *Plan Form and Historic Development*

It is likely that Buckland was chosen as a settlement site because it sits on slightly raised ground. Its development probably also owes much to its location close to two ancient communication routes, the Lower Icknield Way and Akeman Street.

Buckland is now an example of an irregular row settlement type. This type of development is linear in form and is characterised by buildings irregularly positioned along one or both sides of a road. Plot sizes tend to be irregular in shape and size which is evident of little or no overall planning. Irregular row plan settlements are commonly found throughout the Vale.

Robert Tresswell's map of 1592/7 suggests that the irregular row form of development now seen at Buckland may have developed from an initial, more regular layout. Tresswell's map shows a nucleus of development concentrated around the church. The majority of plots surrounding the church show a degree of regularity in their shape and size. It is likely that primarily 17<sup>th</sup> century farms such as Moat Farm and Lower Farm located to the north-west of the church also formed small focal points for development which over time coalesced to form a contiguous linear settlement.

---

<sup>1</sup> Jacobs Engineering UK Ltd, Aylesbury Vale Landscape Character Assessment

A particularly striking feature of Buckland's layout is the concentration of development along the western and north-western sides of the main road through the village and the less developed character of the land on its eastern side, immediately to the north of Church Farmhouse. The likely explanation for the lack of development in this area was that the ground here was historically wetter than it is today.

The 19<sup>th</sup> and early 20<sup>th</sup> centuries saw a period of significant development within the village. This continued into the later 20<sup>th</sup> century and early 21<sup>st</sup> century with a number of infill developments, the conversion of agricultural buildings to domestic residences and the extension of development northwards along the main road through the village.

### *Building Form*

Considering its size, Buckland has a relatively eclectic range of buildings dating from the 13<sup>th</sup> century to the present day. There are a number of distinct building types within the village;

- 16<sup>th</sup> / 17<sup>th</sup> century former farmhouses / cottages. These buildings are typically 1½ to 2 storeys in height constructed of timber frame with brick infill panels and thatched or formerly thatched roofs.
- 19<sup>th</sup> century buildings influenced by Domestic Revival/ Arts and Crafts architectural movements. Associated with the architect George Devey / the Rothschilds / the Rev. Bonus.
- 19<sup>th</sup> century labours cottages. Usually semi-detached or terraced. Two storeys in height with shallow pitched gabled roofs laid, or originally laid in slate. Fenestration patterns are regular although a significant number have been altered.
- Agricultural buildings dating from medieval period to 19<sup>th</sup> century. These buildings are typically single storey, constructed of timber or brick. They tend to have large gabled roof planes uninterrupted by openings and relatively blank elevations. All the buildings within this group have a strong utilitarian character despite the fact that some have been converted to domestic use. Examples at Manor Farm and Neild's Farm are arranged around the four sides of courtyards.

For more information regarding the building forms within Buckland, please refer to the Building Form and layout section (page 34) and the Asset Sheets (Appendix II).

### *Settlement Identity*

Buckland has a strong identity which is no doubt heightened by its proximity to Aston Clinton. Buckland has a very different and more rural feel than its neighbour, being much smaller in scale and not focused upon a busy arterial route. The role of All Saint's Church is important within the identity of the village, forming a distinct landmark and providing a focal point to the village. The fields that border the village to the west and north-west are also significant because they act as a buffer between Buckland and Aston Clinton helping to maintain their physical separation, their linear plan forms and their individual identities.

Resident's pride in the village as a distinct settlement with a strong sense of place is evident in the production of a village history book, a Millennium publication, the development of a Neighbourhood Plan and the commissioning of this Conservation Area review.

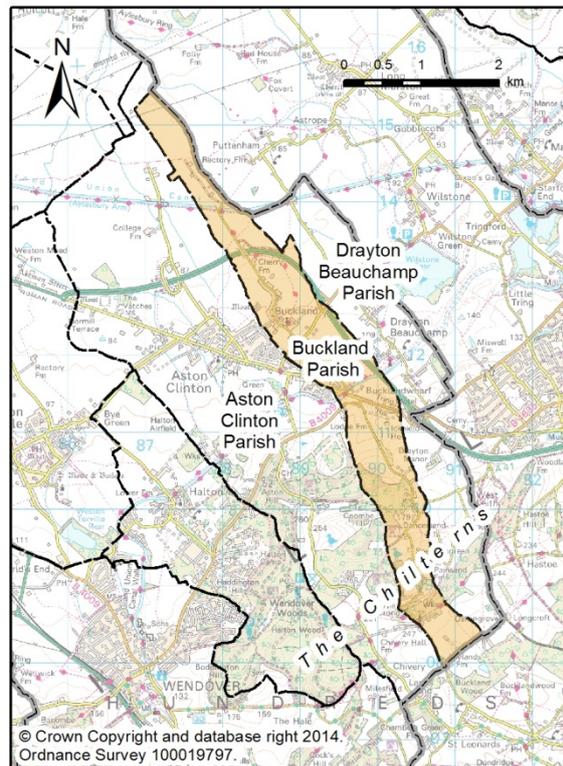
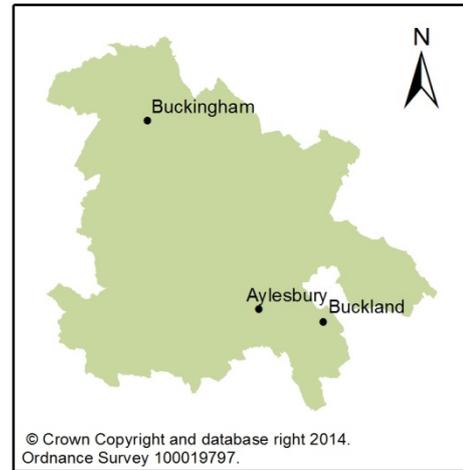
## CHAPTER 4 – Location and Context

### Location and Context

Buckland has a population of roughly 713 (Census data, 2011) It is located within the south-eastern corner of the District, approximately five miles to the south-east of Aylesbury and immediately to the north/north-east of Aston Clinton.

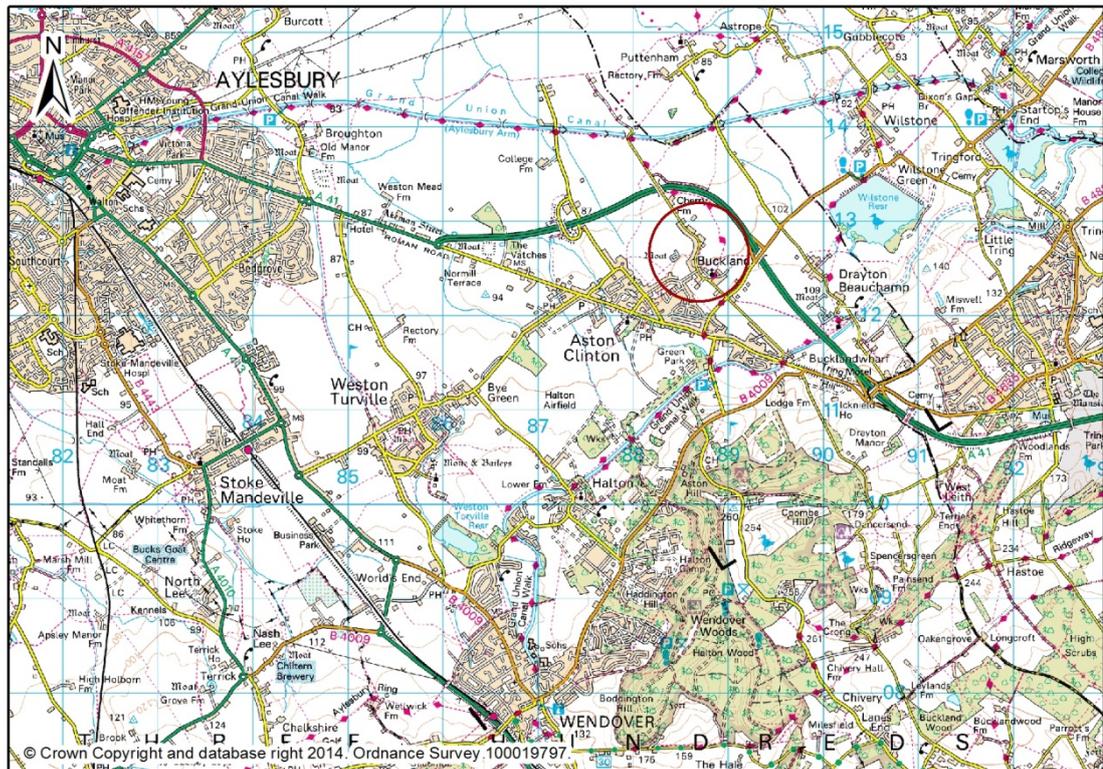
The parish boundary is distinctive being long and thin and stretching from the Vale up into the Chiltern Hills. The form of the parish boundary may reflect the close proximity of other neighbouring settlements and historic agricultural practices within the area where livestock spent the summer months on the hill side, but were brought down into the Vale to over winter.

Despite their proximity (along sections of its south-western boundary, building plots within Buckland abut building plots within Aston Clinton or are separated by no more than a field), the two settlements have distinct characters.



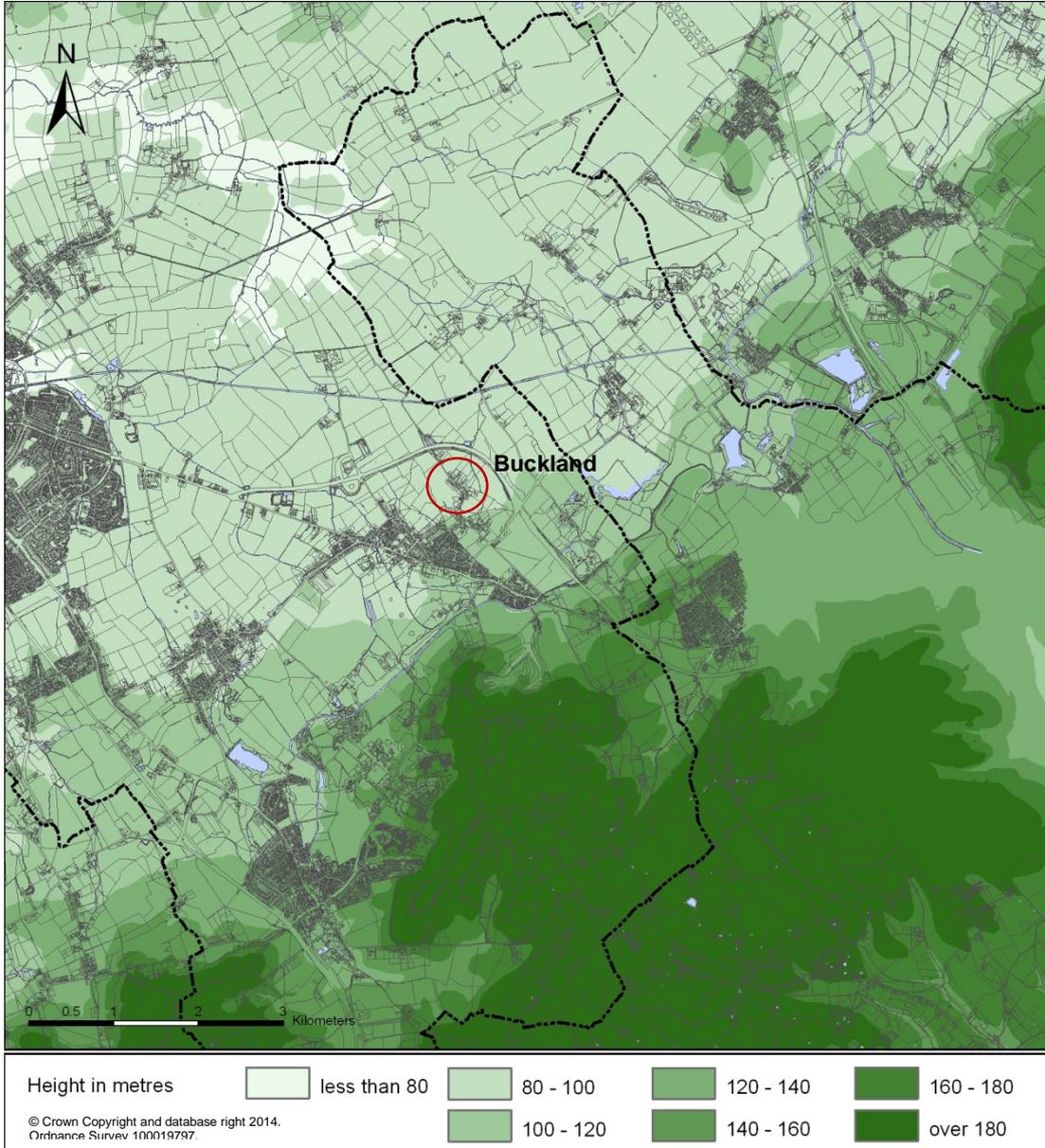
## Landscape Setting

Buckland is located within the Southern Vale's Landscape character area. This area is located to the south-east of Aylesbury extending from the suburban fringes of the town to the foothills of the Chilterns. The northern boundary of this area is marked by the Aylesbury Arm of the Grand Union Canal, whilst to the south-west the area extends to the Aylesbury to Princes Risborough railway line.



