

Identity Area 2

St. Peter and St. Paul's church, West Street, School Lane, Bristle Hill, Castle Street, Elm Street, Well Street and Victoria Row, Nelson Street, Tingewick Road, St. Rumbold's Lane, Church Street, Mill Lane, Manor Street, The former Graveyard and original site of St. Peter and St. Paul's church, Hunter Street and the University of Buckingham.

St. Peter and St. Paul's church

3.2.1 The church of St. Peter and St. Paul is built on the site of the former castle at Buckingham. The original medieval church occupied a site to the south-west of the present church opposite Prebendal House. The only surviving evidence of the former church is the small, roughly square shaped graveyard, which is bordered by Mill Lane, Manor Street, Hunter Street and the grounds of Buckingham University.



View from churchyard looking towards Well Street.

3.2.2 The original church at Buckingham was demolished in 1776 following the collapse of the central tower, which badly damaged the structure of the building. The decision was taken to move the church to the former site of the castle on land donated by the Verney family of Claydon and construction began in 1777 and was completed in 1781. The new church is thought to have been designed by the architect Francis Hiorne and Richard Grenville, Earl Temple, contributed both materials from the old parish church and money towards construction.

3.2.3 By 1862 the church was showing evidence of subsidence and Sir George Gilbert Scott was appointed to undertake repair work which consisted of the addition of a series of massive buttresses. Between 1862 and 1927 Sir George Gilbert Scott, his son John Oldrid Scott and grandson Charles Marriott Oldrid Scott repaired, greatly enlarged and extensively remodelled the church adding a south porch, chancel, chancel aisle in a late Geometrical style and undertaking various internal works. During the 1980s extensive renovation work was undertaken to the tower and parapets and the spire was reduced by twelve feet. The stone ball surmounting the spire was also replaced with a smaller and more lightweight structure.



*View of Buckingham from the by-pass
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Roger Newall*

3.2.4 With its geometrical tracery windows, series of massive buttresses and soaring spire, St. Peter and St. Paul's church is an impressive structure, but it is its elevated position that gives it majesty. From various points throughout the town the church dominates short and long distance views and along Nelson Street and School Lane the church is imposing, bearing down upon and dwarfing the small terraced cottages that line the streets at the bottom of Castle Hill. A particularly fine long distance view of the church can be gained from the Buckingham by-pass close to the junction with Tingewick Road.

3.2.5 The motte on which the church sits is asymmetrically shaped and the church is located towards its south-western corner. A road extends around the church and aligns with Church Street to

the south-west and Castle Street to the north-east. The remainder of the area around the church is grassed and planted with specimen trees. A path runs around the church yard to the south-east of the church and strategically placed benches are positioned to make the most of views of the church and the magnificent vistas across the town. The churchyard is contained by a mixture of historic metal railings, hedgerows, trees and various forms of property boundaries.



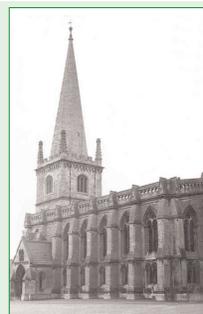
View looking east from the church grounds

- 3.2.6 There are significant views in all directions from the churchyard, but those to the south-east of the church are exceptional. To the south-east and north-west of the church the land falls sharply away. To the north-east and south-west the land slopes gently away down Church Street and Castle Street. From this elevated vantage point it is possible to see the changing levels of the town's topography and to appreciate the excellent strategic position that the castle at Buckingham once occupied.
- 3.2.7 To the south-east of the church, views extend across the slate and tiled roofs of the buildings in Well Street, southwards towards Chandos Road, the modern housing along Chandos Close, the curved gables of Grenville Combined School and the magnificent trees situated within the grounds of the Royal Latin School.
- 3.2.8 Looking eastwards the rear elevations of nos. 12 to 18, Bridge Street and the prominent rendered gables and hipped slate roof of the grade II Italianate villa no. 4 Bourton Street are clearly visible.
- 3.2.9 Looking north-eastwards views incorporate the wooded area along the river by Cornwalls Meadow, the modern housing estate around Moorhen Way, and long distance views of the open countryside in the direction of Thornton and Beachampton.
- 3.2.10 To the north-west of the church views looking south-westwards incorporate the factory on Tingewick Road and the open field and countryside around St. Rumbold's Well.
- 3.2.11 Looking north-westwards views include the rear elevations and roofs of the historic properties along Nelson Street, along School Lane and beyond to the trees on rising ground behind Castle House.

Enhancement Opportunities

- Opportunity to reduce the visual impact of parking on the churchyard and setting of the church.
- Opportunity to improve the treatment of some of the churchyard boundaries.

The key buildings in this area are:



St. Peter & St. Paul's Church

Other important features in this area are shown on the map at the back of this document or highlighted within the text.

West Street

- 3.2.12 West Street is described by Pevsner as 'one of the most interesting streets in Buckingham though not as grand as Castle Street.'¹⁵ It runs in a roughly west / north-westerly direction from Market Square to the junction with the Brackley Road and Stowe Avenue.
- 3.2.13 The eastern and western ends of West Street have quite different characters. At the eastern end, close to the junction with Castle Street and Market Hill, historic development is of quite high density and buildings are positioned hard up to the back edge of the pavement following the curves of the street and producing a virtually unbroken building line. At this end of West Street, buildings tend to be commercial or semi-commercial.
- 3.2.14 Buildings at the eastern end of West Street range in height between two and three storeys and the storey heights and elevation widths also vary. Visual diversity is introduced into the roofscape by the juxtaposition of different roof forms and the dormers and chimney stacks that punctuate the outlines of many of the roofs.
- 3.2.15 In general the buildings at this end of the street are fronted in brick laid in a Flemish bond, or in the case of nos. 4 to 6, West Street, a header bond. Visual interest is introduced into the wall surface by the use of vitrified brickwork or by emphasising individual architectural details with contrasting coloured bricks. Nos. 1, 3, 8, 21, 22, 25, 27, 29 and 30 are rendered.
- 3.2.16 The western end of West Street is dominated by Castle House and Hamilton House, both of which are substantial buildings set within sizable grounds located adjacent to each other on the northern side of the street. The remaining historic properties at the western end of the road are primarily residential; many are detached, are relatively widely spaced apart and situated within spacious grounds. At this end of the street limestone as well as brick is used for the construction of buildings and boundary walls which creates a very different character from the brick and render dominated elevations at West Street's eastern end.
- 3.2.17 Buildings on West Street range in date from the 16th century through to the 20th century. Many buildings have early origins, but have been re-fronted at a later date. Examples of 17th century elevations include Castle House and Corner House; 18th century elevations include nos. 26, 27, 29 and 30, West Street. 19th century elevations include nos. 19 and 20, 21 and 22, 23 and 28, West Street.
- 3.2.18 The majority of the buildings along West Street have wooden sash single-glazed windows that vary in their proportions. Many of the windows are contained beneath cut flat arches such as 18, 23, 26, 28, 31 and 32 West Street. At the eastern end of the street a number of shop fronts have been inserted into the ground floors of buildings. Surviving examples of 19th century shop fronts include nos. 2, 27 and 31 West Street.
- 3.2.19 The entrance to West Street from Market Square is narrow and the road rises up hill from the square to the junction with Market Hill. Here it broadens, levels out and bends gently round to the west before beginning its descent down to the junction with School Lane. Looking up West Street from Market Square, views are truncated by the principal elevations of nos. 3 to 6, West Street. Dating from 1743 3, West Street was formerly the Cobham Arms Inn and was built by Lord Cobham to house visitors to Stowe House and Gardens. It is a three storey, five window range building which is stuccoed and sits beneath a plain tiled hipped roof. Articulated with rusticated quoins, a moulded cornice, central pediment and carriage entrance with moulded round headed arch and impost, appearance of the elevation has been altered by the insertion of a 20th century shop front.