The area is characterised by a low lying vale landscape at a level of between 80 and 85 AOD. The underlying geology is primarily Upper Greensand and Gault with areas of valley gravel. Topographically there is little variation.

A series of ditches (often running around the edges of field boundaries) and small streams drain northwards towards the Bear Brook and ultimately to the River Thames. There are scattered ponds throughout the area and the form of development within Buckland would suggest that flooding has always been an issue within the village.



There is an area of pre-18<sup>th</sup> century enclosure located to the north of Aston Clinton/Buckland as well as fossilised strips around the fringes of the villages. However the predominant agricultural use is arable and fields are generally large and open and bordered by well-trimmed hedges. There is no significant woodland cover within the area.

## CHAPTER 5 – Historic Development

### Early Origins

Archaeological remains within the vicinity of Buckland suggest that there has been settlement within the area for a very long time. The archaeological survey conducted for the development of the A41 Bypass found early to late Iron Age remains dating back from 900BC to 50AD as well as evidence of Roman activity.

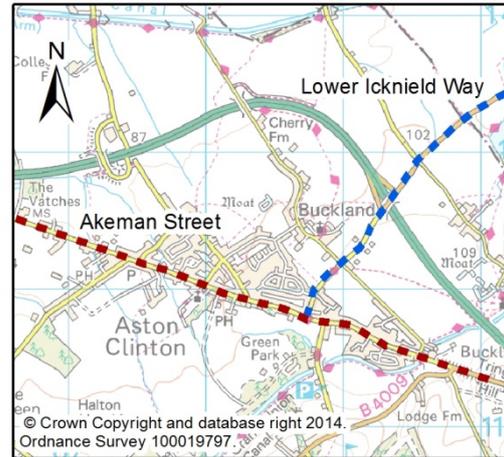
Buckland is located close to two historic communication routes, the Lower Icknield Way and Akeman Street. Akeman Street was a major Roman road which linked the Fosse Way with Watling Street. It runs through Aston Clinton a short distance to the south-west of Buckland.

Buckland was first mentioned in the Domesday Book in 1086 when it was recorded as consisting of 10 hides and was the home of 14 villagers. The name of the

village has changed over history, being

recorded as Bocheland in 1086, Bochland in 1157, Bucland in 1265, Buklond in 1378, Bokland in 1382, Bokland in 1383, Bokeland in 1400 and Bukland in 1449. All are thought to be variations of Boc Land, Boc from the Anglo-Saxon word for charter and Land which comes from the Celtic word Lan or Lann which means enclosure.

Archaeological finds close to Buckland suggest that the area has been continuously settled. Immediately to the north-west of Moat Farm is a medieval moated site providing evidence of a prestigious aristocratic or seigneurial residence rather than a defensive site. Over the course of history, the Parish has been associated with a number of prominent families including the Cliffords, de Beauchamps, le Despencers and the Nevilles.



*Route of Akeman Street and the Lower Icknield Way*

### 16<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> centuries

Our understanding of the development of Buckland during the 16<sup>th</sup> century is based heavily on Robert Tresswell's map of the village dating from 1592/1597. This map shows an area of development concentrated around the church. The junction of Peggs Lane and the main road through the village appears to have functioned as a square with a pound for holding livestock. Burgage plots are clearly visible along Peggs Lane and the south-eastern side of the main village road. The fact that Tresswell refers to Buckland as a 'towne,' might lead to the assumption that Buckland was considered at this time to have a higher status than a village or hamlet and perhaps offered some of the retail facilities and services normally provided by towns during this period. A number of surviving buildings are visible on Tresswell's map including Church Farm, Moat Farm, Yewtree Cottage and Lower Farm.



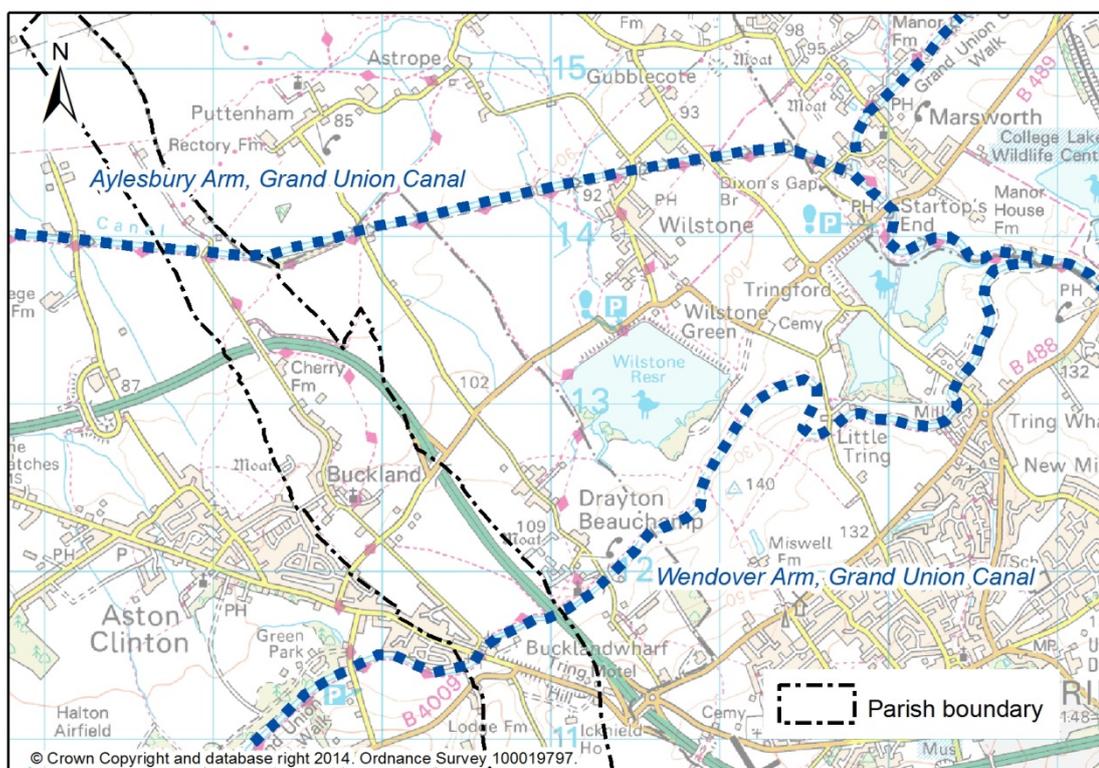
Apart from the buildings concentrated around All Saint's Church it is interesting to note that Tresswell's map shows that development extended along the western side of the main road through the village, much as it does today. This indicates that the eastern side of the main village road has always been undeveloped.

The area was enclosed by Act of Parliament in 1771, although not enforced until 1842. Despite enclosure some of the field names and the field and plot boundaries within the immediate environs of Buckland that appear on Tresswell's map are still recognisable today.

### 19<sup>th</sup> century

The 19th century marked a significant period of development within Buckland. This period coincided with the highpoint in domestic agricultural production in the area. Farm land around Buckland was used primarily for arable farming and this period witnessed an increase in population within the village reflecting the need for additional farm labour. During this period a number of labourers' cottages including Model Row, Blenheim Cottage, Rose Cottage and 1 and 2, Peggs Lane were constructed. In addition a number of public buildings were built including the Village Hall, The School House and the Methodist Chapel (now Chapel House).

Another key event in the development of the village was the creation in the 19th century of the Aylesbury Arm of the Grand Union Canal (which cuts through the northern end of Buckland Parish) and the Wendover Arm (which cuts through the southern section of the



*Location of Buckland in relation to two canals*

parish). The Wendover Arm was built to provide water from the Chiltern springs to top up the locks of the Grand Union canal. It was built above the spring line and always leaked so was closed in 1904.

The canal would have boosted the local community during its construction, but after completion was also important for transporting produce to the major centres of Birmingham and London. Later it became important for leisure activities such as canal barging, walking and fishing.

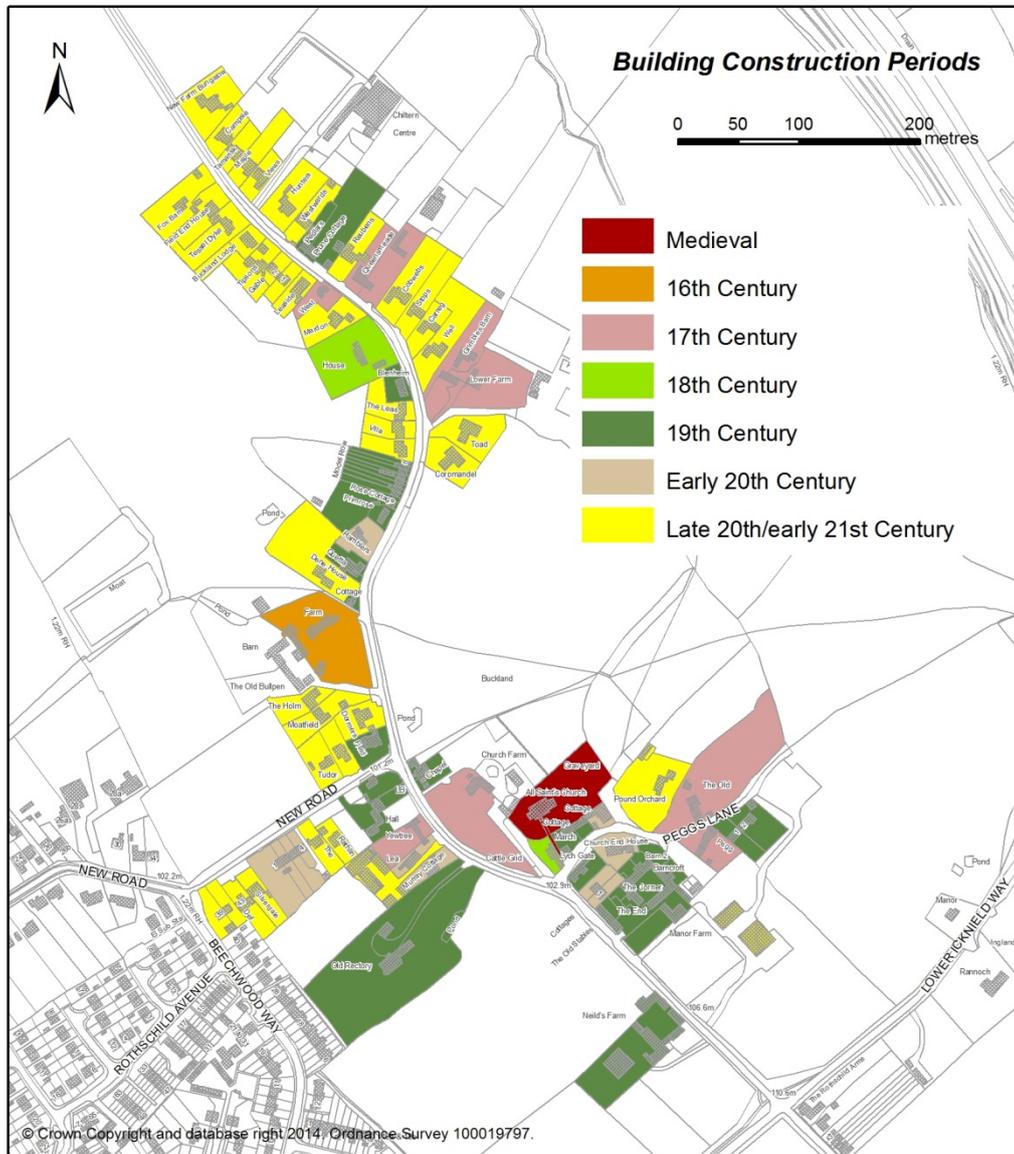
The construction of the canals led to the discovery of Coprolite in nearby fields. When burnt, Coprolite releases phosphates which could be used as fertiliser. Coprolite was mined in the area from the mid-1800s to the early 20th century when cheaper imports rendered it uneconomical.

### *20<sup>th</sup> and 21<sup>st</sup> century*

By the early 20th century, cheap imports of food from America were affecting domestic production and farming went into a period of depression that lasted until the 1940s. The Post War period has seen another significant increase in development within the village although the economic basis of the village has changed. There are now only two working farms within the village and the majority of the residents of Buckland are either retired, self-employed or commute outside the village to work. The position of Buckland close to various transportation links to major employment areas such as London, Aylesbury, and Milton Keynes make it a very convenient and desirable place to live. This is reflected in the number of infill developments, the conversion of agricultural buildings to domestic residences and the extension of development northwards along the principal road through the village. Despite this increase in development Buckland has managed to maintain much of its rural character, its basic plan form and its strong sense of place.

### Surviving historic buildings

The plan shows the earliest surviving period of construction of each building within Buckland. For listed buildings, the building period shown is that noted in the listing description for the building. It is acknowledged that many of these dates are conservative, as most buildings were not surveyed internally at the time of listing.



## CHAPTER 6 – Alterations to Boundary

The principles applied in defining the Conservation Area boundaries are included in the AVDC Conservation Area SPD (published in March 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.

### Areas to be added in the 2014 review

#### 1. Field surrounding Neild's Farm

The 1976 Conservation Area boundary has been extended to include the fields surrounding Neild's Farm between the main road through Buckland and the rear boundaries of buildings located along Rosebery Road, Chestnut Close and Beechwood Way in Aston Clinton.

This field is significant because it provides an important foreground to views of the grade II\* All Saint's Church and to a lesser extent The Old Rectory. The field helps to reinforce the rural character of Buckland and acts as an important buffer between it and Aston Clinton, helping to maintain their separate and distinct identities.



*View of All Saint's Church from B489*

#### 2. Field to the north-west of The Old Rectory

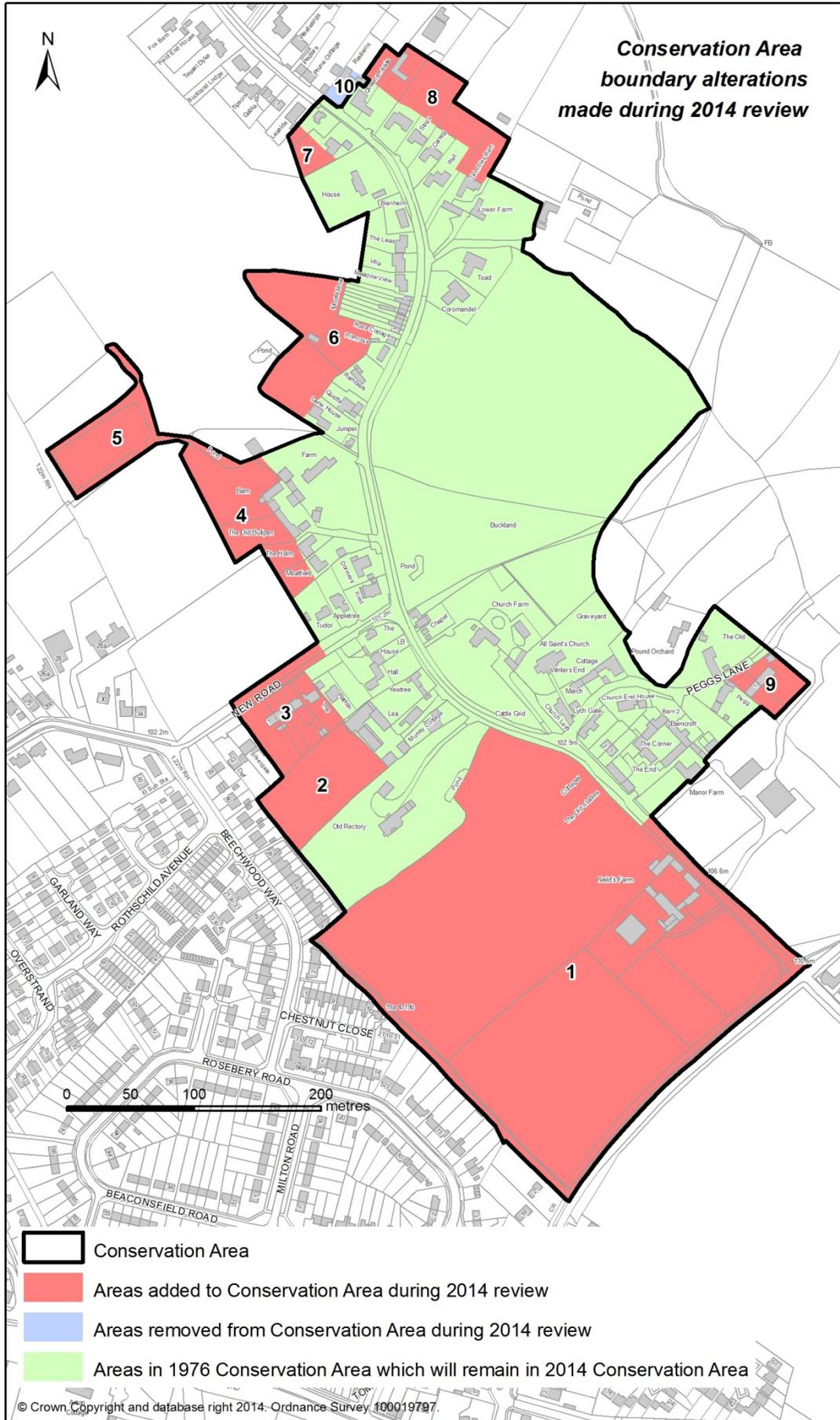
The 1976 Conservation Area boundary has been extended to include the field to the north-east of The Old Rectory and to the south-west of Murray Cottage and Petford Lea. This field forms part of the grounds of Petford Lea and therefore is included within the Conservation Area.

#### 3. 1 to 4, New Road

1 to 4, New Road are a row of four Rothschild terraced cottages. Many of the elements such as the expanse and steep pitch of the roof, the projecting gables, prominent chimneys and the juxtaposition of render and brickwork are reminiscent of the architectural detailing of other late 19<sup>th</sup> century buildings found within the village.



*1 and 2, New Road*



The buildings form a distinct group and are visually attractive. They make a positive contribution to the character and appearance of the village and for this reason are included within the Conservation Area.

4. **Gardens of Moatfield, The Holm, The Old Bullpen, Old Moat Barn**

The 1976 Conservation Area boundary cut through the rear of the grounds of Moatfield, The Holm, The Old Bullpen and Old Moat Barn. For the sake of clarity and to avoid confusion, the boundary has been aligned to include the whole of the grounds of these properties.

5. **Moated Site immediately to the north-west of Moat Farm - Scheduled Ancient Monument**

Surviving medieval moated site, probably a prestigious aristocratic residence rather than a defensive site. Rectangular in form, surrounded by a water-filled ditch measuring an average of 8 metres in width and 2 metres in depth. Nothing remains of the principal dwelling or ancillary buildings, but the site is likely to contain buried evidence of structures and other features relating to the period of evidence. The northern corner of the moat is connected to a water filled extension which is thought to have originated as a fishpond. Moated sites were built throughout the medieval period and are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside.

6. **Land to the rear of Dene House and Rose Cottage**

The 1976 Conservation Area boundary cut through the rear of the grounds of Dene House, and Rose Cottage. For the sake of clarity and to avoid confusion, the boundary has been aligned to include the whole of the grounds of these properties. The boundaries of these cottages are included in 16<sup>th</sup> century Tresswell's map.

7. **Land to the rear of Mardon House and West Cottage**

The 1976 Conservation Area boundary cut through the rear of the grounds of Mardon House and West Cottage. For the sake of clarity and to avoid confusion, the boundary has been aligned to include the whole of the grounds of these properties.

8. **Land to the rear of Queensmeade, Cobwebs, Stopse House, Carreg Cennen, Well House, and Grimble Barn**

The 1976 Conservation Area boundary cut through the rear of the grounds of Queensmeade, Cobwebs, Stopse House, Carreg Cennen, Well House and Grimble Barn. For the sake of clarity and to avoid confusion, the boundary has been aligned to include the whole of the grounds of these properties.

9. **1, 2, Peggs Lane**

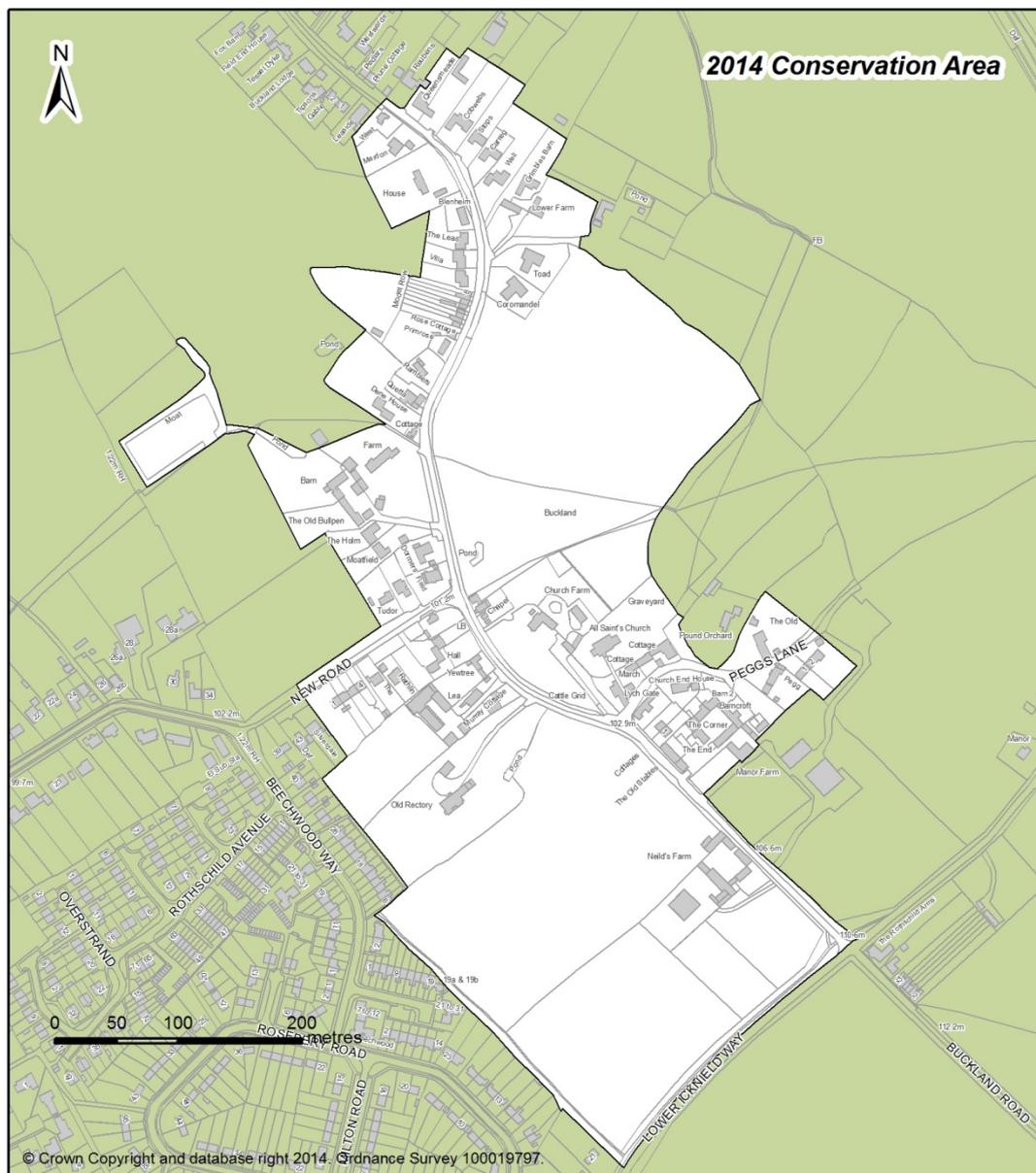
1 and 2 Peggs Lane form part of a group of mid to late 19<sup>th</sup> century labourer's cottages found within the village. These buildings were constructed during a period of agricultural prosperity and reflect the need to provide accommodation within the village for farm

labourers. The buildings share common architectural forms, detailing and materials which makes them a distinctive group. Although the majority of these buildings including 1 and 2, Peggs Lane have been considerably altered with the addition of extensions and the replacement of windows and doors, they are nevertheless still recognisable as a building type and are significant in terms of their contribution to our understanding of the social and economic history of the village.