¹⁵ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000. pg.201

3.2.20 Nos. 4 to 6, West Street (consecutive) have been divided into offices, shops and private dwellings, but is thought to have originally been a single town house dating from the mid 18th century or earlier. The building's long two-storey principal elevation is constructed of brick with flared headers laid in a header bond with red bricks used to emphasise particular architectural detailings. On the gable and rear elevations are areas of timber framing which indicate the early origins of the building. The roof is formed by a series of tiled hips partly hidden behind a parapet and the outline of the roof is interrupted by lateral and internal brick chimney stacks. The principal elevation consists of a nine window range of wooden sashes and canted ground floor bay windows and includes a fine six panel wooden entrance door set within a moulded wooden door surround framed by Ionic pilasters. At the left hand end of the elevation (no. 6) is a blocked carriageway entrance with a segmental arched gauged brick head which now contains a doorway and twelve pane wooden sash window. In front of this property is a very attractive ornate metal railing.



Railings outside 6 West Street

3.2.21 Dominating the corner of West Street and Market Hill is 1, West Street. Formerly a town house and now divided into offices, this two and a half storey building is believed to date from the mid 18th century, but has been altered in the early 19th and 20th centuries. The principal elevation of the building which faces onto West Street is rendered and has a centrally positioned six panel, part glazed door with moulded wood surround within an open porch supported on unfluted Ionic columns and pilasters. The porch is approached by a flight of four stone steps and is contained by a low wrought iron gate and railings. Both the railings and the steps are currently in a poor state of repair. The steeply pitched roof of the building is hipped, and covered with plain clay tiles.

3.2.22 The scale of 1, West Street in relation to the narrowness of the street, its prominent roof form, sternly classical principal elevation and entrance porch protruding onto the pavement all conspire to give this building a dominant presence within the street. It stands forward of the side elevation of 17, Market Square (Lloyds TSB) creating a small triangular shaped area of pavement on the eastern side of the entrance to West Street. This area also marks the entrance to the eastern end of 'The Chewar,' which is a narrow alley which runs along the south-western side of 1, West Street in a north-easterly direction to join Market Hill by the Post Office. Also worthy of note within this area is a narrow band of river washed pebble running along the side elevation of Lloyds TSB bank and the diamond patterned pavers in The Chewar.

3.2.23 Considerably less flamboyant in appearance, but nevertheless of great architectural interest are nos. 29 and 30, West Street. Situated on the western side of the road, opposite 1, West Street, this building appears outwardly to date from the 18th century. The principal elevation in fact hides a building of much earlier origins which contains a barrel vaulted ceiling which appears to have belonged to an Elizabethan gallery, a ceiling decorated with ribbed plaster bands and rosettes as well as remnants of surviving wall paintings.

3.2.24 Looking in a westward direction from the junction with Market Hill, West Street slopes gently downhill and views are channelled by the buildings to each side of the road. Views focus upon the trees in front of Bostock Court, those within the grounds of Castle House and the Copper Beech spilling over the boundary wall of the property called Hamilton House. These trees break up views of the buildings, soften the hard edges of the surrounding built environment and provide visual contrast.

3.2.25 Looking south-eastwards along West Street from the junction with Market Hill, views are also channelled by the buildings to either side of the road and are truncated by the prominent rendered elevation and portico entrance of the White Hart Hotel on Market Square.

3.2.26 To the west of no. 8, on the northern side of the road, the character of West Street, changes from continuous built frontages of buildings positioned close to the back edge of the pavement, to much more substantial detached or semi-detached properties, often situated back from the road within sizable grounds. Hamilton House, adjacent to 8, West Street is one such example of a large, detached, late 19th century building situated back from the road behind a stone wall with brick coping. The building, which is now used as a nursing home, has been heavily extended in more recent years, but the original range is quite a flamboyant structure constructed of brick with applied decorative timber. The original building has an attractive entrance which is emphasised by a flat lintel porch resting on wooden corbels and supported from above by wrought iron braces. Above the porch is a large arched window ornamented with decorative and coloured glass.



Hamilton House

3.2.27 The building is important because it was the home of George De'Ath, a pioneering doctor who worked to reduce the high incidence of early mortality in Buckingham during the latter half of the 19th century. In conjunction with Florence Nightingale, Dr. De'Ath worked to improve hygiene and sanitary conditions in peoples' houses and established the first ever Conference of Rural Health Visitors at Buckingham Nursing Home in 1892. Tragically he died prematurely in 1901 at the age of 36. Despite the addition of modern extensions, Hamilton House does contribute to the character of the Conservation Area by virtue of its historical associations with Dr. De'Ath, the attractive boundary wall enclosing its grounds, the trees and vegetation within its gardens and the views afforded across the grounds of Castle House.

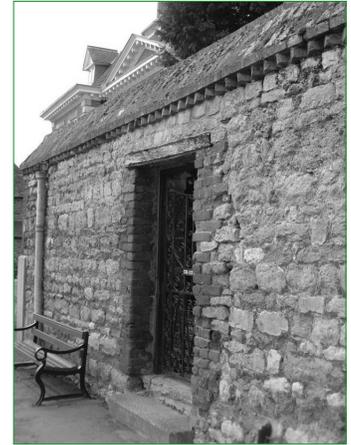
3.2.28 The most important building situated in West Street and, Pevsner argues, 'by far the most important building in town,¹⁶ is Castle House. This building consists of an early 16th century house with 17th century alterations, areas of early 18th century rebuilding and 19th and 20th century restorations and rebuilding undertaken by E. Swinfen Harris. The oldest part of the building is the western range which is believed to be the remains of a 16th century house which was arranged around a courtyard and contained a first floor hall.¹⁷ The southern range, which faces the road, dates from the 17th and 18th centuries and is thought to occupy the site of the original 16th century solar range. It is constructed of red brick and articulated with stone dressings including rusticated quoins, a central modillioned pediment and modillioned eaves cornice. It has a stately elevation of two storeys with projecting two bay wings at either end beneath hipped roofs each containing a pedimented attic dormer. Drawing the eye to the roofline are two prominent rectangular chimney stacks constructed of red brick with stone margins. The central section is four bays wide which means that the entrance door is not positioned centrally within the elevation and, in order to restore symmetry, both the doorway and the adjacent sash window are contained beneath a segmental pediment. The building is steeped in history and according to local tradition is where Catherine of Aragon heard the news of the Earl of Surrey's victory over James IV of Scotland at Flodden Field in 1513 and also where Charles I held a Council during the Civil War.