### Areas to be removed in the 2014 review

#### 9. Reuben's Meadow

Reuben's Meadow was built after the 1976 Conservation Area designation and therefore the line of the boundary cuts through the property and its grounds. The building is modern and being positioned on the edge of the boundary does not fulfil the criteria for inclusion. For these reasons Reuben's Meadow has been removed from the Conservation Area.



## CHAPTER 7 – Key Views and Vistas

Within Buckland, views tend to be focused along the length of the main road through the village and are primarily contained by the high hedges and trees that line each side of long sections of the carriageway. Where groups of buildings are located towards the front of their plots, these buildings also serve to contain views.

The channelled views along the main village road are relatively short in distance, being truncated by a number of sweeping bends. This forms a series of unfolding views focused on individual buildings or groups of trees, which creates a sense of expectation and draws the viewer along the road.



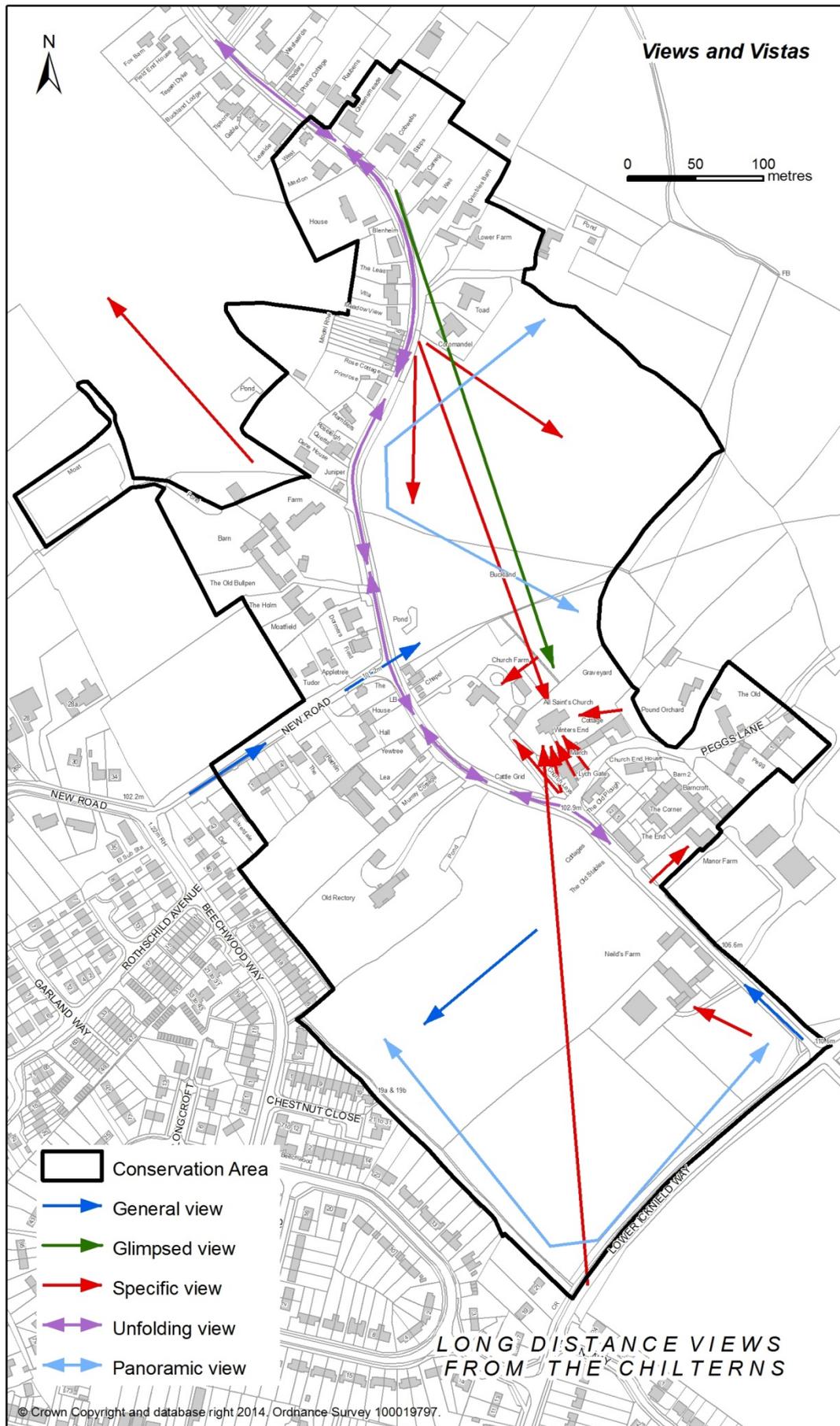
*Channelled view along the main road through the village*

All Saints Church is a key focus to both long and short distance views within and outside the village boundaries. The church appears as a landmark in views gained from vantage points along the Chilterns escarpment located to the south-east of the village. An attractive view of the church can be gained from the B489 as it heads north-eastwards out of Aston Clinton. In this view, the tower of All Saint's Church is visible against a foreground of open fields and against a backdrop of trees. This view is particularly significant because both the church tower and the undeveloped fields that separate the two villages, reinforce to the viewer that despite their proximity, Buckland and Aston Clinton are two separate and distinct settlements.



*View of All Saints Church and the Chilterns from near Coromandel*

Other important views of All Saint's Church are gained from vantage points towards the northern end of the village and across the open field on the eastern side of the main village road which extends between Church Farm and Chapel House to the south and Coromandel and Toad Hall to the north. Here the tower of All Saint's Church is viewed against a foreground of open fields and trees and against a backdrop of trees and the dark outline of the Chiltern Hills which rise a short distance to the south-east of the village.



The open field on the eastern side of the main village road also affords long distance views beyond the village boundary. In this panoramic view the key characteristics of the landscape in this area are apparent, namely the flat, low-lying topography and the relatively large arable fields bordered by trimmed hedges and trees. The views across this field are also significant because they serve to visually connect the two ends of the village together as well as connect Buckland to the rural landscape in which it is located. This visual connection with the surrounding rural landscape helps to reinforce Buckland's character as a former agricultural community.



*View north-eastwards across field  
Between Coromandel  
and Chapel house*

The connection with the wider rural landscape is also very apparent at the northern end of the village beyond the boundary of the Conservation Area and looking north-westwards from the public footpath which runs past Moat Farm.

Despite the relatively contained nature of views along the main road through the village there are several glimpsed views between buildings, along roads and into plots that are worthy of mention. Around All Saint's Church, attractive views of the tower are glimpsed through the lych-gate and between the lych gate and March Cottage. A particularly fine view of the church is gained from the junction of the main village road and Peggs Lane with Church Leys cottage in the foreground.



*View of All Saint's Church with  
Church Leys in the foreground*

The view looking north-eastwards along New Road toward the main village road is also worthy of mention. The slightly elevated vantage point of New Road, its attractive cottages, hedgerows, white picket fences and unmetalled road form an appealing and verdant foreground to views of the standard of trees and the open field located on the north-western side of the principal village road.



*View looking north-east  
along New Road*

## CHAPTER 8 – Open Spaces and Trees

The rural setting of the Buckland is a dominant element of its character. Although the linear form of development precludes public open space within the village, the position of some buildings set back within their plots with large front gardens and the abundance of trees and vegetation create a strong verdant character.

Trees and hedges, grass verges and banks are crucial elements in creating the verdant character of the village and perform a number of roles some of which are listed below;

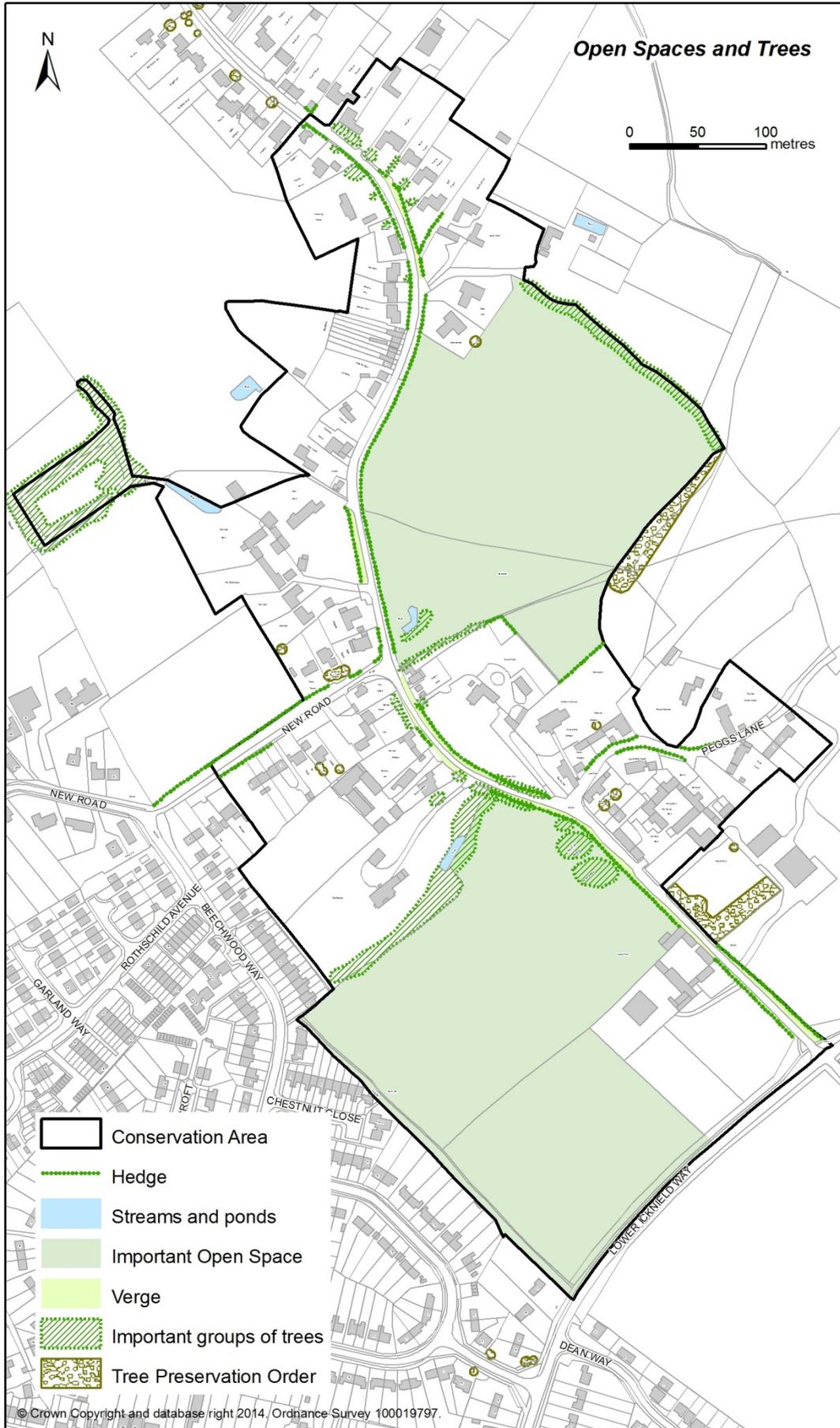
- The trees, hedges and banks along the main village road and Peggs Lane help to visually reinforce the connection between the village and its rural surroundings.
- Trees and hedges help to increase the legibility of the landscape. They follow the course of the principal road through the village, define field boundaries and cluster around significant buildings (such as All Saints Church, Church Farmhouse and The Old Rectory) and less visually obvious physical features such as existing or former ponds.
- Where trees form part of the boundaries to fields within the surrounding countryside, they help to break up the horizon by providing visual focal points in an area of landscape which is relatively flat and featureless.
- Trees, hedges and banks provide soft organic boundaries to the main road through the village which helps to visually reinforce the narrowness of the road (particularly where they overhang the carriageway) and emphasise the sense of enclosure and containment.
- Where trees do hang over the road, these create a strong sense of enclosure, but also create distinctive contrasts of light and shade. This is particularly apparent along the section of road at the entrance to The Old Rectory.
- Trees and hedges provide foregrounds and backdrops to views of individual buildings and the wider landscape.
- The abundance of trees and vegetation within the village means that the views of many buildings are partially obscured. As a result buildings appear to sit within the landscape rather than dominate it.



*Trees overhanging the main road through the village*



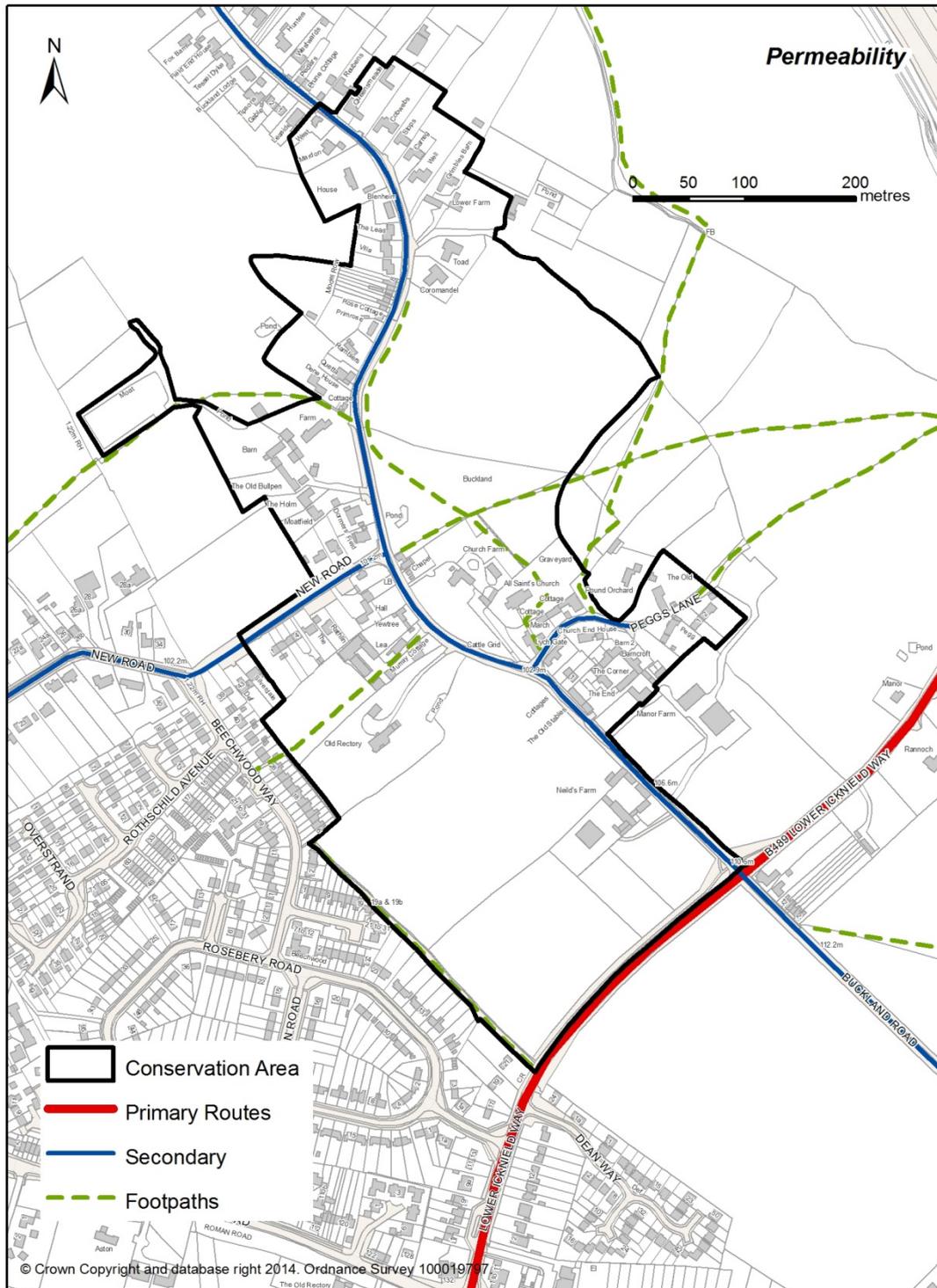
*Church Farm*



- The organic forms of the trees and hedgerows provide a strong visual contrast to the hard edges and forms of the buildings.
- The cumulative result of bends in the road and high hedgerows and trees bordering the carriageway create a series of truncated views along the main village road. These unfolding views create a sense of expectation when moving through the village and also contrast with the much longer distance views gained looking out across the surrounding landscape. This contrast between the short distance views within Buckland and the long distance views gained from the village boundaries emphasise the small scale and contained nature of the settlement.
- Trees, hedges, banks and verges all play a key role in the ecological as well as the visual health of the village.

## CHAPTER 9 – Permeability and Road Layout

Buckland is linear in form. There is one road leading through the village which is single carriageway in width with no central road markings or pavements.



Entrance to the village is gained from the B489 (The Lower Icknield Way) which leads from the London Road (formerly Akeman Street) to the south-west, north-eastwards to Wilstone and beyond to Marsworth. The point of access off the B489 is no more than 300 metres from the boundary of Aston Clinton.

The road winds through the village of Buckland in a roughly south-eastern to north-western direction. To the north-west of the settlement it continues into the open countryside, crossing over the A41 and continuing to the Aylesbury Branch of the Grand Union Canal. A short distance beyond this point the road becomes a bridleway and is unsuitable for vehicles.

At the southern end of Buckland there are two minor roads leading off the main village road. Peggs Lane is a short narrow lane that junctions with the eastern side of the main road close to All Saint's Church. Robert Tresswell's map from the 1590s shows that the junction of Peggs Lane and the main village road was originally much more open in aspect, probably serving the function of a village square. Historic maps appear to indicate, that like today, Peggs Lane has always been a dead-end providing access to surrounding fields.

On the western side of the main village road, close to the Village Hall and School House, is the access to New Road. This short section of unmetalled road rises gently up from the main road through the village and extends for approximately 200 metres to junction with Beechwood Way in Aston Clinton and continuing on as an adopted road to meet Green End Street. Despite its name, New Road is visible on Tresswell's 1590s map of Buckland.

Due to its linear form, permeability within Buckland is relatively restricted. There are however a number of public footpaths which lead out from the village to Aston Clinton and into the surrounding countryside. These footpaths provide important connections between Buckland, Aston Clinton, The Grand Union Canal and the surrounding countryside.

## CHAPTER 10 – Key Buildings

Within Buckland there are a number of important buildings. These include not only the sixteen listed buildings and structures, but also unlisted buildings that make a positive architectural, historical or visual contribution to the village. These buildings are identified on the plan as buildings of local note.

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.

All the identified listed buildings and local note buildings are described briefly in Appendix IV of this document.

All Saint's Church is a very significant building within Buckland, being not only the oldest, but also historically the main focus to the spiritual and social life of the village. The church is constructed from flint, which is unusual within the village and dates from the 13th century. The church is set back from the main road through the village and accessed from Peggs Lane, but despite this the tower is visible in views from the B489 and from various points along the main village road. All Saint's Church acts as an important landmark within the village and the surrounding area, and helps to establish the identity of Buckland as a distinct settlement, separate from Aston Clinton.

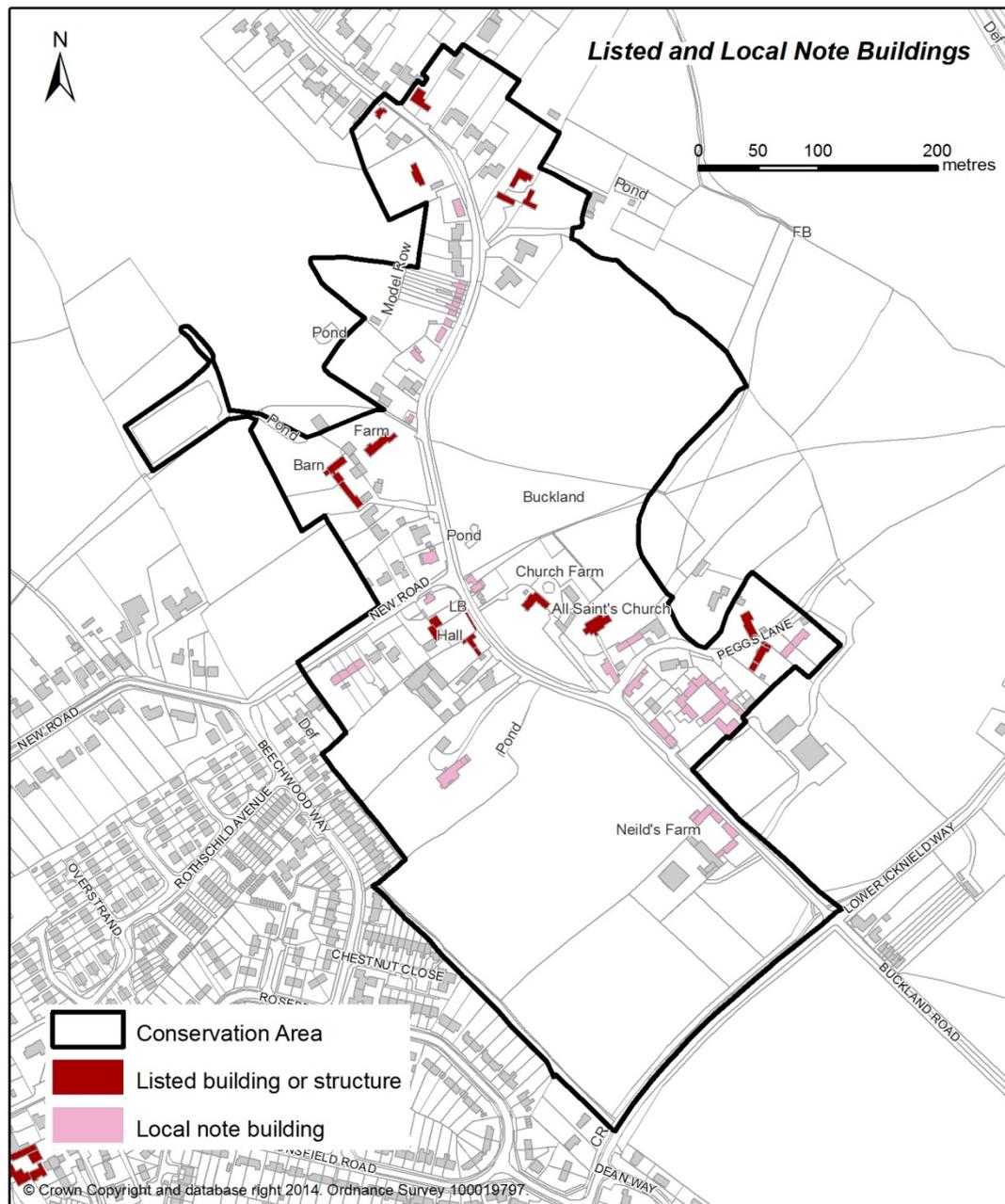


*All Saint's Church*

Within Buckland there are a small number of surviving 16th/17th century cottages which form a distinctive group. West Cottage, Queensmeade, Yewtree Cottage, Peggs House and The Old Duke's Head are significant partly because of their similar scale and form and because they retain both their part timbered construction and their thatched gabled and half-hipped roofs. Lower Farm, Church Farmhouse and Moat Farmhouse all retain elements of their original timber frame and the steep pitches of their roofs also suggest that these buildings were originally thatched.



*Yewtree Cottage*



Of particular interest are the agricultural related buildings such as those at Neild's Farm, Manor Farm, Lower Farm, Moat Farm and Church Farm. Manor Farm and Neild's Farm are still working farms. The original outbuildings at Manor Farm have been converted to domestic use. All these utilitarian buildings allude to the fact that Buckland was until the early 20<sup>th</sup> century primarily an agricultural community. The outbuildings have a distinctive and recognisable character and are typically single storey, have relatively blank elevations and roof planes. They are usually constructed from brick or weather boarded. The most visually prominent are those at Neild's Farm and Manor Farm, which are both arranged in courtyards and positioned close to the road edge.

Another locally important group of buildings within the village are the late 19th century workers cottages which are concentrated at the south-eastern end of the village and on the western side of the main village road opposite the open field. The cottages fall into two categories; those which show the influence of the Rothschild estate (1 to 4, New Road, March Cottage, Winters End Cottage, Primrose Cottage and The Lodge) and those which do not (1 and 2, Peggs Lane, Juniper, Quetta, Roseleigh, Rose Cottage, Model Row and Blenheim).