3.2.29 The building is situated slightly back from the street behind a low brick wall with two plain brick piers marking the entrance path to the building which leads up a short flight of narrow

¹⁶ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire', Penguin Books, 2000. pg.202

¹⁷ Pevsner expresses doubts about this. Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000 pg. 202

steps to the door. To the left of the building is a high stone boundary wall which encloses the grounds of Castle House. The wall is thought to be 18th century or earlier with 19th and 20th century alterations. It is built of coursed limestone rubble and partly faced in brick with brick and tile coping. It is a prominent feature within the streetscape forming a strong sense of enclosure, defining the boundary of Castle House, focusing views in both directions along West Street and featuring prominently in views looking northwards along School Lane.



Boundary wall of Castle House

- 3.2.30 The land rises steeply to the north of Castle House and the area immediately behind the building is heavily wooded. Looking northwards from the junction with School Lane, Castle House appears slightly isolated from its neighbours and situated within sizeable grounds and against a backdrop of rising wooded land. This provides a suitable setting for such an important building, helping to emphasise the stately architectural outline of the building through the contrast with the organic forms of the trees.
- 3.2.31 Immediately to the west of Castle House, situated hard up to the back of the pavement are the former outbuildings which have been converted to a private residence. This mid 18th century building is constructed of rubble limestone faced with red brick to the street elevation laid in a Flemish bond with some flared headers. The building is two storeys high with a hipped tiled roof.
- 3.2.32 At the junction with West Street and School Lane, the road broadens to create a triangular shaped area of carriageway which was formerly used as a horse fair. Situated on this junction, opposite, but at an angle to Castle House, are nos. 16 and 16a West Street (called Corner House and The Old Surgery). This 17th or earlier building marks the transition from the predominantly brick faced buildings at the eastern end of West Street to the largely limestone rubble buildings at its western end. Built in three stages, the building is two storeys with a single storey outshot at the eastern end. At its western end is a shallow gabled cross wing constructed with limestone and ironstone quoins. This building has irregularly positioned fenestration with a strong solid to void ratio and its simple vernacular appearance contrasts dramatically with the formalised frontage of Castle House. Local tradition states that the building is positioned on the site of a house occupied by Cromwell during the Civil War.
- 3.2.33 On the eastern side of the junction with School Lane is 17, West Street known as The Buckingham Fort. Built on the site of an ancient inn, this building was constructed in the 1930s as 'The Barrel' public house. It is a distinctive building with its canted elevations mimicking the curve of the junction and it appears particularly prominently in views looking eastwards along West Street. The replacement of the original leaded light windows with modern plate glass on the ground floor has altered the appearance of the building.
- 3.2.34 To the west of 16 and 16A is the modern development of Bostock Court which is set back from the road on land sloping gently down to the banks of the River Great Ouse. The buildings are modern however, there are a number of trees situated within the grounds which form an important element in views looking along West Street and the banks of the river.
- 3.2.35 Adjacent to Bostock Court and opposite the junction with Western Avenue is 14, West Street of the few thatched buildings within the Buckingham Conservation Area. This simple two storey mid 18th century cottage is positioned with its gable immediately onto the road and is constructed of a timber-frame of light scantling with brick and plaster infill panels and brick

ridge and end stacks. This single dwelling was formerly two cottages and was used as a tollgate house.

3.2.36 The Conservation Area boundary has been revised to run from the river along the western boundary of 14, West Street, excluding Nursery Bungalow, which is a modern bungalow.

3.2.37 Western Avenue runs uphill in a northern direction from the junction with West Street. Looking northwards, beyond the boundary of the Conservation Area, views focus upon the modern houses which line each side of the street. The junction with West Street is wide. To the east is a high grass bank and to the west a wide grass verge with attractive trees. These areas of important open space create an attractive entrance to the avenue and provide foregrounds and backgrounds to views of Pightle Cottage, The Barracks, 10, 10A and 14, West Street.



14 West Street

3.2.38 Accessed off Western Avenue is a small car park located to the rear of 10 and 10A, West Street. From the car park it is possible to walk within the spinney to the rear of Castle House and to gain views across the roofs of properties along West Street towards the spire of St. Peter and St. Paul's church.

3.2.39 The proposed Conservation Area boundary has been extended to include the late 19th century brick Pightle Cottage which is located to the north-east of The Barracks, opposite the entrance to the car park. This attractive and interesting building is built of red brick with buff coloured brickwork used to emphasise individual architectural features such as windows. It is a relatively ornate building which retains many of its original external features and makes a positive contribution to the setting of surrounding listed buildings and the Conservation Area.

3.2.40 Positioned to the west of the junction of West Street and Western Avenue is the Barracks. Built in 1802 by the 1st Marquis of Buckingham, to house the Royal Bucks Militia and later the Royal Bucks Hussars, the building is now divided into two houses. It is an impressive two storey structure built of coursed limestone with a high stone plinth. The building is double pile in plan with both ridges running parallel with the street. At the eastern end is a later 19th century double span elongated lean-to covered in Welsh slate and at the western end is a much shallower lean-to. The principal elevation facing West Street is symmetrical with three bays to each floor with a storey band between. To the rear of the property are outbuildings which were formerly partly stabling and the whole complex is contained to the sides and rear by a high coursed limestone wall. This is a very attractive and unusual building within the town positioned on a prominent and highly visible location between the entrances to Western Avenue and Stowe Avenue. It is also important because of its historical associations with the Royal Bucks Militia, Royal Bucks Hussars and the Temple Grenville family of Stowe.

3.2.41 Stowe Avenue, which is aligned on the former site of St. Peter and St. Paul's church and Stowe House, and the area of open space to the east of Stowfields have not been included within the Conservation Area despite the important avenue of trees leading up to Stowe Lodge and the attractive views into the Conservation Area from open area of land by the road junction. The trees are recognised as making an important contribution to the setting of both Buckingham and Stowe Conservation Areas, but the houses to either side of the street, although attractive are not of sufficient architectural or historic interest to warrant inclusion.¹⁸

¹⁸ The avenue of trees would more appropriately be considered for inclusion within the existing Stowe Conservation Area.