With the exception of 1-4 New Road, the Rothschild cottages tend to be detached and utilise the palette of materials and forms commonly associated with buildings constructed by the family. These features are namely brick, pebbledash, hung tiles for the walls, steeply pitched clay tiled roofs, dormers, overhanging eaves, prominent chimney stacks and simple decorative detailing on architectural features such as doors, vergeboards and porches. March Cottage and Primrose Cottage both display small stone plaques bearing Rothschild motifs on their principle elevations.



*Primrose Cottage*



*The Lodge*

The Rothschild cottages are significant because they are visual declarations of the relationship between Buckland Village and the Rothschild family.

The other group of 19th century worker's cottages are much simpler in style than the Rothschild designs. These buildings tend to be terraced or semi-detached and to be constructed of brick (although some have subsequently been rendered/painted) with shallow pitched slate roofs. The form and outline of the buildings are typically simple and fenestration patterns are generally regular. Despite later alterations to some properties which have masked the original layout and elevation patterns, these buildings nevertheless form a distinct and recognisable group of properties and are significant because they reflect the agricultural based economy of Buckland prior to the mid-20th century.



*Model Row*

Within Buckland there are several individual buildings which because of their location, form, design or status are considered to be significant. The Old Rectory is a 19th century stone building set back from the main village road within substantial grounds. It is largely obscured from public view by trees, but glimpses of it can be gained from the B489 (Lower Icknield Way) and from New Road. The building is significant because of its size, the fact that it is constructed of stone, (a material uncommon within Buckland), and because of the local status of the Rev. Bonus, who constructed the building.

Another important building is Chapel House, a former non-conformist chapel located on the north-eastern side of the main village road adjacent to Church Farm. The 19th century brick building is instantly recognisable as an ecclesiastical building with its characteristic large lancet window and arched doorway. The building is visually prominent close to the road edge and significant because of its distinctive form and detailing, former function and its importance within the social history of the village.



*Chapel House*

Within Buckland there are a number of surviving former public houses. Buildings such as The Old Duke's Head are individually significant because of their date, form and construction materials, but as a group these buildings are significant because of their former function as a focus to social activity within the village.



*The Old Plough*

### *Building Form and Plot layout*

Concentrated around the church and located sporadically along the main village road there are a number of former farmhouses and cottages dating from the 16<sup>th</sup>/17<sup>th</sup> century. These include Church Farm, Moat Farmhouse, Lower Farmhouse, West Cottage, Queensmead, Yew Tree Cottage, The Old Duke's Head and Peggs House. The larger farmhouses tend to be set back from the road within substantial plots. Some of them are orientated at an angle to the road and in general they are largely obscured from views by vegetation. The smaller 16<sup>th</sup>/17<sup>th</sup> century cottages tend to occupy smaller plots and be positioned closer to the road edge. These buildings vary in their orientation to the carriageway.

The 16<sup>th</sup>/17<sup>th</sup> century buildings range in height between 1½ and 2 storeys and have relatively simple core plan forms which have been extended over time. They are thatched or were formerly thatched and therefore roof pitches are steep and gable widths are narrow. Both gabled and hipped roofs are found on thatched cottages within the village. Fenestration patterns are irregular and window openings are typically small creating a strong solid to void ratio.

There are some fine examples of 19<sup>th</sup> century buildings within the village, notably George Devey's Village Hall and School House. These grade II listed buildings, with their relatively complex plan form and decorative architectural detailing, reflect Devey's interest in the Old English styles of architecture associated with the Domestic Revival and the Arts and Craft Movements of the 19<sup>th</sup> century. Buildings constructed in this style tend to have steeply pitched roofs, varying eaves height, variations in gable widths and tall ornate chimneys. Fenestration patterns are irregular and the overall effect is of a picturesque style of architecture.

Devey's influence can be seen in other buildings constructed within the village including Primrose Cottage, Ramblers and The Lodge. Although all of these are more modest in scale and ornamentation than the school and village hall, all share the same basic characteristics including steeply pitched roofs, prominent chimneys and the juxtaposition of different materials and textures.



*Architectural detailing,  
Primrose Cottage*

The 19<sup>th</sup> century labourer's cottages found within the village such as Model Row, Blenheim Cottage, Rose Cottage and 1 and 2, Peggs Lane are typically terraced or semi-detached. They tend to be positioned towards the front of their plots relatively close to the road edge. These buildings are two storeys in height and sit beneath relatively shallow pitched gabled roofs originally laid in slate. The ridgelines run parallel with the carriageway and in the case

of Model Row, are punctuated at regular intervals by brick chimney stacks. Many of the buildings have been altered, either through the addition of extensions, the replacement of roofing materials and the replacement and/or enlargement of original windows and doors. Originally fenestration patterns on these buildings would have been regular.

An important group of historic buildings within Buckland are the existing and former agricultural outbuildings. The oldest surviving example at Moat Farm dates back to the medieval period and is cruck framed with later brick infill panels. Examples of 18<sup>th</sup> century timber and weather-boarded outbuildings survive at Lower Farm and 19<sup>th</sup> century brick barns at Manor Farm and Neild's Farm. The latter two are visually prominent because they are both positioned close to the road and both are arranged around the four sides of a courtyard.



*Agricultural outbuildings at Neild's Farm*

The majority of the agricultural outbuildings within the village have now been converted to domestic use. However, they still retain their characteristic utilitarian form. They are typically single storey in height with gabled roofs (those dating from the 19<sup>th</sup> century tend to be shallow in pitch) and have large blank roof planes and limited window and door openings. The solid to void ratio of the elevations of the buildings tend therefore to be very strong.

### *Details and Materials*

With the exception of All Saint's Church, the oldest surviving houses in Buckland are constructed of timber frame and this is still evident in a number of 16<sup>th</sup> /17<sup>th</sup> century buildings within the village. Brick has been used to infill the timber frame and with the exception of Yew Tree Cottage and Lower Farm the panels have been rendered or painted. The majority of these 16<sup>th</sup>/ 17<sup>th</sup> century cottages have thatched roofs. Where the thatch has been lost, evidence of the original roof covering survives in the steepness of their pitch.

The majority of the historic buildings within the village are constructed of brick. There was a brick kiln within the parish and bricks would have been sourced locally. Bricks range in colour from brown to brownly-orange. Vitrified bricks are used for the diaper patterns on the Village Hall and School House and as random headers in some of the mid to late 19<sup>th</sup> century labourer's cottages such as 1 and 2, Peggs Lane. Bricks are typically laid in a Flemish bond. A number of the 19<sup>th</sup> century buildings within Buckland have been rendered or painted.

All Saint's Church is constructed from flint, no doubt sourced from the Chiltern Hills. There are areas of Clunch, but these date primarily from the 19<sup>th</sup> century when the church was heavily restored. Quoins and dressings are limestone. With the exception of the church and the early 20<sup>th</sup> century Ramblers, flint is not used as a construction material within Buckland.

The Old Rectory is constructed from coursed stone, a material which is uncommon within the village. The only other buildings within the village to utilise stone are The Old School House and Village Hall where limestone is used for some quoining. In both cases the use of stone was probably intended to reinforce the status of the buildings.

The combination of materials found in the Old School House and Village Hall are typical of Domestic Revival and Arts and Craft Movement influences. Here brick, stone, hung tiles and roughcast render are juxtaposed creating contrasts in texture and colour.

Examples of sash, casement and mullion and transom windows can be found within the village. Unfortunately many of the unlisted historic buildings within the village have lost their original timber windows which have in many cases these been replaced with uPVC storm proofed units. The loss of original windows and doors can have a negative impact upon the character and appearance of buildings especially where they are semi-detached or form part of a row and the different styles of modern windows and doors that are inserted destroying the uniformity of the original design.

### *Boundary Treatments*

The majority of boundaries within the village are formed by substantial hedges and trees, often separated from the carriageways by grass verges and ditches. These hedgerow boundaries form a soft organic edge to the road, which contrast with the hard outline of the buildings, reinforce the rural character of the village, reduce the visual width of the road and create enclosure.

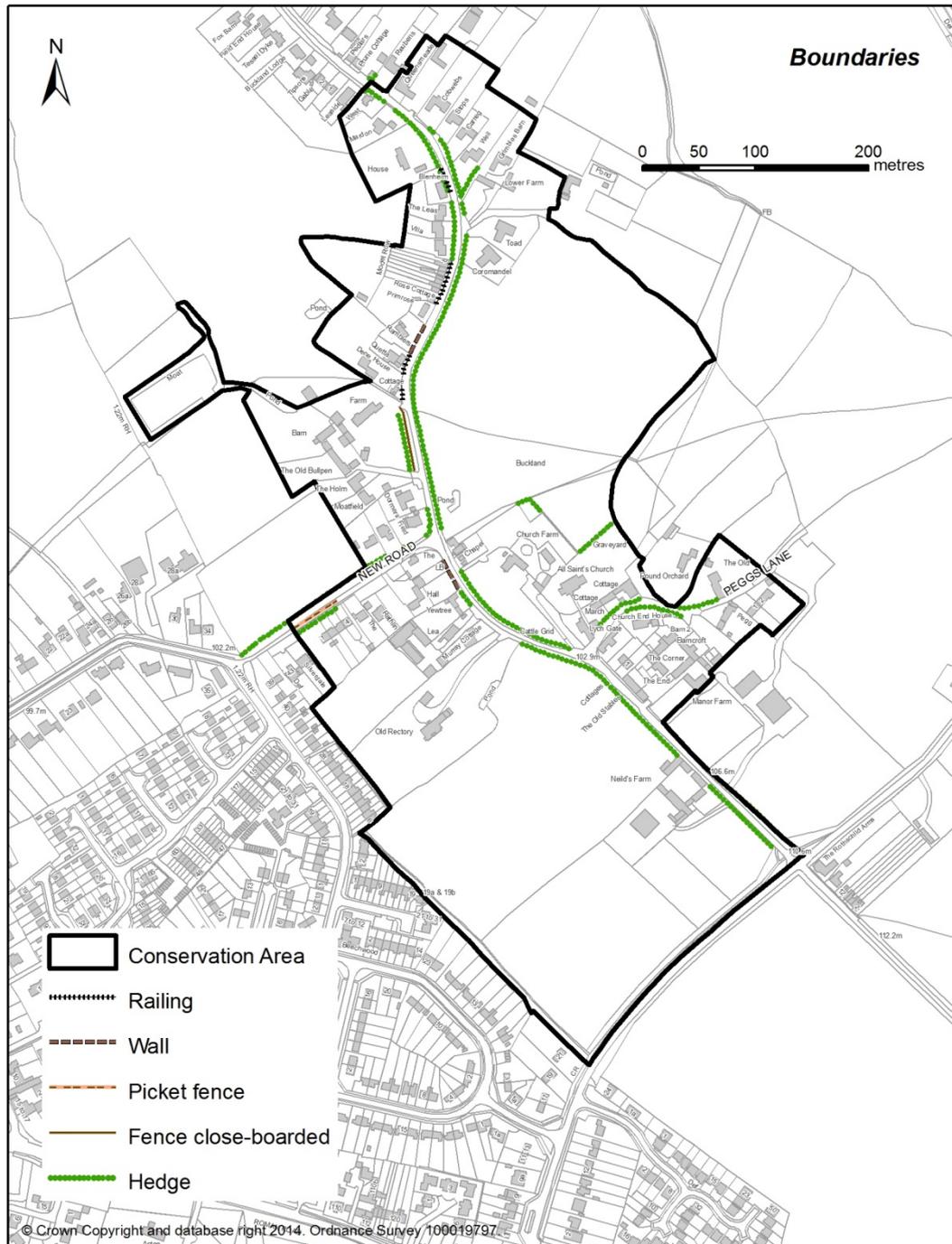
Simple metal estate railings define boundaries at the front of modest 19<sup>th</sup> century cottages and terraces such as Juniper Cottage, Rose Cottage and Model Row. Here the buildings are located close to the road edge and there are limited grounds at the front of properties to accommodate hedges.

There are two prominent brick walls within the village, that which forms the front boundary to The Old School and Village Hall and that in front of The Ramblers. The wall in front of the Old School House and Village hall was probably designed by George Devey. It dates from the 1860s, is built of orange/brown bricks laid in a Flemish bond and is approximately 1 metre in height. The wall has a steeply weathered projecting brick coping ramped up in a curve at its southern end. Access is provided by an oak lych gate with framed sides and curved braces supporting a hipped tiled roof. Inserted into the northern end of the wall is a George VI postbox. The wall and gate are listed grade II.



*Oak lych gate*

The wall in front of Ramblers is constructed of brick with some flint. It stands approximately a metre in height and is articulated with a repeated pattern of removed bricks. The wall is eye-catching and is unique within the village.



### Surface Treatment and Street Furniture (Public Realm)

There are no pavements within the village. The carriageway along the main village road and Peggs Lane are laid in asphalt. New Road is unmetalled and subsequently has a very informal feel.

## 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.

Buckland is a small settlement, which due to its proximity to Aston Clinton potentially faces development pressures which could affect its character. There are several key features of Buckland that are essential elements of its character and which need to be considered in the future management of the Conservation Area.

- Maintaining the distinct identity of the village and its separation from Aston Clinton.
- Maintaining the rural character of the village especially through the preservation of the hedges, trees and banks that line the carriageways. Also it is important to maintain the connection between the village and surrounding countryside gained in gaps between development (especially on the eastern side of Main Road) and views from within the village out into the surrounding landscape.
- Maintain the rural character of the village through the lack of signage and street furniture.
- Maintain the essentially linear character of the village by resisting backland development.
- Maintain the essential form and character of utilitarian/agricultural outbuildings.
- Encourage the retention of historic features (particularly windows and doors) where they survive on buildings, especially those buildings which are not listed and are therefore not protected by legislation.
- Where new development is deemed acceptable ensure that its form, layout, massing, materials and design reflect and respect the key characteristics of the built historic environment of the village as identified within this document.

## ***BIBLIOGRAPHY AND ACKNOWLEDGEMENTS***

### ***Bibliography***

- The Book of Buckland, Ray and Avril Poole 2006
- Buckland 2000 Millennium Celebration Book, Ray and Avril Poole
- Victoria County History Vol 2 pgs. 327-330 1908
- Buildings of England, Buckinghamshire, N. Pevsner, London 1960 pg.77

### ***Acknowledgements***

- Buckland Parish Council
- Buckinghamshire County Council Archaeological Team

## ***ADDITIONAL USEFUL INFORMATION ON THE AVDC WEBSITE***

### ***Glossary***

- Glossary of conservation and historic building terms

### ***Guidance and useful information***

- A guide to useful publications

### ***Conservation area constraints***

- Details of types of development subject to additional control by conservation area designation

### ***Planning Policy***

- Aylesbury Vale District Council planning policy relating to the management of Conservation Areas and the wider built historic environment



## *APPENDIX II – Asset Sheets*

The following pages give list descriptions and photographs of the listed buildings in the Buckland Conservation Area together with details of Local Note buildings.

- Main Road
- New Road
- Peggs Lane

Structure	Status	Assessment of Significance
<p data-bbox="120 194 264 220">Neild's Farm</p> 	<p data-bbox="810 194 981 258">Local Heritage Asset</p>	<p data-bbox="990 194 2078 491">Neild's Farm is a 19th century farm complex situated at the south-eastern entrance to the village. The farm complex is slightly dislocated from the rest of the village and the buildings are positioned hard up to the road edge which makes them visually prominent. The complex consists of a domestic dwelling with agricultural outbuildings arranged around a courtyard. The complex is significant because of its prominent position, but primarily because these building reflect the former agricultural economy of the village and in particular its period of growth and prosperity during the mid to late 19th century. The agricultural buildings are architecturally distinctive with their large blank gabled roof planes and relatively blank elevations.</p>
<p data-bbox="120 657 309 683">The Old Rectory</p> 	<p data-bbox="810 657 981 721">Local Heritage Asset</p>	<p data-bbox="990 657 2078 890">Built by the Rev Bonus between 1864 and 1904. This is a large building constructed of stone, set within large grounds. In its scale, the size of the plot and the choice of building materials, The Old Rectory is clearly intended to be viewed as a status building. Although it is largely obscured from view by trees, glimpses of it are gained across the open field from the Lower Icknield Way. The building is also locally significant because it was built for the Rev Bonus who was a prominent figure within late 19th century Buckland.</p>
<p data-bbox="120 976 331 1002">Yew Tree Cottage</p> 	<p data-bbox="810 976 922 1002">Grade II</p>	<p data-bbox="990 976 2078 1248">Cottage. C17 altered. Timber framed with red brick infill and part re-fronting. Thatched roof half-hipped to south gable central brick chimney and projecting from the south gable; 2 pointed eaves dormers. 1.5 storeys. L-shaped with gabled wing to RH with modern bay window having tiled lean-to roof 2 light casement above. Blocked door to LH with tiled hood modern glazed door in centre small bay window to RH with tiled roof and C20 lean-to projection in angle with wing. Plaque on wall by former door with arms and motto of Edward Bonus rector dated 1882. RCHM I. P. 68. MON. 4.</p>

Structure	Status	Assessment of Significance
<p data-bbox="120 194 324 252">School House And Village Hall</p> 	<p data-bbox="810 194 918 223">Grade II</p>	<p data-bbox="990 194 2072 678">House and Church Hall attached formerly school with masters house 1863 by George Devey for Edward Bonus house extended 1877. Diaper pattern brick with some limestone quoining roughcast to house above 1st. floor window sills. Tiled roofs gables with dentil verges. House on right 2 storeys projecting gable to LH 3-light leaded casement to each floor lower with blue brick relieving arch. Projecting gabled porch in centre with lattice panels to sides door with heavy ornamental iron hinges. 3-light leaded casement to RH with plaque over giving 1877 date in latin inscription. LH flank wall has large chimney stack with offsets and 4 diagonal shafts. Small gabled dormer in angle over semi-circular headed entrance to hall on LH buttress in angle below plaque commemorating 1863 opening. 1 storey gable in centre over 3-light stone traceried and transomed window; chimney stack to LH with offsets and single diagonal shaft. Each gable of hall has a 4 light stone traceried window rear elevation has central gable with similar 3-light window two 2-light stone mullioned windows to LH. All windows have diamond leaded glazing. Interior of hall has open timbered roof with arched principles on carved stone corbels.</p>
<p data-bbox="120 734 380 829">Gateway And Boundary Wall To School House And Village Hall</p> 	<p data-bbox="810 734 918 762">Grade II</p>	<p data-bbox="990 734 1803 885">Gateway of lych-gate type and boundary wall. 1862 probably by George Devey. Oak framed sides with curved braces hipped tiled roof low oak gate. Flanking wall about 1m. high brick with steeply weathered projecting brick coping ramped up in a curve at S. End. Included for group value.</p> <p data-bbox="990 917 1310 949">Listing Amended 12/05/1992</p> <p data-bbox="1209 1053 1803 1093">(George VI post box inserted into northern end of wall)</p> 

Structure	Status	Assessment of Significance
<p data-bbox="120 194 241 220">The Lodge</p> 	<p data-bbox="810 194 981 258">Local Heritage Asset</p>	<p data-bbox="990 194 2072 491">The Lodge is a visually attractive late 19th century building prominently positioned at the junction of the main road through the village and New Road. The building forms part of a group of late 19th century buildings which pick up on the architectural styles of George Devey in the School House and Village Hall and the style of picturesque estate architecture associated with the Rothschild family. The buildings within this group are typically detached and use a mixed palette of materials, typically brick, pebbledash/render and hung tiles. Roofs tend to be gabled and steeply pitched, laid in clay tiles and often punctuated by dormers. Eaves tend to be overhung, there are often decorative verges and invariably brick chimney stacks are an architectural prominent feature.</p>
<p data-bbox="120 545 264 571">Field Corner</p> 	<p data-bbox="810 545 981 609">Local Heritage Asset</p>	<p data-bbox="990 545 2072 769">The original part of the house dates from 1810 with a later addition at the turn of the century and the orangery added in 1988. This is a very attractive building which presents a regular elevation to New Road. The building sits beneath a shallow pitched hipped roof laid in slate with two prominent chimney stacks at each gable. The building is significant because of its age and its form and because it makes a strong visual contribution to the character and appearance of the village and Conservation Area. The building was originally known as Cottage Farm.</p>
<p data-bbox="120 823 309 849">Moat Farmhouse</p> 	<p data-bbox="810 823 913 849">Grade II</p>	<p data-bbox="990 823 2072 976">House, 16th century and later. Timber framed, now faced with painted stucco, probably on brick. Old tile roof. 2 brick stacks in centre and projecting chimney at south west end. Hall and cross wing plan with stair projection in angle. Later additions at north-east end (kitchens) north-west (entrance).</p>

Structure	Status	Assessment of Significance
<p>The Old Bullpen (formerly Barn, Cowshed And Bullpen SW Of Moat Farmhouse</p>		<p>Grade II</p> <p>Farm buildings. C18 and C19. Small barn at N.W. End has exposed timber framing with modern brick infill and leaded casement windows tiled roof. Interior 2 bays with central truss having curved Queenposts. Cowshed C19 brick with slate roof links barn to bullpen C18 timber framed with red brick infill and hipped roof of old tiles interior has Queenpost truss. Included for group value.</p>
<p>Great Moat Barn (formerly Cruck Barn To SW Of Moat Farmhouse</p>	<p>No photograph available</p>	<p>Grade II</p> <p>Barn medieval altered converted to living room C20. Exposed oak cill beam and posts including cruck truss in N.E. Gable modern brick infill with leaded casement windows. Thatched roof with hipped gables. Interior: 4 bays that at S.W. End probably added with modern brick inglenook fireplace. 4 cruck trusses with blades rising to above collars some with lower collars and spur to wallplate.</p>
<p>Juniper Cottage</p>		<p>Local Heritage Asset</p> <p>Juniper Cottage is a 19th century cottage positioned close to the carriageway at a bend in the main village road making it visually prominent. The building forms part of a group of 19th century labourer's cottages built in the village at the time of agricultural prosperity reflecting a need to provide accommodation for an increased work force. The buildings within this group are typically constructed of brick, were semi-detached or terraced and are simple in their original layout and form. The majority have relatively shallow pitched gabled roofs laid or formerly laid in slate and fenestration patterns tend to be regular.</p>

Structure	Status	Assessment of Significance
<p data-bbox="120 181 358 220">Quetta and Roseleigh</p> 	<p data-bbox="815 181 981 258">Local Heritage Asset</p>	<p data-bbox="994 181 2069 488">19th century semi-detached buildings forming a part of 19th century labourers cottages built in the village at the time of agricultural prosperity reflecting a need to provide accommodation for an increased work force. The buildings within this group are typically constructed of brick, were semi-detached or terraced and are simple in their original layout and form. The majority have relatively shallow pitched gabled roofs laid or formerly laid in slate and fenestration patterns are typically regular. Despite alterations to the fenestration details, the original form of the buildings are recognisable as late 19th century. The buildings are primarily significant in terms of their contribution to the social history of the village and their group value.</p>
<p data-bbox="120 533 232 571">Ramblers</p> 	<p data-bbox="815 533 981 609">Local Heritage Asset</p>	<p data-bbox="994 533 2069 839">Built in the late 19th century or early 20th century by the Rev. Bonus on the site of four cottages. This is an unusual building because it is partially constructed of flint. The building sits on a relatively large plot and is very visible. In its design it picks up on elements of architectural detailing found in 19th century buildings within the village, namely a relatively steeply pitched gable roof, overhanging eaves, prominent chimney stacks and combinations of materials. The brick boundary wall running along the road frontage is also unusual in both its design and its construction material. This is an attractive and visually prominent building that makes a positive visual contribution to the character and appearance of the village.</p>
<p data-bbox="120 884 313 922">Primrose Cottage</p>  	<p data-bbox="815 884 981 960">Local Heritage Asset</p>	<p data-bbox="994 884 2069 1311">Primrose Cottage is a late 19th century Rothschild estate building. The building forms part of a group of late 19th century buildings which pick up on the architectural styles of George Devey in the School House and Village Hall and the style of picturesque estate architecture associated with the Rothschild family. The buildings within this group are typically detached and use a mixed palette of materials, typically brick, pebbledash/render and hung tiles. Primrose Cottage juxtaposes brick to the ground floor with render to the first floor and decorative hung tiles within the apexes of the gabled dormers. The roof is gabled and steeply pitched, laid in clay tiles and punctuated by dormers. The ridgeline, which runs parallel with the carriageway, is broken by a centrally positioned cluster of brick chimney stacks. The building is significant because of its association with the Rothschild family, because of its architectural detailing and because it reflects a period of agricultural prosperity within the village during the latter half of the 19th century.</p>