3.2.42 Continuing eastwards from the junction with Stowe Avenue, West Street ends and Brackley Road begins. There is little of interest to either side of the street until the Victorian Cemetery situated on the northern side and the short row of Victorian villas situated virtually opposite. Despite being attractive and prominently located along a main route into Buckingham, this small group of buildings are dislocated from the Conservation Area and extending the boundary to incorporate them would result in the inclusion of a significant number of modern buildings that do not warrant Conservation Area status. Since similar examples of Victorian villas exist along Chandos Road in an area that can be incorporated into the Conservation Area, the historic development around the cemetery, has not been included within the boundary.



Junction of West Street and Stowe Avenue

Enhancement Opportunities.

- Opportunity to improve the quality of some areas of pavement and carriageway.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture.

The key buildings in this area are:

	<p><i>1 West Street</i></p>		<p><i>4, 5 & 6 West Street</i></p>
	<p><i>2 West Street</i></p>		<p><i>7 & 8 West Street</i></p>
	<p><i>3 West Street</i></p>		<p><i>Hamilton House</i></p>



Castle House



18 & 19 West Street



9 & 9a West Street



20 & 21 West Street



10 & 10a West Street



23 West Street



Barracks House



24 West Street



14 West Street



25 West Street



16 & 16a West Street



26 West Street



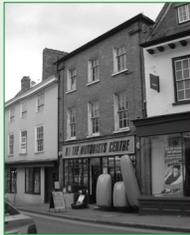
17 West Street



27 West Street



29 West Street



28 West Street



30 & 31 West Street

Other important features in this area are shown on the map at the back of this document or highlighted within the text.

School Lane

3.2.43 School Lane runs roughly north to south from West Street to Nelson Street, bending slightly south-eastwards as it approaches Nelson Street. Approximately two thirds of the way along its length School Lane meets Bristle Hill which branches south-eastwards uphill to join Nelson Street.

3.2.44 From its wide junction with West Street, School Lane narrows. Properties border either side of the street; those to the east are raised up on higher ground. Running along the eastern side of the road is a raised pavement contained by a modern brick wall topped with attractive metal railings. The buildings located on the western side of the street sit at the same level, or at a lower level than the road and back onto the River Great Ouse.

3.2.45 School Lane is a relatively modest street containing a number of attractive and interesting buildings, but what makes it exceptional are the outstanding views that can be gained in either direction looking along its length. Looking northwards, views focus the rising wooded ground to the east of Castle House. Looking southwards views are aligned on the tower and spire of St. Peter and Paul's church and the terraced cottages that border the south-eastern side of Nelson Street. The contrast between the simple domestic two storey cottages and the imposing tower and spire of the church seated on raised ground above them is breathtaking and creates a wonderful and dramatic contrast of scale and form.



Junction of School Lane and Bristle Hill

3.2.46 The northern end of School Lane, at the junction with West Street is dominated to the west by the high stone boundary wall of 16A, West Street and several important trees contained within its grounds. On the opposite side of the entrance to School Lane is a late 19th century or early 20th century brick industrial building formerly a brewery and now used as a garage. Highly visible in views looking northwards along School Lane, this building demands attention because of its height, visually prominent external chimneystack and utilitarian character.

- 3.2.47 The western side of School Lane at its northern end is dominated by the Old School building. The building, which has been converted into private dwellings stretches for some distance along School Lane. It has been extended at its northern end to create additional accommodation and at its southern end to create a carriage entrance with views through to the banks of the River Great Ouse. Situated hard up to the back edge of the pavement, the ground floor of the building is constructed of coursed limestone and it is still possible to see the outline of the original openings. The upper storey is constructed of brick and provides a strong visual and textural contrast with the storey below. The roof is gabled and the ridgeline runs parallel with the street. A number of dormers have been inserted along the length of the roof and break through the eaves line. Centrally positioned within the elevation is a wide dormer containing three windows and a carved plaque with the date 1872 and the words TU REX GLORIE CHRISTE. To the right of the central dormer and forming a prominent feature in the roofscape is a small bell tower constructed partly of brick and partly of stone.
- 3.2.48 Adjacent to the Old School Court are nos. 1 and 2, School Lane which is a pair of 17th and 18th century brick cottages of two and two and a half storeys situated at right angles to one another and slightly back from and at a lower level than the road. The buildings are very attractive and their simple domestic character and scale contrasts with the substantial form of the Old School Court. The gap between nos. 1 and 2, School Lane and the new Moorings development to the south allow glimpsed views of the tree lined banks of the River Great Ouse to the west.
- 3.2.49 Buildings on the eastern side of School Lane are quite eclectic in form and are set back from the road on raised ground. The most prominent building is Chandos House which dates from the early 19th century and is built of imported yellow bricks rather than the local orange / red bricks traditional to Buckingham. The roof is hipped and covered with Welsh slate. The building is two storeys and has been extended to the south in more recent years with an additional bay.
- 3.2.50 To the south of Chandos House is a terrace of three buildings (10, 9a and 9, School Lane). The most interesting building within this group is no. 10 which is believed to have 17th century origins. Constructed of uncoursed limestone rubble, but rendered to the front and left gable end, the building is two and a half storeys. Attached to the principal elevation of the building is a 20th century lean-to porch and the front of the building is enclosed by a low fence atop a stone boundary wall.
- 3.2.51 Just beyond 8, School Lane, on the eastern side of the road is the junction with Bristle Hill which runs for a short distance uphill in a south-easterly direction until it reaches the junction with Nelson Street. School Lane continues on a level further to the west until it also reaches Nelson Street which effectively creates a triangular island of historic development bordered by Nelson Street to the south-east, Bristle Hill to the north-east and School Lane to the south-west.
- 3.2.52 Beyond the junction with Bristle Hill, School Lane narrows. The south-western side of the road is dominated by nos. 1 to 5, The Moorings, which is a terrace of modern cottages. Nos. 3 and 4, School Lane at the junction with Nelson Street both make a positive contribution to the character of the Conservation Area.
- 3.2.53 On the north-eastern side of School Lane to the south-east of the junction with Bristle Hill, only nos. 7a and 7b face onto School Lane. These three-storey semi-detached brick buildings have 19th century narrow frontages and are situated hard up to the back edge of the pavement. To either side of these buildings are the asymmetrically shaped back yards of the

terraced properties that face onto Bristle Hill. The yards are separated from School Lane by part brick and part stone walls and views can be gained over the top of them to the rear elevations of the listed properties that stagger up Bristle Hill and along Nelson Street.

3.2.54 Of particular note in views looking along School Lane is a Silver Birch situated within the rear garden of 10, Bristle Hill whose pendulous foliage spills over the boundary wall above the road. In views looking south-eastwards along School Lane it provides a wonderful soft contrast to the hard outlines of the buildings and a beautiful foreground to views of the church.



Rear of 8 - 10 Bristle Hill



View south towards church

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway.
- Overhead wires are dominant features that detract from the visual quality of the street.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- Rationalise street signage and furniture.

The key buildings in this area are:



Old School Court



3 & 4 School Lane



1 & 2 School Lane



Chandos House



10 School Lane



8 School Lane



7 & 7a School Lane

Other important features in this area are shown on the map at the back of this document or highlighted within the text.

Bristle Hill

- 3.2.55 The name Bristle Hill derives from a local industry making brushes from pig bristles. It runs in a roughly north-west to south-east direction from School Lane to Nelson Street where it continues up hill in an easterly direction to the junction with Castle Street and Elm Street. For most of its length it is very narrow, rising quite steeply from north-west to south-east. At the junction with Nelson Street the road broadens.
- 3.2.56 Bristle Hill has a very intimate character which is reinforced by its narrowness, the fact that for most of its length there are no pavements to either side of the road and by the unbroken built frontages which help to channel views and create a sense of enclosure.
- 3.2.57 Looking in a north-westerly direction towards School Lane, views are focused upon the modern extension to Old School Court and the tops of the trees lining the banks of the River Great Ouse behind. Looking in the opposite direction, views focus upon nos. 62 and 63, Castle Street and the junction with Elm Street.
- 3.2.58 Prominently located at the junction of School Lane and Bristle Hill is 8, Bristle Hill, which is an early 19th century brick building notable for its round elevation. The quadrant curved form of construction is a characteristic feature peculiar to a number of historic brick buildings in Buckingham. Date 1831, this building along with nos. 9 and 10 form a terrace of three, three storey brick properties, that face onto the south-western side of Bristle Hill, but back onto the north-eastern side of School Lane. No. 8 Bristle Hill's unusual form, curved sash windows, interesting brickwork, hipped slate roof, brick ridge stacks and cogged brick eaves all conspire to create a very attractive and visually prominent composition that adds greatly to the character of the streetscape. Looking at the rear of the property from School Lane, the building retains its historic sashes and brickwork; whereas a number of modern windows have been inserted into neighbouring properties and the brickwork of nos. 9 and 10 has been partially disguised by the application of paint.



8, Bristle Hill

- 3.2.59 The buildings that line either side of the section of Bristle Hill between the junction of Nelson Street and School Lane were rebuilt in the late 18th and early 19th centuries following Buckingham's Great Fire. With the exception of nos. 11 and 12, which have 18th century elevations, all the remaining buildings have 19th century principal elevations (although some buildings may have earlier origins). With the exception of nos. 8, 9 and 10, situated at the lowest end of Bristle Hill, which are three storeys in height, the remaining buildings in this section of the street are either two or two and a half storeys. All the front elevations of the buildings situated along the south-western side of Bristle Hill have been left as exposed brickwork which helps to unify the streetscape. In contrast, nos. 2, 5, 6, and 7 on the north-eastern side of the street are rendered.
- 3.2.60 Roofs vary in pitch from the shallow angle of the slate roofs of nos. 2, 8, 9, 10 and 11 to the steeper slopes of the tiled roofs of nos. 3, 4, 5, and 12. A number of the roof planes have been punctuated by the insertion of dormers including the pitched gable dormers of no.12 and the single hipped dormer of no. 5.
- 3.2.61 Windows also differ in detail from the curved sash windows of no. 8, the wooden sashes with segmental arched heads of no. 11, the 19th century wooden sashes with margin panes of no. 2 and the wooden casement windows of nos. 3, 4 and 5, Bristle Hill.
- 3.2.62 One of the most flamboyant buildings in the street is no. 6, which although not listed is a building of local note that contributes greatly to the character of the Conservation Area. This building has a decorative 19th century rendered elevation facing onto the street with a central doorway approached by stone steps. To either side are canted tripartite windows framed by Doric fluted pilasters supporting a cornice. The first floor windows have cills supported on corbels and there is a three light fan light above the door. The building has been rendered and incised to look like stone blocks and quoins have been created on the right hand end of the façade.
- 3.2.63 Between the junction with Nelson Street and Castle Street, the character of Bristle Hill changes, the road broadens and loses the attractive enclosed and intimate feel that characterises it further to the north-west. The road also slopes down hill from north to south giving the buildings located on the northern side of the street greater visual prominence. Dominating this side of the road is 1 Bristle Hill which is a much altered 19th century structure which is now used as a garage. In front of this building, leading down to the main carriageway is an area covered with tarmacadam which is used for parking cars and which creates a rather cluttered appearance to the streetscape.

Enhancements Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Overhead wires are dominant features that detract from the visual quality of the street.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture
- Opportunity for tree planting, resurfacing and better quality street furniture at the junction of Bristle Hill and Elm Street to provide a more attractive focus to views looking south-westwards along Castle Street
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours

The key buildings in this area are:



7 Bristle Hill



3 Bristle Hill



6 Bristle Hill



2 Bristle Hill



4 & 5 Bristle Hill



8 - 12 Bristle Hill

Other important features in this area are shown on the map at the back of this document or highlighted within the text.

Castle Street

- 3.2.64 Castle Street runs in a north-east to south-west direction from the junction with Market Square and West Street to the entrance to St. Peter and St. Paul's church. At the north-eastern end of the street close to the junction of West Street and Market Square, Castle Street is very narrow and a slight bend in the road truncates views focusing them upon the elegant stuccoed elevation of the Villiers Hotel.
- 3.2.65 Beyond the Villiers Hotel, Castle Street broadens and straightens, aligning with the church. As a consequence of this alignment, views looking south-westwards along Castle Street are particularly attractive incorporating the historic properties to either side of the street and focusing upon the eastern end of the church and its western tower and spire. The view of the church is framed by two majestic Copper Beech trees planted to commemorate the start of the Edwardian era positioned to either side of the entrance to the church.
- 3.2.65 Beyond the junction with Bristle Hill and Elm Street, Castle Street narrows considerably and climbs uphill to St. Peter and St. Paul's Church.
- 3.2.66 The carriageway and pavements of Castle Street are surfaced in tarmacadam. The pavements are in general quite narrow, but broaden out in places, for example in front of Remus House and along the north-eastern side of the street by the junction with Elm Street. As elsewhere in Buckingham, Castle Street changes in level, rising gradually from the junction with Market Square and West Street, dropping slightly by 5, Castle Street to rise again, this time more steeply, from the junction with Elm Street to the church.

3.2.67 The buildings situated along Castle Street are a mixture of domestic and commercial properties and the street provides a transition from the mainly residential areas along Nelson Street, Elm Street and Bristle Hill to the commercial properties around Market Square and the south-eastern section of West Street.



View looking south-west along Castle Street

3.2.68 The majority of the historic buildings in Castle Street are situated hard up to the back edge of the pavement. On the south-eastern side of the road continuous built frontage stretches from the junction with Market Square to the junction with Elm Street. This unbroken building line creates a strong sense of enclosure and helps to channel views up to the church.

3.2.69 All the buildings situated along Castle Street are orientated so that the ridges of their gabled roofs (which are often obscured by parapets) run parallel with the line of the street. Buildings vary in height from two to three storeys and are situated hard up to the back of the pavement. At the north-eastern end of the street adjacent to the Town Hall where the road is narrow, they can appear overbearing.

3.2.70 With the exception of 1 to 4, Remus House, 1 to 5, Castle Court and 1 and 2, Castle Street, all the buildings in Castle Street are listed. The majority of the principal elevations are relatively simple and date from the mid to late 18th century, after the devastating 1725 fire. Visually this creates a very cohesive streetscape

3.2.71 The principal elevations of buildings situated along Castle Street are constructed of brick which helps to unify the visual appearance of the street. Texture and patterning is introduced into the surface by the use of traditional brick bonds and many of the brick frontages are enlivened by combinations of the blue tones of vitreous bricks and the reds and oranges of local Buckingham bricks. Some of the buildings such as nos. 4, 12, 13, 17 and 24 are rendered, nos. 18 and 19 are pebble-dashed and no. 11 is painted. At Trolley Hall the quoins, window surrounds, cornice detailing and plinth are all painted white to contrast with the plain brickwork of the elevation. Nos. 13 and 17 use contrasting paint colours to emphasise architectural details such as window openings and quoins.



Remus House

3.2.72 The most common styles of windows found in the historic buildings along Castle Street are single glazed wooden sash windows of various proportions and detailing. A number of the properties are commercial or semi-commercial premises and the ground floors of these buildings are dominated by 19th and 20th century shop fronts of varying quality. There are several fine examples of 19th century shop fronts that still survive in the street including nos. 13, 18 and 19, 22 and 23, Castle Street. A number of historic buildings along Castle Street have hipped dormer windows inserted into the principal roof plane including nos. 6, 7, 15 and 17, Castle Street.

3.2.73 The north-eastern end of Castle Street is dominated by the Villiers Hotel (formerly the Swan and Castle) and the side elevation of The Town Hall. The Villiers Hotel is a mid 19th century building with earlier origins described by Pevsner as having 'an attractive white early Victorian front with trim painted grey and black.'¹⁹ The building is three storeys in height and

has a wide elevation with carriage entrance to the far left. The range to the rear of the street frontage is thought to date from the 17th or 18th centuries and in the late 18th century housed a theatre.

3.2.74 To the south-west of The Villiers Hotel is the Brewery House. Built of red brick during the 18th century, the three bay principal elevation, which is quite ornate in its decoration, is dismissed by Pevsner as 'pompous'.²⁰

3.2.75 Located on the south-eastern side of the street is 16, Castle Street, known as Trolley Hall. This grade II* listed building dates largely from the 18th century but may contain remnants of the 1670s building it replaced after the 1725 fire. It is three storeys in height and is built with variegated brickwork on a stuccoed plinth with rusticated quoins, moulded bands at first and second floors, a heavy moulded and modillioned cornice and a brick parapet. In the first floor is a semi-circular headed central sash window flanked by two sash windows in heavy moulded frames. On the second floor are similar sashes but in the centre is a circular lunette.

3.2.76 Adjacent to Trolley Hall to the north-east is no. 17 Castle Street called Stoneleigh House. This building probably dates from the 17th century but was altered and remodelled in the 18th, 19th and 20th centuries. The front elevation, which is 19th century, is two-storeys and there is a carriageway entrance to the south. Particularly eye-catching is the early 19th century entrance door which is divided horizontally into three panels. The top panel is glazed, the bottom panel is reeded and the large square middle panel contains a large circular boss or shield of concentric circular mouldings with a lions head knocker positioned in the centre. Surrounding the door is an open porch, the fluted columns of which, are built of Portland stone and have unusual orders with slender necks bearing Greek key patterns and Greek Doric capitals on plain inverted caps.

3.2.77 Another prominent building within the streetscape is nos. 18 and 19, originally a pair of houses but now divided into flats, a shop and restaurant. Built in the late 18th century the building was altered in 1889 when it was made into Vyles Department store and again during the 20th century when it was re-divided. The principal elevation of this three-storey building has been rendered with pebbledash and the dressings are cement. The building has two 6-panel doors on the ground floor positioned to either side of the 1889 shop front. A continuous moulded cornice extends over these doors and the shop fronts with a pediment to the central bay and a timber balcony with turned balusters above. Articulating the first and second floors are tripartite sash windows with moulded wood surrounds. Above ground floor level are rusticated cement quoins and a large central panel with the letters AV and a cartouche above bearing the date 1889.



Examples of doors in Castle Street

²⁰ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000 pg. 201

3.2.78 At the junction of Castle Street, Elm Street and Bristle Hill, the road broadens to form a small triangular shaped pedestrian area. Positioned on a pronounced slope, this visually prominent area is poorly maintained, being covered in tarmacadam and cluttered with unattractive street furniture including a telegraph pole, modern lamp post and wooden bench. This area currently detracts from the visual quality of views looking south-westwards along Castle Street towards the church and would greatly benefit from enhancement.

3.2.79 To the south-west of this area of open space are nos. 8, 9 and 10, Castle Street, which are a group of two and a half storey brick buildings dating from the 18th century. Interestingly, these buildings share some similarities to the Red Buildings which were constructed at the expense of Lord Cobham after the fire of 1725 to house destitute families and which stood in Northend until 1866. Nos. 8 to 10, Castle Street may well have been built at the same time as the Red Buildings and formed part of the same development. Certainly unusual features such as the lunette in the pediment gable of 10, Castle Street are known to have formed part of the design of the Red Buildings.



Junction of Castle Street and Elm Street

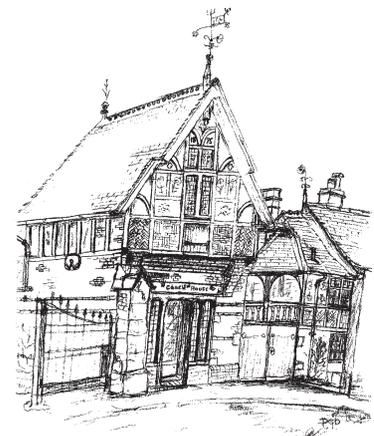
3.2.80 No. 11, Castle Street and the adjacent Carriage House to the south-west are also worthy of note. No. 11 is an 18th century painted brick cottage which was altered and extended by Edward Swinfen Harris in 1875. He created a half timbered bay with timber gallery at first floor level flamboyantly articulated with four bays of pointed arches, pierced spandrels and balustrade with turned baluster. Featuring prominently in the design is a substantial brick chimney and ornamenting the street façade are sgraffito decoration panels and ironwork depicting sunflowers and vases. The sunflower was the symbol of the Aesthetic Movement of artists of which Edward Swinfen Harris was a member.



Decorative panels adorning 11 Castle Street

3.2.81 Adjacent to no. 11 is the Carriage House. Also designed by Edward Swinfen Harris, the building is dated 1875 and was restored in 1987. Positioned gable-on to the street, this quirky brick and timber property compliments no. 11 in its design and is an unusual building that contributes greatly to the setting of the church and the surrounding Conservation Area.

3.2.82 Situated on the south-eastern side of Castle Street between Elm Street and the Church is The Moat House (or Hill House). This 18th century building faces north- eastwards towards Castle Street and Elm Street and is therefore prominent in views looking south-westwards down Castle Street towards the church.



The Carriage House reproduced with the kind permission of Dennis G. Osborne

Enhancement Opportunities

- Improve the area at junction of Bristle Hill, Elms Street and Castle Street. Opportunity to plant a tree.
- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.

- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and doors and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Opportunity to reduce the impact of parking in this area.

The key buildings in this area are:



Villiers Hotel



8 - 11 Castle Street



Villiers Hotel



The Carriage House



The Brewery House



The Moat House



5, 6 & 7 Castle Street



13 Castle Street



7a Castle Street



14 Castle Street



15 & 16 Castle Street



22 & 23 Castle Street



17 Castle Street



24 & 25 Castle Street



18 & 19 Castle Street

Other important features in this area are shown on the map at the back of this document or highlighted within the text.

Elm Street

3.2.83 Elm Street is a short straight street that runs steeply downhill in a north-west to south-east direction from the junction of Castle Street and Bristle Hill to Well Street. Formerly called Hog Lane, pig markets were held in the triangle of land in front of Bristle Hill. The road is narrow except at the top where it widens out at the junction with Castle Street to form an area of parking in front of Moat House. For the majority of its length the road can be accessed by vehicles but unattractive metal railings have been inserted at the south-eastern end of the street to create a dead end.

3.2.84 Views looking down Elm Street are attractive and are truncated by 58, Well Street and the entrance to Ford Street. Views looking back up the hill reveal the roof forms of buildings situated along Bristle Hill. The principal elevations of these buildings are slowly revealed as the hill is ascended.

3.2.85 The upper section of Elm Street is dominated by the Moat House and the high stone wall which runs around its Elm Street boundary. The tall brick gable elevation of 13, Castle Street, which is engulfed during the summer months in the purple haze and pervasive smell of wisteria, dominates the upper section of the north-eastern side of the street.

3.2.86 Halfway along the street, on the south-western side are nos. 1 to 6, Elm Street. This modern flat complex dominates the central section of the street and unfortunately contributes little in term of architectural interest or character. Nos. 17 to 20, (consecutive) Elm Street is an attractive terrace of three storey, early 19th



7 - 9 Elm Street

century brick buildings, situated to the south-east of 1 to 6, Elm Street. No. 20 is particularly interesting because it forms one building with 13, Well Street and is built with a quadrant curve which is characteristic of a number of historic brick buildings in Buckingham.

3.2.87 On the north-eastern side of Elm Street are two short rows of Victorian terraced cottages. Nos. 7 to 9 are set slightly back from the street behind low walls and railings. Built of brick they have shallow pitched slate roofs and regular narrow elevations. Nos. 1 to 6 are set hard up to the back edge of the pavement and are similar in appearance to their neighbouring terrace, but the ridgelines of these properties are staggered down the road, reflecting the falling gradient of the street. Like nos. 7 to 9 they are also built of brick and have been altered in their appearance through the insertion of modern windows and doors.



1 - 6 Elm Street

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVC windows and doors and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Overhead wires are dominant features that detract from the visual quality of the street.
- Replace the existing street lamps with less conspicuous and better designed lamp columns that reflect the visual quality of Elm Street.
- Replace metal railings at bottom of Elm Street with something more sympathetic.
- Try to reduce the impact of parking upon the street.

The key buildings in this area are:



17 - 20 Elm Street

Other important features in this area are shown on the map at the back of this document or highlighted within the text.

Well Street and Victoria Row

3.2.88 Well Street skirts around the bottom of the south-eastern side of Castle Hill connecting Bridge Street with Church Street and St. Rumbold's Lane. Up until 1805 when London Bridge was constructed and Bridge Street formed, Well Street must have been a busy thoroughfare connecting Ford Street and the principal bridge across the River Great Ouse from the direction of London, with the centre of Buckingham. Since the construction of London Bridge and Bridge Street, Well Street has become a quiet backwater lined to either side with an assortment of modern and historic buildings, the majority of which make a positive contribution to the character of the Conservation Area.

3.2.89 The character of Well Street varies quite considerably along its length. Close to the junction with Bridge Street, the road is relatively wide, briefly narrowing between nos. 2 to 6 on the north-western side of the street and nos. 62 and 63 on the south-eastern side. It broadens again in front of the Well Street Centre remaining relatively wide to just south-west of the junction with Brooks Court. Towards the north-eastern end of Well Street, properties, particularly on the north-western side of the road, tend to be partly or formerly commercial buildings. Moving further south-westwards along the road buildings become primarily residential.



Shop window, 1 Well Street

3.2.90 Buildings situated along Well Street range in date from the 20th centuries. No 65, Well Street is the oldest and nos. 36, 54, 58, 58A and 58B date from the 17th century. The 18th century produced nos. 3, 8, 10, 11 and 12, 14, 22 to 25, 26 to 30, 33 and 34, 36, 49 and 50, 55 and 56, whilst nos. 1 and 1B, 4 and 5 to 7, 9, 51 to 53, 59 and 60, 62 date from the 19th century. Well Street church and nos. 19-21 Well Street are 20th century in origin.

3.2.91 In general buildings along Well Street are situated hard up to the back edge of the pavement and follow the bends of the road, but there are examples such as nos. 16 and 17, Well Street and the Well Street Centre, where buildings are located back from the pavement. Due to the topography of this area there are changes of level across the street. Towards the north-eastern end of the street the land rises from the south-east to the north-west and therefore along this section the pavement on the north-western side of the road is raised above the level of the carriageway and separated from it by a retaining wall and metal railings. Further to the south-west the land levels out before bending towards the west and rising again, this time steeply up towards the junction with Church Street.

3.2.92 Most buildings situated along Well Street are terraced, forming stretches of unbroken street frontage. However, there are also examples of detached or semi-detached properties such as nos. 16 and 17, 44, 62 and 63, Well Street and the Well Street Centre. Between some of these breaks in the street frontage views of the spire and tower of church of St. Peter and St. Paul's are visible to the north-west. Buildings along the street range in height between two and three storeys and elevation widths also vary considerably. The majority of the buildings are constructed of red brick, sometimes with limestone dressing (no. 3) although there are examples of brick and timber-frame buildings (nos. 22 to 25, 26 to 28, 36, 54 and 65, Well Street) as well as examples of buildings constructed partly or wholly from limestone (nos. 14, 52 and 53, 54, 58, 58A and 58B, Well Street). Many of the buildings have been rendered.

3.2.93 In general, buildings situated along Well Street have gabled roofs with ridgelines running parallel with the street; exceptions include the complex roof form of Well Street Church and the parapet roofs of nos. 19 to 21A, Well Street. Roofs tend to be covered with either handmade plain clay tiles or natural slates and pitches vary accordingly. A number of the roof planes are punctuated by dormer windows which are generally either gabled or hipped.



Well Street Church

3.2.94 Buildings of particular note within the street include 65, Well Street which dates from the late 15th century. It is a timber-framed building, which according to Pevsner was partially demolished when Bridge Street was created in the early 19th century.²¹ What survives is a two storey, three window range with a large lateral stack on the principal elevation which relates internally to a ground floor late medieval stone fireplace.

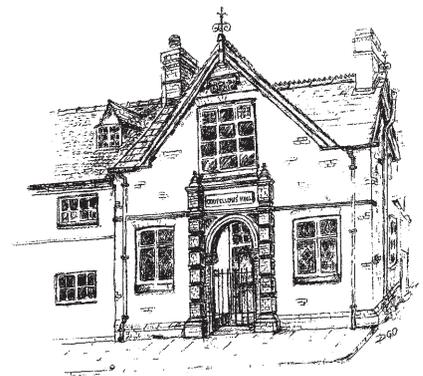
3.2.95 Also located at the north-eastern end of the street, close to the junction with Bridge Street is 3, Well Street, which was formerly a Nonconformist chapel before becoming a school, the Meeting House of the Plymouth Brethren, and finally a garage. Built in 1726 and enlarged in the early 19th century, the building is constructed of limestone rubble with a red brick principal elevation.

3.2.96 No. 13, Well Street, situated opposite the junction with Ford Street, is yet another example of a quadrant curve brick building which is a characteristic feature of Buckingham. Forming part of 20, Elm Street, 13, Well Street was constructed in the early 19th century and is built in red brick laid in a header bond. Situated on the junction of Elm Street and Well Street, the building is given greater prominence because of its elevated position and forms the focus to views looking in a north-westerly direction along Ford Street.



View looking north-westwards from Ford Street

3.2.97 Situated towards the south-western end of Well Street, just prior to the point where the road bends towards the west, is Oddfellows' Hall. Prominently situated on the south-eastern side of the street, Oddfellows' Hall forms the focus to views looking in a south-eastern direction from the junction with Church Street and St. Rumbold's Lane. The Oddfellows' Society is a national movement which undertakes primarily charitable work and was just one of a number of philanthropic societies that flourished during the Victorian era. The Oddfellows' Hall in Buckingham was constructed in 1891 to a design by the architect F. A. Parkes. Built of brick with stone dressings, it is one and a half storey with a centrally positioned gable facing onto Well Street. This gable contains an ornate central doorway with brick piers and decorative stone capitals and spandrels. To either side of the doorway are four pane stone mullion and transom windows with decorative coloured glass. Above the entrance is a similar six light stone mullion and transom window with a date stone above. This is a decorative and flamboyant building that is prominently positioned on a bend and forms the focus to views looking in an eastward direction from the junction of Well Street, Church Street and St. Rumbold's Lane.



Oddfellows Hall
Reproduced with the kind permission of
Dennis G. Osborne

²¹ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000 pg. 199

- 3.2.98 The western end of Well Street is much more visually cohesive than the north-eastern end. Close to the junction with Church Street, buildings line the back edge of the pavement. They are terraced in form, generally two or two and a half storeys in height and have relatively narrow principal elevations. Roofs are typically gabled with ridgelines running parallel to the street. Roof pitches vary and ridge heights are stepped up the street following the rising contours of the land.
- 3.2.99 On the southern side of Well Street, at its western end, are two terraces of attractive 19th century brick properties between which is the narrow and inconspicuous entrance to Victoria Row. This delightful alleyway runs in a southerly direction from Well Street for a short distance before turning south-eastwards and dropping down to the north-western bank of the River Great Ouse. At the south-western end of the alleyway are a pair of 19th century brick cottages and at its south-eastern end is a terrace of five stone buildings which back onto the river. This quiet backwater is completely hidden from view from Well Street and, away from cars, this narrow alleyway which is contained to each side by brick walls and bordered by cottage gardens, has a tranquil atmosphere. Looking northwards from various points along the alleyway, interesting views can be gained of the rear elevations of historic properties along Well Street and beyond to the spire of St. Peter and St. Paul's church. Looking south-eastwards across the river, views focus upon the trees within Chandos Park.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Overhead wires are dominant features that detract from the visual quality of the street.
- Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts that reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Encourage the replacement of inappropriate modern shop signs with more traditional signs painted in historic colours.
- Replace the existing street lights in parts of Well Street with a less conspicuous and better designed lighting system.
- Opportunity to improve the quality of metal railings on north side of Well Street and on south side outside The Well Street Centre.
- Rationalise and improve the quality of street furniture.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours

The key buildings in this area are:



1 Well Street



13 Well Street



2 Well Street



14 Well Street



3 Well Street



16 & 17 Well Street



4 & 5 Well Street



22 & 23 Well Street



6, 7 & 7a Well Street



24 & 25 Well Street



8 & 9 Well Street



28 Well Street



10 & 11 Well Street



30 Well Street



31 & 32 Well Street



47 Well Street



33 & 34 Well Street



Oddfellows Hall



Lacemakers Cottage,
35 Well Street



49 & 50 Well Street



36 Well Street



51 Well Street



37 Well Street



52 Well Street & 1-5
Brookes Court



38 - 42 West Street



54 Well Street



43 - 46 Well Street



55 & 56 Well Street



The Woolpack P.H.



63 Well Street



58 & 58a Well Street



64 Well Street



59 & 60 Well Street



65 Well Street



Well Street Centre



1 & 2 Victoria Row



62 Well Street



3 - 7 Victoria Row

Other important features in this area are shown on the map at the back of this document or highlighted within the text.