Structure	Status	Assessment of Significance
Rose Cottage 	Local Heritage Asset	<p>Rose Cottage is positioned a short distance back from the road edge. It forms part of a group of 19th century labourers cottages built in the village at the time of agricultural prosperity reflecting a need to provide accommodation for an increased work force. The buildings within this group are typically constructed of brick, were semi-detached or terraced and are simple in their original layout and form. The majority have relatively shallow pitched gabled roofs laid or formerly laid in slate and fenestration patterns were typically regular. Rose Cottage is detached, has been rendered and the roofing material has been replaced. The windows of this building have also been altered, but the regularity of the fenestration pattern is retained. Nevertheless the basic simple form, massing and outline of the building are still apparent and its significance lies primarily in its group value.</p>
1 – 8, Model Row 	Local Heritage Asset	<p>Row of eight terraced cottages prominently positioned close to the road edge. The building forms part of a group of 19th century labourer's cottages built in the village at the time of agricultural prosperity reflecting a need to provide accommodation for an increased work force. The buildings within this group are typically constructed of brick, were semi-detached or terraced and are simple in their original layout and form. The majority have relatively shallow pitched gabled roofs laid or formerly laid in slate and fenestration patterns were typically regular. Despite significant alterations to the fenestration details of each of the individual building within the terrace, the basic form of the terrace with its regularly positioned chimney stack is still instantly recognisable as late 19th century. The buildings are primarily significant in terms of their contribution to the social history of the village and their group value.</p>
Blenheim Cottage 	Local Heritage Asset	<p>Blenheim Cottage was originally two cottages. The buildings are thought to date from the mid-19th century. The building forms part of a group of 19th century labourers cottages built in the village at the time of agricultural prosperity reflecting a need to provide accommodation for an increased work force. The buildings within this group are typically constructed of brick, were semi-detached or terraced and are simple in their original layout and form. The majority have relatively shallow pitched gabled roofs laid or formerly laid in slate and fenestration patterns are regular.</p>

Structure	Status	Assessment of Significance
Havering House 	Grade II	House. Early C18 red brick with blue headers old tiled roof with end chimneys and 2 flat roofed corners plaster coved eaves cornice. 2-storeys 1st. Floor brick band 3 bays of 3-light transomed leaded casements segmental arched heads to ground floor central door in modern open gabled porch 2-light casement above. C20 flanking wings with lower roof line 1 bay 3-light casements to LH. Door and 2-light casement to RH.
West Cottage 	Grade II	Cottage. C17 altered. Timber framed with colourwashed brick infill some tile hanging. Thatched roof half hipped with central brick chimney. 2 eaves dormers. 1.5 storeys open porches each side with tiled lean-to roof two 3-light casements between and panel with crest of Edward Bonus under eaves. Modern square bay to RH gable with tiled roof 2-light casement above. Modern 1 storey lean-to extension to rear.
Queensmeade 	Grade II	House. C17 altered and extended C20. Timber framed cased in whitewashed brick. Thatched roof. Projecting chimney stack to LH gable with tiled offsets and tumbled brickwork and two diagonal shafts with sailing courses. Second chimney stack to rear wall. 1? Storeys. Two LH bays are C17 with timber framing cased in brick. Modern leaded glazing in 2 square bay windows and central in original doorway. 4 window C20 addition to RH with continuation of roof and matching windows. 2-storey rear wing also C20 with higher thatched roof. Interior: exposed timber framing of the C17 bays including cambered tiebeam to LH gable.

---

Lower Farm



Grade II

House. C17 and C18 timber framed with old red brick infill and early C19 red and buff brick casing; thatched roof central grouped c19 chimney and projecting C18 chimney at RH end. 1.5 Storeys. 2 eaves dormers with 2-light sliding casements ground floor has two 3-light and one 2-light wood casements and plain door under segmental arches. Exposed framing to east gable. Small 1-storey red brick outhouse to rear. Interior (of house) has exposed ceiling beams to ground floor.



---

Barn North Of Lower Farm, North Side Of Yard



Grade II

Small barn. C18 timber framed weather boarded, tiled roof. Interior has some older re-used tie-beams and braces to wall posts. Queen post trusses most mostly renewed C19. Lower open fronted cart shed at right angles attached to west end. Brick rear wall, tiled roof. Included for group value.

---

Grimbles Barn  
(Formerly Stable To West of Lower Farmhouse

No photograph available

Grade II

Stable C18/C19 timber framed weatherboarded tiled roof 2 stable doors queenpost roof. Included for group value.

---

---

Chapel House



Local Heritage Asset

A former non-Conformist Chapel, now converted to a domestic dwelling. Chapel House is prominently positioned close to the road edge and on the eastern (less developed) side of the main village road. The 19th century brick building is instantly recognisable as an ecclesiastical building with its large lancet window and arched doorway. The building is significant because of its form and also because of its contribution to our understanding of the social and spiritual history of the village.

---

Church Farmhouse



Grade II

House. C17 with possibly earlier wing extended C18 and altered. Timber framed with old thin brick infill rendered and painted to south elevation. Old tiled roofs partly hipped. North wing has two large C17 brick chimney stacks with moulded brick cornices and pairs of diagonal shafts. 2-storeys. L-plan. North wing is C17; south elevation has 3 bays of C20 wood casements and central glazed door opposite LH stack. Lower roofed addition on LH side c20 projecting chimney to west gable. North elevation has gabled staircase wing with 2-light leaded casement; 1-storey lean-to outshot to RH gable to east wing to LH. East wing has 3 northern bays timber framed possibly C16 south bay (former dairy) C18 brick. West elevation rendered and painted. C20 wood casements enclosed hipped roof porch to RH of east elevation and chimney to south gable. Interior: east wing has two trusses which may have been open with roughly cambered tiebeams and curved arch braces. North wing has ovolo moulded spine beam in central room between the two chimney stacks. RCHM I P. 68. MON. 3.

---

All Saints Church



Grade II\*

Parish church. C13-C16 heavily restored c19. Flint with some clunch mostly C19 limestone dressings. W. Tower nave and n. Aisle chancel with tiled roof. C19 battlements gargoyles and coped e. Gable with cross finial C19 s. Porch stone below timber framed upper part tiled roof. Restored C14 S. Doorway with fleurons in moulded arch. 2-light restored traceried windows each side and 2 C15 or 16 clerestory windows. Chancel has lancet at w. End. Restored c14 n. Aisle windows and small door. Interior 3 bay n. Arcade of late C13 arches with circular piers with alternating octagonal and circular capitals. Low chancel arch C15 nave roof with traceried spandrels. Fittings: C13 font circular of cup shape with scalloped bowl with band of foliage round top. C19 stone pulpit and altar with reredos brass altar rails and encaustic tiles to chancel floor. RCHM i p. 67. Mon. 1.

---

---

Barns at Manor Farm



Local Heritage Asset

Former utilitarian outbuildings arranged around a courtyard formerly associated with Manor Farm. Constructed of brick with shallow pitched gabled roofs laid in slate. Part of the complex is positioned hard up to the edge of the main road through the village, which makes them visually prominent. The complex is also visible from Peggs Lane. The complex is significant because of its prominent position, but primarily because these building reflect the former agricultural economy of the village and in particular its period of growth and prosperity during the mid to late 19th century. The agricultural buildings are architecturally distinctive with their large blank gabled roof planes and relatively blank elevations.

---

Manor Farm



Local Heritage Asset

Farm house set back from road edge Two storey brick building with shallow pitched gable roof laid in slate with end stacks and ridge chimneys. Five bays with central doorway with arched opening to first floor. Central bay flanked by 8 over 8 timber sashes. Extremely attractive building which retains many of its original external features and which is also significant because of the building reflects the former agricultural economy of the village and in particular its period of growth and prosperity during the mid to late 19th century.

Structure	Status	Assessment of Significance
-----------	--------	----------------------------

1-4 (consecutive),  
New Road



Local Heritage  
Asset

A short row of visually attractive Rothschild terrace cottages. The buildings have steeply pitched gabled roofs laid in tiles with prominent brick chimney stacks. These details along with the combination of brick and render hark back to Devey designs found elsewhere within the village. The buildings retain the majority of their original features and make a positive contribution to the visual appearance of the village and for this reason have been identified as being of local note.

Structure	Status	Assessment of Significance
<p>Church Leys, Peggs Lane</p> 	<p>Local Heritage Asset</p>	<p>19<sup>th</sup> century building prominently located along the main street through Buckland. Provides a visually attractive foreground to views of the church gained from the junction of the main road and Peggs Lane. May have originally been two cottages. Unclear whether the building was originally labourer's cottages associated with Manor Farm or associated with Rothschild Cottages along Peggs Lane. Not clear. Two storeys with shallow pitched gable roof laid in slate. Mid-ridge chimney stack. Rendered. This building is significant because of its prominent location and its position within the immediate setting of the church. It is also significant as one of a group of 19<sup>th</sup> century buildings found within the village that reflect a period of agricultural prosperity during the late 19<sup>th</sup> century.</p>
<p>March Cottage and Winters End Cottage, Peggs Lane</p> 	<p>Local Heritage Asset</p>	<p>Pair of semi-detached 19<sup>th</sup> century cottages positioned adjacent to the lych gate entrance to the church. Set a short distance back from the road edge with their ridgelines running parallel with the carriageway. Two storeys, constructed of brick (now painted), the building sits beneath a gabled roof laid in tiles and punctuated with mid ridge chimney stacks. On the front elevation of the building is a Rothschild motif which places these buildings amongst a group of Rothschild or Rothschildesque estate building found within the village.</p>
<p>The Old Dukes Head, Peggs Lane</p> 	<p>Grade II</p>	<p>House. C17 altered. Timber framed with whitewashed brick infill. Thatched roof half hipped ends. Old brick stack to centre later chimney to LH. 2 eaves dormers with tiled gabled roof and surrounds. 1.5 Storeys. 3 doors two 3-light casements 1-light casement at LH end 2-light at RH. End. Small tiled lean-to addition on RH gable. 1 storey wing to LH end with timber shed and brick walls tiled roof two 3-light casements. Rear elevation has continuous outshot with whitewashed brick wall thatched roof hipped to LH. 2 inset dormers modern 2-storey addition to RH. side. RCHM I P. 68. MON. 5.</p>

Structure	Status	Assessment of Significance
Peggs House, Peggs Lane 	Grade II	House. C17 altered and extended. Timber framed with whitewashed brick refacing to ground storey and part of 1st. floor elsewhere painted roughcast. Thatched roof hipped to LH. Central chimney removed. 2-storeys 3 bays of 2-light wood casements to 1st. floor modern glazed porch to ground floor with 3-light casement to LH 2 and 3 light adjacent casements to RH. RH. Bay is mid C19 whitewashed brick slate roof with rendered end stack 2 storeys over basement 1 bay of 4-pane wide sash windows with segmental arched heads. RCHM I P. 68. MON. 6.
1 and 2, Peggs Lane, 	Local Heritage Asset	19th century semi-detached buildings forming a part of a group of 19th century labourers cottages built in the village at the time of agricultural prosperity reflecting a need to provide accommodation for an increased work force. The buildings within this group are typically constructed of brick, were semi-detached or terraced and are simple in their original layout and form. The majority have relatively shallow pitched gabled roofs laid or formerly laid in slate and regular fenestration patterns. Despite alterations to the fenestration details and the addition of extensions to the principle elevations, the original form of the buildings are still recognisable as late 19th century. The buildings are primarily significant in terms of their contribution to the social history of the village and their group value.
Outbuildings at Manor Farm, Peggs Lane, 	Local Heritage Asset	Group of primarily mid to late 19 <sup>th</sup> century agricultural outbuildings, now converted to domestic use. Associated with Manor Farm, the buildings are arranged around a courtyard. Ranging between one and a half and two storeys in height, the buildings are constructed of brick and sit beneath shallow pitched gabled roofs laid in slate. The complex is significant primarily because these building reflect the former agricultural economy of the village and in particular its period of growth and prosperity during the mid to late 19th century. The agricultural buildings are architecturally distinctive with their large blank gabled roof planes and the relatively high solid to void ratios of their elevations.

Structure	Status	Assessment of Significance
<p>The Old Plough, Peggs Lane</p> 	Local Heritage Asset	A prominently positioned 19 <sup>th</sup> century building located at the junction of Main Road and Peggs Lane. Two storey brick building (now rendered/painted) which sits beneath hipped slate roof. A former public house and therefore significant within the context of the social history of the village

For an audio copy or large print  
version of this booklet  
please telephone 01296 585454



Planning

AYLESBURY VALE DISTRICT COUNCIL

The Gateway Gatehouse Road Aylesbury Bucks HP19 8FF

Tel: 01295 585679 Text Relay: 01296 5950955

[www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk)