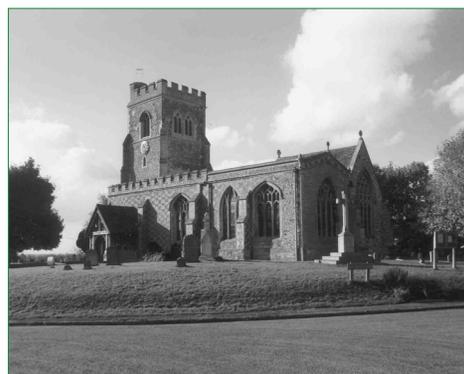


Marsworth Conservation Area



*Designated by the Council June 2002
following public consultation*

Marsworth Conservation Area



Church of All Saints, Marsworth

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Conservation Area Map

The drawings in this document are included as illustrative sketches only, to help in the understanding of local character.

*Designated by the Council 19th June 2002 following public consultation.
Information contained in this report is correct at the time of compilation, January 2001
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Chapter 1

INTRODUCTION

- 1.1 Conservation Area status recognises that Marsworth is "an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance".¹
- 1.2 The designation of Marsworth as a Conservation Area will influence the way in which the Local Planning Authority deals and applies its planning policies to the area and will ensure that any alterations or extensions to buildings within or adjacent to the Conservation Area are constrained by the need to respect the special characteristics identified in this document, the Local Plan and Supplementary Planning Guidance.
- 1.3 Designating a Conservation Area does not remove or diminish other legislation that may apply within an area, including Listed Building protection, protection for Ancient Monuments and Tree Preservation Orders. It does however impose planning controls in addition to those that normally apply. For further information please refer to the District Council's advisory leaflet on 'Conservation Areas.'
- 1.4 The following report describes the criteria that have been used, and the judgements made, in defining the Conservation Area boundaries within Marsworth. It provides an appraisal which identifies, describes and illustrates the features and characteristics of the village that justify its Conservation Area designation.
- 1.5 The following principles have also been applied in defining the boundary:
 - Wherever possible the boundary follows features on the ground that are clearly visible, for example walls, hedges, building frontages. This is to minimise confusion.
 - Where there are important buildings, the boundary includes their curtilage. This is due to the setting of a building being as important as the building itself, and also to ensure that the Conservation Area is not eroded if land is sold or sub-divided.
 - Where landscape features such as a row of trees or an important hedge defines a land boundary, then the Conservation Area status is assumed to apply to features on both sides of the boundary. It is not therefore necessary to define the width of a hedge or the span of a tree.

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

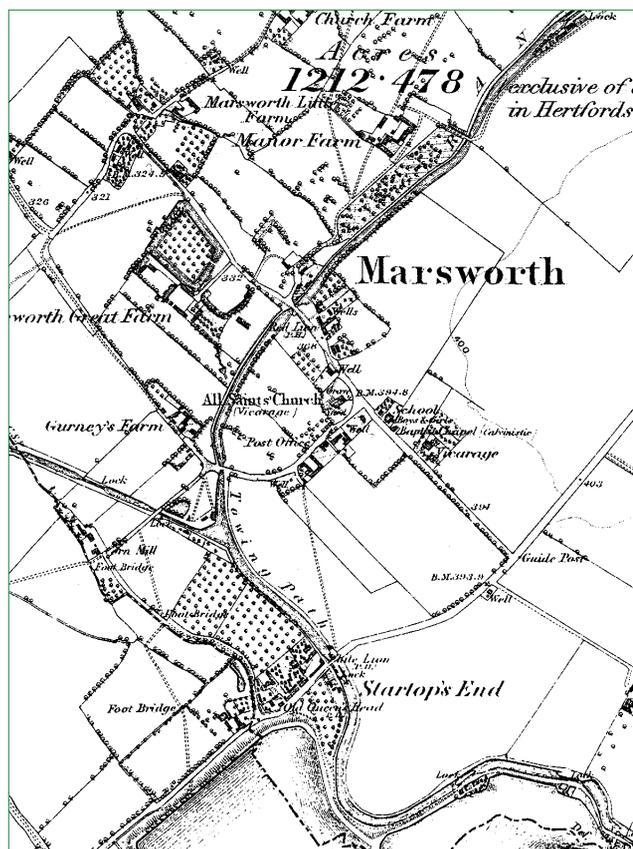
Chapter 2

APPRAISAL

- 2.1 Marsworth is located 6½ miles north-east of Aylesbury and 2 miles north of Tring on the county boundary of Buckinghamshire and Hertfordshire. The village has two distinct nodes of development, the historic core centred around the Church of All Saints and Startop's End, a 19th century development located a short distance to the south west of the church along the Lower Icknield Way and adjacent to the Grand Union Canal.
- 2.2 The physical, historical and economic development of the village and surrounding landscape have been shaped by the proximity of the Lower Icknield Way, part of an ancient route between Wessex and East Anglia, and by the construction of the Grand Union Canal in the late 18th century. The canal, which passes immediately to the east of Startop's End and sweeps in a wide curve to the west of the Church of All Saints, provided a direct route from the Thames at Brentford to Braunston in Northamptonshire and then by other canals to the industrialised Midlands. To the west of the canal are Tringford, Marsworth, Startop's End and Wilstone reservoirs which maintain the water level in the canal and which have been designated as nature reserves.

The Origins and Development of Marsworth

- 2.3 Little is known of the early history of Marsworth, although there have been a number of significant archaeological finds in the area. At Marsworth Quarry near College Farm to the east of the village, Mesolithic and Neolithic flakes were discovered which suggest early human settlement or activity.
- 2.4 A short distance to the north-east of Marsworth, beyond the boundary of the Conservation Area, is the site of a Roman villa where large quantities of Roman roofing tiles were uncovered as well as wall foundations, pottery and other small finds. The quantity and quality of material indicated that the Roman villa would have been a substantial and important building.
- 2.5 Marsworth is first mentioned in 970, when Queen Elgiva left the Manor of Marsworth to her brother-in-law, King Edgar. On King Edgar's death in 975 the manor passed to the Monastery at Ely. The next record of Marsworth survives in an entry in a volume of the Domesday Book of 1087, which documents a settlement of 150 inhabitants and 30 dwellings.
- 2.6 Thurston Bassett, lord of the manor of Marsworth, built the first church in the village in 1190. It was probably

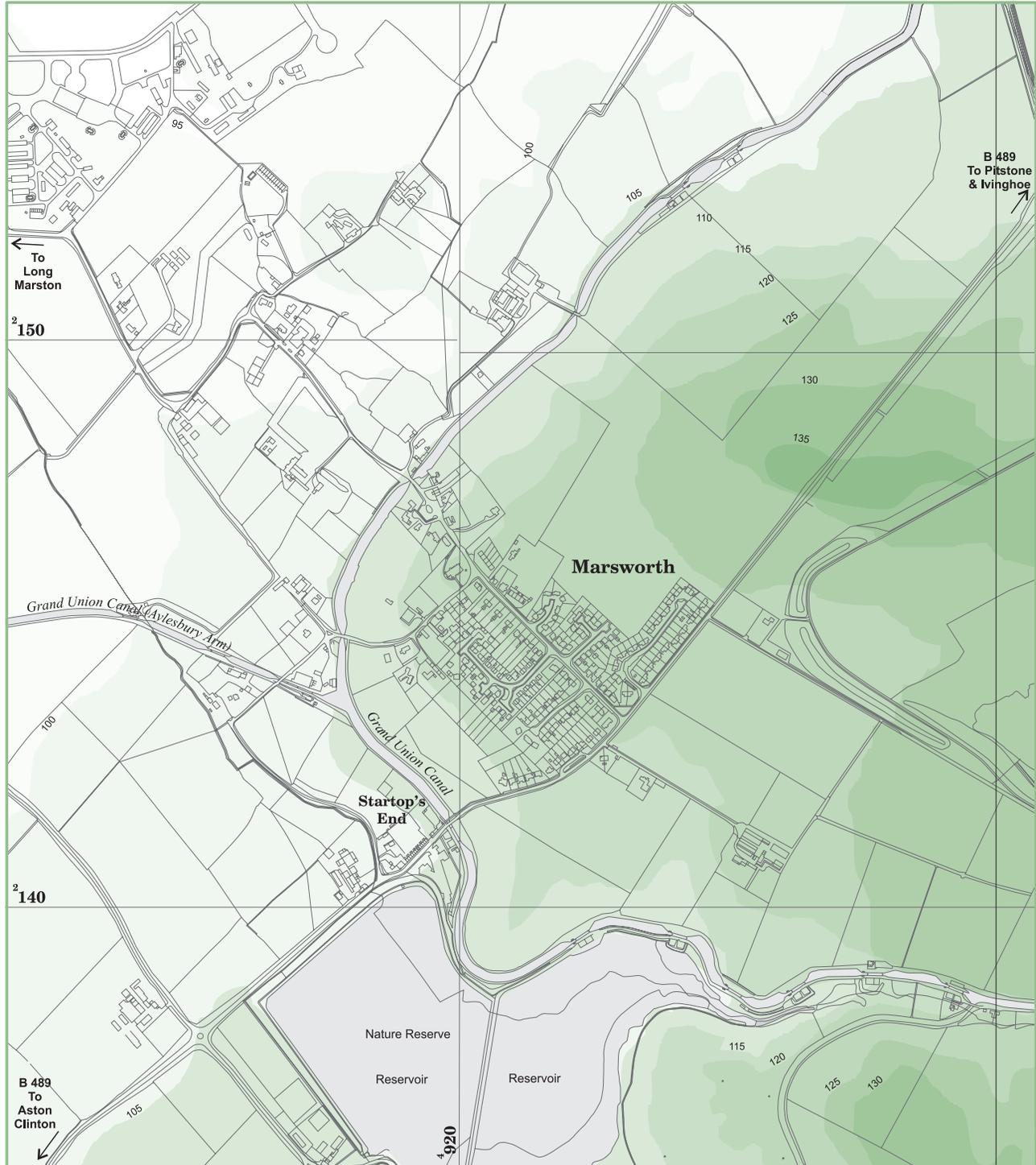


1st Edition Ordnance Survey Map of Marsworth 1882-84
Reproduced with the permission of Buckinghamshire County Records Office

constructed of wood and nothing of the original structure has survived. Bassett died without a male heir and so he left the Church to Caldwell Priory. At the Dissolution of the Monasteries in 1536, the church was given to Trinity College Cambridge, in whose care it remained until 1926 when it became the responsibility of the Diocese of Oxford.

- 2.7 After Thurston Bassett's death, the Manor of Marsworth was divided up between his six daughters. By 1563 the West family had risen to prominence. In 1635 Edward West commissioned a map of the village which shows 40 dwellings and a population of 200 people. Agriculture formed the mainstay of the economy and, in common with most villages, the land was worked to a 3-field system. Farmers cultivated strips of land in each of the three fields, rotating their crops every year so as to leave two of the fields fallow. In Marsworth the fields were Church Field, Long field and Lower Field, the precise locations of which are no longer clear.
- 2.8 The remains of the West's Manor are located to the north of the church at Moat Farm. Although little evidence survives above the surface, the outline of a square moat, which once surrounded the manor is still visible. A manor belonging to another prominent 16th century family, the De La Hays, was located to the north-east of the village at Manor Farm.
- 2.9 Late in the 18th century the Grand Junction Canal was constructed at Marsworth. The canal was authorised by a bill of Parliament in 1793 which was extended a year later to provide canals to Aylesbury, Wendover and Buckingham. By 1797 the section through Marsworth and Cheddington, (including 9 locks) was complete and the canal at Marsworth was opened in 1799. The Aylesbury Arm was completed in 1814. In 1928 the Grand Junction was amalgamated with other canals to form the Grand Union Canal.
- 2.10 The construction of the canal not only had an enormous impact upon the physical appearance of Marsworth and the surrounding countryside but also upon the economy of the village. The construction of the canal brought labourers, canal workers and boatmen to the area, prompting the construction of new buildings to accommodate them and the growth of services and trades in the village.
- 2.11 The enclosure of land in 1811 also heralded significant changes to the physical appearance and economy of Marsworth. The 3-field system was abolished, land was consolidated into blocks and new farms were built. The poorest villagers, who could not afford to purchase or rent land, became farm labourers. Alternatively they found work on the canal or left the village. The census of 1851 shows that from a total population of 439, there were 84 agricultural labourers in the village and 124 straw plaiters. Plaiting was the principal occupation of the women and children of the village who worked to supply plaited straw to hat manufacturers in Luton.
- 2.12 The late 19th and early 20th centuries heralded dramatic changes in the character and appearance of Marsworth. Small-scale developments like the rows of terraced cottages at Startop's End make a positive contribution to the character of the village. In the early 20th century, the Rothschilds, who were the major local landowners of the Tring Park Estate, added some important buildings, including the semi-detached properties on Vicarage Road, Guerney's Farm House, the village school and the village hall (now demolished).
- 2.13 Like many villages in the surrounding area, Marsworth is now largely a dormitory settlement with the majority of residents commuting some distance to work.

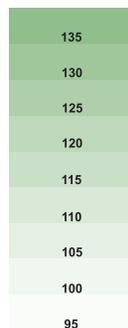
Landscape Context



Key



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Contours are shown in metres at vertical intervals.

Not to any recognised scale

Landscape

2.14 The elevated position of Marsworth ensures extensive views of the surrounding countryside, notably from the churchyard looking north-west towards Wilstone and Gubblecote and from the canal bridge at Startop's End looking south-west towards Tringford. The rising contours of the land and the loose grouping of buildings around the church allow glimpses between the buildings of the surrounding landscape, which reinforces Marsworth's rural setting.

2.15 Marsworth, and in particular the western tower of All Saints Church, are prominent landmarks within the wider landscape. Significant views of the village are gained from the road between Gubblecote and Tringford, along the towpath of the Grand Union Canal and from Startop's End.

2.16 Trees make a positive contribution to the character and appearance of Marsworth and Startop's End. They help emphasise important features such as the canal and church and integrate the village into the surrounding countryside. Around the church, trees help to bind together the historic elements of the village, providing foregrounds and backdrops to buildings and views and help to screen the visual impact of less sensitive development.



View from canal at Startop's End towards All Saints Church

2.17 The treatment of boundaries makes an important contribution to the character of Marsworth. Hedges are the most common form of enclosure and help to reinforce the rural quality of the streetscape. There are also examples of low brick walls, simple wooden fences and metal railings. The hard lines of these boundaries are, in many cases, softened by vegetation or by their being positioned back from the road edge, behind grass verges. In contrast the buildings at Startop's End are positioned at the back of the pavement creating a hard building line which defines the edge of the street.

2.18 In the centre of Marsworth, the village green and grass verges in front of some buildings provide open aspects to parts of the village. These areas of important open space contrast with more defined boundaries formed by hedgerows and walls and add visual interest and character to the streetscape. There are no pavements along the northern end of Vicarage Road or the western end of Church Lane and the edges of these roads are formed by stone kerbing, wide grass verges or raised grass banks. This simple treatment softens the appearance of the streetscape and helps to reinforce the rural ambience of the village.



Wooden fencing

2.19 With the exception of a small area of cobbles outside the White Lion Public House and the un-paved towpath beside the Grand Union Canal, no traditional surfacing materials survive in Marsworth. However, along the edge of Vicarage Road, stone sett kerbing has been used in preference to concrete to respect the rural setting.



Boundary hedge



Wooden railings by canal



Railings, Lower Icknield Way



Brick wall with half round coping

Townscape Quality

- 2.20 The historic core of Marsworth is concentrated around the church of All Saints along Church Lane and the northern end of Vicarage Road. Startop's End, which is located a short distance to the south of the church, is a smaller late 19th century linear development which grew up around a bridge and lock on the Grand Union Canal. Marsworth and Startop's End are drawn together by significant views between the settlements and are physically connected by the Grand Union Canal.
- 2.21 A number of the historic buildings in Marsworth are listed. Others, although not listed, make a positive contribution to the overall visual quality and character of the village. Historically the economy of Marsworth was based on agriculture and this is reflected in the design of individual buildings such as the barn at the Old Manor, and by the layout of groups of buildings such as the Town Field Farm complex on Church Lane. At Startop's End, the buildings, which are generally similar in date and appearance, are associated with the economy of the Grand Union Canal.
- 2.22 The historic buildings at Marsworth and Startop's End vary in date and style, yet despite this there are a number of characteristics common to the architecture of both settlements. Vernacular buildings are predominantly domestic in scale, are one and a half or two storeys in height, have narrow gable spans and are typically uncomplicated in design. The roofs, particularly of the older vernacular buildings, tend to be quite steeply pitched, which is perhaps an indication that some were originally thatched. In contrast, 19th century buildings such as those at Startop's End, have much shallower pitched roofs. Gabled and full-hipped roof forms are common to both settlements and, in Marsworth, dormers are prominently positioned on the principal elevation of some historic buildings, notably 78 Vicarage Road. More commonly however, the principal roof planes remain uninterrupted and dormers are situated on the rear, as at Church Cottage. Traditional windows tend to be vertically proportioned wooden casements, and window openings are generally small in relation to wall area. Chimneys are also prominent and attractive architectural features and there are several examples of exterior chimneys, such as those at 55 and 57 Vicarage Road, which add visual interest to the roofscapes of individual historic buildings.
- 2.23 Around the church, buildings are loosely grouped, either semi-detached or detached, and the gaps between them provide glimpsed views of the surrounding countryside. Most buildings are positioned within reasonably sized plots situated back from and facing onto the road behind low brick walls, fences or boundary hedgerows. In Startop's End, the built form is far more uniform, with two short rows of terraced cottages between two detached and prominently positioned public houses. The buildings are situated at the back of the pavement and face directly onto the road, which creates a linear and enclosed quality to the streetscape.

2.24 Traditional local building materials are key elements that make up the character of Marsworth and Startop's End, helping to unify streetscapes and views. Brick is the dominant building material in the village, but timber is also found, in particular in buildings of 16th and 17th century origins, for example, the Old Manor, the Ship and Greystones. Combinations of brick and timber are used to decorative effect in properties such as 78 and 100 Vicarage Road. Traditional brick buildings such as Church Cottage and the terraces at Startop's End are laid in a Flemish bond, which adds visual interest to the surface of the walls. The Angler's Retreat at Startop's End is a notable example of patterned brickwork where a checkerboard effect is created on the principal elevation by arranging buff / pale yellow headers and red / brown stretchers in a Flemish Bond. With the exception of All Saints Church, stone was not extensively used in the construction of buildings at Marsworth or Startop's End. The fact that limestone was used to build the church reflects its status as the visual and religious focus of the village.



The Anglers Retreat, Startop's End

- 2.25 There are examples of thatched roofs in Marsworth including the Ship, Greystones and the barn at the Old Manor on Church Lane. However, the majority of historic roofs in Marsworth and Startop's End are either covered in handmade plain clay tiles or, on shallower pitches, natural slate. A number of traditional roofing materials have been replaced with modern machine made tiles or artificial slates which detracts from the appearance of individual buildings and the character of the streetscape as a whole.
- 2.26 On a broader level, Marsworth's special interest lies in the relaxed informality of historic development and the way in which buildings sit within, rather than define, the landscape. The historic core of Marsworth is small and development is concentrated along two roads that meet by the church at the centre of the village. It is therefore a very legible environment and this is reinforced by the prominent and elevated position of the church, which provides a focus to views of the village within the wider landscape.
- 2.27 The small scale and simple layout of Marsworth and Startop's End creates an accessible environment. Public footpaths through the village, across surrounding fields and along the Grand Union Canal towpath provide important pedestrian links between Marsworth, Startop's End and the surrounding countryside. The Grand Union Canal and the Lower Icknield Way are significant arterial routes that have helped to shape and form the development of the village and the surrounding landscape.

Identity Areas

2.28 Historic buildings and structures concentrated around the church at Marsworth, along the Grand Union Canal and along the Lower Icknield Way at Startop's End have very distinct characters. Therefore, for the purpose of the analysis of their special interest each has been treated as a separate 'identity area'.

3 Interlocking identity areas within the Conservation Area



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Startop's End and Lower Icknield Way

2.29 Startop's End is located on the Buckinghamshire/Hertfordshire border, immediately adjacent to the Grand Union Canal and Startop's End reservoir and a short distance to the south-west of the centre of Marsworth. Approaching from the direction of Tringford to the south-west, the Bungalow and Startop's End Farm, mark the beginning of the settlement, although both are located just within Hertfordshire (the county border crosses the Lower Icknield Way (B489) at the junction with Watery Lane)

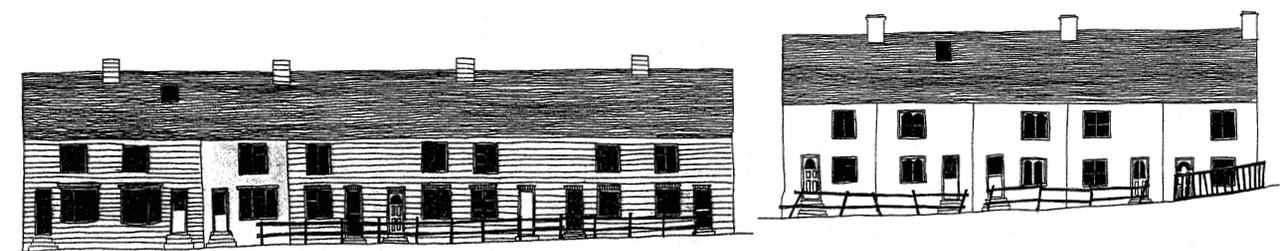
2.30 The Lower Icknield Way (B489) runs south-west to north-east through Startop's End, rising quite steeply from the Angler's Retreat at the western end, to the point where the road narrows to cross the Grand Union Canal by the White Lion public house. With the exception of the Lock Keeper's Cottage on the south-west bank of the canal, all development is situated along a short straight section on the north-west side of the Lower Icknield Way which gives the settlement a strong linear quality.

2.31 Between the Angler's Retreat and the White Lion are two short rows of terraced cottages built in 1870. They represent the dominant architectural style of the settlement and are therefore particularly important in defining the character of the Conservation Area. Despite some differences in appearance, the terraces share many common characteristics. Both are positioned at the back of the pavement facing directly onto the street, have regular narrow frontages, shallow pitched roofs, and regularly spaced chimneys. Although there have been alterations to some cottages, the form and positioning of the terraces give an overall uniform appearance to the street channelling views east towards the bridge and west to the surrounding countryside. To the rear of these cottages are gardens and fields and the undeveloped nature of this landscape helps to reinforce the characteristic linear quality of the settlement.



View of Startop's End from the bank of Startop's End reservoir

2.32 The sense of enclosure, which is created by the position of the buildings on the north-west side of the Lower Icknield Way, is reinforced by the steep grass bank of the Startop's End reservoir which rises above the south-west side of the road opposite the Angler's Retreat. Further east, opposite the two rows of terraced cottages, a wide grass verge, behind which a belt of trees partially obscures a public car park, forms the edge of the road. A simple wooden fence, which is positioned back from the road on the grass verge, provides some definition, but the soft and natural treatment of the south-west side of the street contrasts dramatically with the hard line of the buildings opposite.



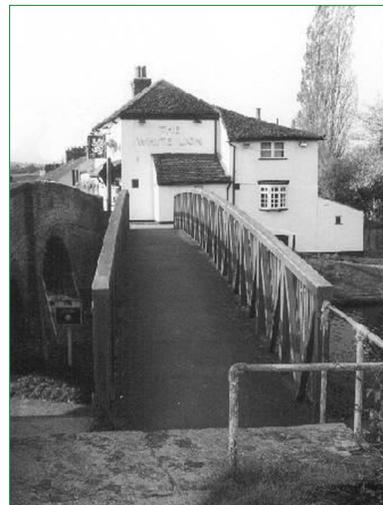
Row of 19th century cottages, Lower Icknield Way, Startop's End

2.33 Prominently positioned adjacent to the canal bridge, the rendered elevations of the White Lion public house provide a visual focus to views looking east and west along the Lower Icknield Way, in both directions along the Grand Union Canal and from the centre of Marsworth village. The building is two storeys in height with extensions to the side and rear. On the principal elevation two ground floor bay windows sheltered beneath a simple tiled canopy and a cartwheel shaped window add to its individual appearance.

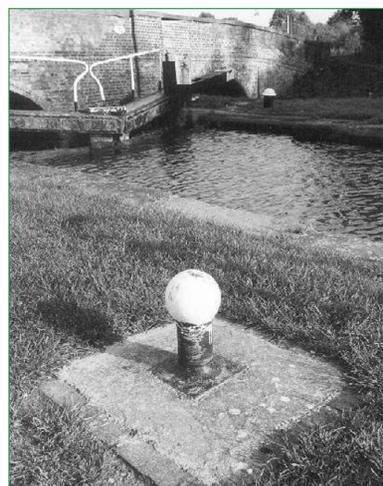
2.34 The two-arched brick canal bridge which crosses the Grand Union Canal at Startop's End was built in 1800. The western arch spans Lock 39 and the eastern arch originally crossed a narrow duplicate lock, which has subsequently been filled in and now forms a footpath. The narrow width of the bridge prevents the combined movement of vehicular and foot traffic and a modern metal footbridge is located immediately adjacent to the canal bridge on its northern side. The grey metal outline of the footbridge detracts from views of the north-west side of the bridge.

2.35 To the south-east of the canal bridge is Lock 39 which was built circa 1800. The lock consists of two pairs of wooden sluice gates with winding gear and, immediately to the west, a pair of brick lined tanks, which maintain the water levels in the canal. Other interesting features include small cast iron bollards situated along the edge of the canal and a notice on the western end of the bridge warning of its maximum load-bearing capacity. Just beyond the lock on the south-west side of the canal is a 19th century Lock Keeper's Cottage which has been extended and converted to form a gift shop and café. Due to the contours of the land, the building is one storey on the north-east side (canal elevation) and two storeys on the south-west (car park elevation). It is an attractive building which is significant because of its associations with the canal and visually prominent because of its isolated position. The conversion and extension of the cottage to form the current tea-rooms won an Aylesbury Vale District Council Design Award in recognition of the quality of its design.

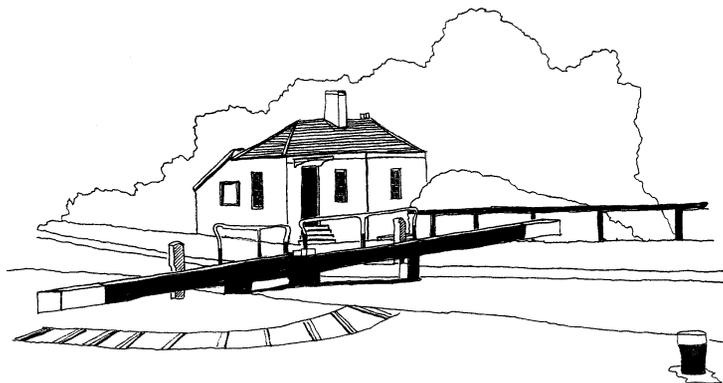
2.36 The area around the bridge and lock on the Grand Union Canal attracts many visitors and is an important area for recreation and wildlife. The open quality of the landscape allows significant views of the surrounding countryside, notably from the canal bridge looking north across open fields towards Marsworth church, along the canal towards the junction with the Aylesbury Arm, and south-east towards the former Lock Keeper's Cottage. Views from the bridge looking south-westward along the Lower Icknield Way towards the Chiltern Hills are also significant, and are channelled by the row of houses on the north-western side of the street and the steep sides of Startop's End reservoir.



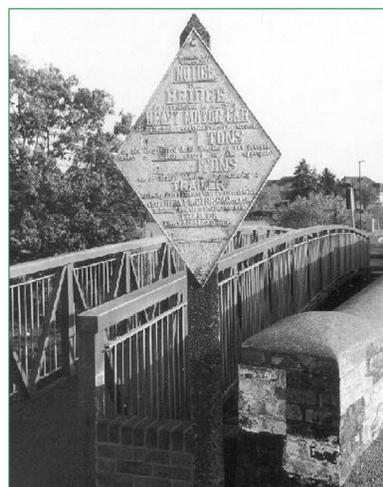
Metal footbridge across canal, Startop's End



Cast iron bollards along canal



Lock 39 and Lock Keepers Cottage, Startop's End



Public notice, Startop's End

The key buildings in this area are:



*The Anglers Retreat
19th century public house
with characteristic chequer
pattern brick facade.*



*The White Lion. 19th century
public house situated
adjacent to canal bridge and
lock.*



*14-28 Lower Icknield Way
Row of brick terrace cottages
built 1870*



*The Lock Keeper's Cottage
19th century lock keeper's
cottage, built adjacent to the
canal, extended and
converted into a cafe.*



*4-12 Lower Icknield Way.
Row of brick terrace cottages
built in 1870*



*Bridge and lock at Startop's
End*

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

The Grand Union Canal and junction with the Aylesbury Arm

2.37 The short stretch of the Grand Union Canal between Startop's End and bridge no.130 at the north-western end of Vicarage Road has been included within the Conservation Area. This section of canal ties together the two settlements and its inclusion recognises the important historical and visual impact the canal has had upon the village and the surrounding countryside.

2.38 The fields to the east of the Grand Union Canal and to the west of Marsworth, between the Lower Icknield Way and the northern end of Vicarage Road, have also been included in the Conservation Area. These fields provide an important foreground to significant views of the church and contribute to the wider setting of the village.

2.39 Today the canal is a popular focus for tourist and leisure activities. Many boats moor along the banks of the canal between Marsworth and Startop's End, creating a lively and transient community. The continued use of the canal is important, and the boats contribute to the visual interest and picturesque quality of the canal.



View from canal across fields toward Marsworth Church

2.40 The canal runs north-westwards from Startop's End and sweeps round in a wide curve to the west of Marsworth. Situated along this section of canal between the two settlements are three bridges and the junction with the Aylesbury Arm of the Grand Union Canal.

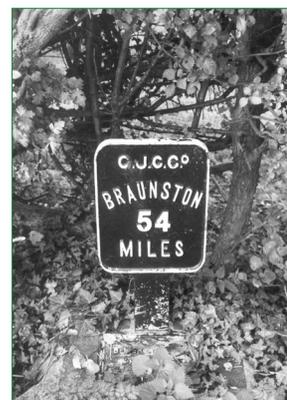
2.41 The towpath on the eastern side of the canal, within the Conservation Area, extends from Startop's End up to the bridge at the end of Church Lane. Beyond the bridge are fields and private gardens and public access to the canal bank is restricted. On the western side of the canal the towpath runs from Startop's End to the junction with the Aylesbury Arm, crosses the bridge over the lock and rejoins the canal at the bridge at the end of Church Lane. The towpath then continues in a north-east direction along the edge of the canal to bridge no.130 at the bottom of Vicarage Road.

2.42 The canal is bordered by trees and hedgerows, which provide the boundary between the canal and the surrounding fields. Trees help to accentuate the bends in the canal and focus views along its reach. At points along the canal are mooring bollards and mile markers, which all add character and interest to the Conservation Area.



Locks 1 & 2

2.43 The Aylesbury Arm of the Grand Union Canal was authorised in 1794 and completed in 1814 when it reached Aylesbury. The original plan had been to continue this branch through to Oxford, but this never materialised. The junction between the main canal and the Aylesbury Arm is a short distance to the north-west of Startop's End and at its entrance is a narrow double lock built between 1811-1814. At the east end of the upper lock is a single gate with sluice, winding gear and quoins dated 1878 and to the west of this are two further pairs of narrow gates with sluices.



Sign along towpath

2.44 On the northern side of the Aylesbury Arm and situated between it and the Grand Union Canal is the wharf. This is an operational wharf used by British Waterways, part of which is leased for industrial use. While the wharf could benefit from some visual enhancement, this is not considered to detract from the contribution made by its activity and some of its buildings to the canal's industrial heritage.



The wharf

2.45 On the south-west side of the Aylesbury Arm is the listed Canal House. Built during the mid 19th century this building probably served as a canal office. The building is one storey with a basement, is pebbledashed and rendered and has a hipped natural slate roof. The canal elevation has four bays, the second of which has a canted projection with a 2-light window to the front and single light windows with marginal glazing to the sides.

2.46 At the western end of the lock at the entrance to the Aylesbury Arm is a listed, single semi-circular arch, brick bridge, which was built circa 1811-1814. From the bridge are gained significant views looking beyond the Conservation Area boundary, west along the Aylesbury Arm towards the lock and the 19th century lock-keeper's cottage.

2.47 At the northern end of the wharf is the 19th century single span brick bridge which crosses the canal at the end of Church Lane. Its setting has been affected by the erection of plastic and metal piping to either side of the bridge.

2.48 To the north of the Aylesbury Arm junction are Canal Bank Farm and Gurney's Farm House. Of particular note is Gurney's Farm House which is a 19th century building with a steeply pitched tiled roof, prominent chimney stacks and tile hung gables. Adjacent to the farmhouse is a small gabled outhouse dated 1887. The buildings, which are situated a short distance from the canal are visible from the towpath and make an important contribution to the character of the Conservation Area.

2.49 Beyond the bridge by the wharf the canal curves slightly to the north-east as it approaches bridge no.130 at the north-western end of Vicarage Road. In places along this stretch of canal the impact of modern housing development has detracted from important views of the church. Nevertheless, the fields to the east of the canal contribute greatly to the setting of the church and are important areas of open space.

2.50 At the north-western end of Vicarage Road bridge no.130 crosses the Grand Union Canal. The bridge, which is listed grade II, was built during the early 19th century of brown bricks and has a single depressed arch spanning the canal. The bridge, which is framed by attractive willows, provides a focus to views looking north-east along the canal.

2.51 To the north-east of the bridge are the Ship and Greystones, which are two 17th century cottages. Both are interesting and attractive timber-framed buildings with painted brick infill panels and thatched roofs.



Greystones

The Ship is situated immediately adjacent to, and parallel with, the canal and provides an important focus to views looking north-east from the canal bridge. Greystones, which is located to the north-west of the Ship and at the bottom of the canal bank, also makes a significant contribution to the views looking into and out of the Conservation Area.



The Ship from the canal bridge

2.52 A short distance to the north-east of Gurney's Farm is Great Farm House. This substantial brick building is situated some distance back from the canal and during summer is largely obscured from views by the trees that surround the property and the dense hedgerow that borders the towpath of the canal. During winter, the shallow pitch, full hipped roofs, attractive facade and prominent brick end stacks are clearly visible.

2.53 To the north-west of Great Farm House is Moat Farm which is the site of the 16th century manor of the West family. The outline of the square moat that once surrounded the manor house is still visible. Views of this important archaeological site can be gained from the Long Marston Road.



Great Farm House

2.54 The areas of open field and rough pasture between Great Farm House, the canal and the Long Marston Road make an important contribution to the appearance of the Conservation Area, providing attractive visual foregrounds to Great Farm House and the archaeological remains of the moat and reinforcing the rural character of the village.



Moat Farm moat

The key buildings in this area are:



Bridgeways. Listed mid 19th century building which may have served as a canal office



Sign along towpath



Locks 1 & 2 at the junction of the Aylesbury Arm and the Grand Union Canal



Bridge at north-west end of Vicarage Road. Grade II listed early 19th century brick arched bridge across the Grand Union Canal



Wharf Bridge. 19th century single span brick bridge



The Ship. Grade II listed early 17th century brick and timber thatched cottage



Gurney's Farm House. Late 19th century brick farmhouse



Greystones. Grade II listed 17th century brick and timber thatched cottage

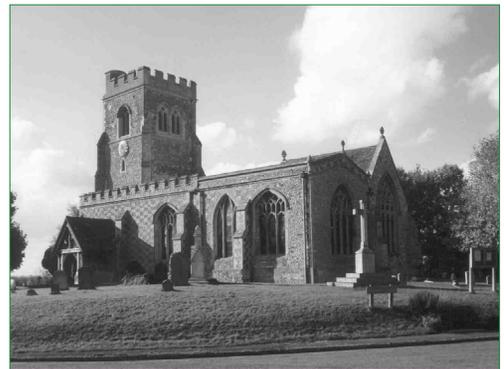


Great Farm House.

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

Vicarage Road, Church Lane & the environs of All Saints Church

2.55 The historic core of Marsworth village is centred on the Church of All Saints, which is situated on elevated ground above the junction between Vicarage Road and Church Lane. Unlike other historic buildings in the village, the church is constructed of flint, clunch and limestone, largely arranged in a decorative chequered pattern. The church was originally constructed in the late 12th century, but was substantially rebuilt in the late 1330s when a north aisle and chapel were added. During the 15th century the western tower was built reusing 13th century material. During the late 19th century the church was heavily restored under the direction of the then vicar of the parish, the Rev. F. W. Ragg.



All Saints Church, Marsworth

2.56 The Conservation Area boundary at Marsworth incorporates the historic core of the village and extends part way along Church Lane and the northern half of Vicarage Road.

2.57 Vicarage Road runs north-west to south-east through the village, ascending from the Grand Union Canal to the junction with Church Lane, where it levels out and continues through modern housing until it reaches the junction with the B489 (Lower Icknield Way). With the exception of Church Cottage, the historic buildings on Vicarage Road are situated on the north-east side of the street and for the most part are concentrated at the bottom of the hill adjacent to the canal. Here the buildings are positioned at an angle, some distance back from the road behind the village green. Of particular note is 98 & 100 Vicarage Road, a 17th century part-brick and timber building. To the south-east and situated slightly forward of this property are nos. 92 to 96 Vicarage Road, which is a short row of attractive 17th century terraced cottages with a 19th century brick facade. Immediately adjacent is the Red Lion, which is a mid-19th century remodelling of an earlier building, incorporating a main brick and slate range with a smaller thatched range to the side. It is also situated at an angle to the street and the small area in front of the building is used for car parking. All the buildings in this group contribute to the character of the Conservation Area and the wide grass verge in front of them creates a distinctive open aspect to the street.

2.58 On the south-western side of the road a belt of trees partially obscures four modern houses arranged in a crescent around the car park for the Red Lion public house. These houses were constructed without reference to the historic character of the street or the traditional form and design of the buildings in the village. These houses impact on what could have been significant views of the church looking south westwards from Vicarage Road and upon views from the towpath of the Grand Union Canal.



The Red Lion PH, Vicarage Road

2.59 Adjacent to the Red Lion is 78 Vicarage Road, which is an attractive 17th century timber frame building with colour-wash rendered infill panels. This building, which makes a significant contribution to the character of the Conservation Area, is one and a half storeys in height and has prominent dormers on the principal elevation. The building is situated quite close to the edge of the road behind a brick boundary wall covered in vegetation.

- 2.60 Church Cottage, which is located on the western side of Vicarage Road adjacent to the church, is a brick building situated slightly back from the road behind a low brick wall. In 1813 the building housed a schoolroom and it is likely that the schoolmaster also lived here. Due to the gradient of the road the building is a prominent feature within the street and its simple principal elevation provides an attractive foreground to views of the church.
- 2.61 The elevated position of 78 Vicarage Road and Church Cottage and their relationship to the road helps to re-define the edge of the street and channel views up the hill. This loose sense of enclosure contrasts with the open aspect of the streetscape by 92 to 100 Vicarage Road and the car park opposite the Red Lion.

- 2.62 On the north-eastern side of Vicarage Road, opposite the church, the boundary of the Conservation Area has been drawn to exclude the modern development between no. 78 and the Old School House. Modern infill has had quite a marked impact upon the centre of Marsworth affecting views into and out of the Conservation Area and upon the settings of individual historic buildings.



- 2.63 Behind nos. 56 to 66 Vicarage Road is the White House, which is a substantial building within large grounds surrounded by trees. This attractive and interesting property was constructed during the 1930's, extended in the 1950's and is very visible when looking into the Conservation Area from the north-east.

- 2.64 Adjacent to nos. 56 to 66 Vicarage Road is the School House and Marsworth Church of England First School. The village school, which was constructed in 1841, makes a strong visual contribution to the character of the Conservation Area. Situated behind a low brick wall and white metal railings, the distinctive character of the building results from the decorative effects of the buff and red brickwork, the steeply pitched tile roofs, the prominent dormer on the principal elevation and the bell on the apex of the gable.



Marsworth C of E First School , Vicarage Road

- 2.65 Opposite the school is a distinctive and attractive row of semi-detached buildings dated 1915 which make a positive contribution to the character of the Conservation Area. The buildings, which are partly rendered with prominent dormers and catslide roofs, are situated back from the street behind simple fencing and hedgerow boundaries.

- 2.66 Beyond the row of 1915 semi-detached houses and the boundary of the Conservation Area, modern housing extends south along Vicarage Road to the Lower Icknield Way. Development here has a suburban character that lacks the distinctive quality of historic buildings at the centre of the village and for this reason it has been excluded from the Conservation Area. The dominant impact of modern development upon the church and historic core of Marsworth can be clearly seen from the surrounding countryside and in particular from Startop's End.

2.67 Church Lane, runs south-westwards from Vicarage Road, past the church and down the hill towards the Grand Union Canal. The narrow width and falling gradient of the lane creates a sense of enclosure which is reinforced by the grass banks of the churchyard and the hedge and wall boundaries of the properties on its south-eastern side. The boundary of the Conservation Area extends down the south-east side of Church Lane to include the Old Manor.

2.68 All Saint's churchyard extends half way along the north-western side of Church Lane. The steep grass banks of the churchyard create a soft and natural edge to the lane, which contrasts with the more defined wall and hedgerow boundaries on its northern side. A short distance from the junction with Vicarage Road, opposite the southern porch of the church, is a late 19th century lychgate. This small flint and limestone structure which has a steeply pitched tiled roof, forms a prominent and attractive feature in the streetscape. The churchyard has a simple and unspoilt appearance with many trees contributing to its peaceful and rural character.



Church Lane

2.69 Nos. 7 to 11 Church Lane form a group of three buildings, which are set back but face directly onto the south-eastern side of the street. No. 7 Church Lane is a prominent modern house inserted into a more historic streetscape. In contrast nos. 9 and 11 Church Lane are traditional vernacular buildings whose simple outlines and attractive elevations contribute to the character of the Conservation Area.

2.70 There are three buildings of particular note located on the south-eastern side of Church Lane. Horseshoe Cottage, which is a 17th century timber frame building, is situated hard up to the edge of the lane adjacent to the entrance to Town Field Farm. To the west of Horseshoe Cottage, within the grounds of the Old Manor, is a timber frame and weatherboard thatched barn dating from the late 17th or early 18th century. The Old Manor itself is an impressive late 16th century timber frame building, with later additions to the side and rear. The white render of the Old Manor stands out against the surrounding trees and hedgerows and its prominence within the streetscape is further reinforced by its elevated position atop a steep grass bank.

2.71 Church Lane has a much more enclosed and intimate feel than Vicarage Road and views are channelled by trees and hedgerows rather than buildings. Boundaries play an important role with hedgerow, bushes and trees defining the edge of the road and contributing to its rural character.



The Old Manor, Church Lane

The key buildings in this area are:



98-100 Vicarage Road
Grade II listed 17th - early
18th century brick and timber
building



41-51 Vicarage Road. A
row of six semi-detached
houses built in 1915



92-96 Vicarage Road
Row of 17th cottages with
19th century brick frontages.



55-57 Vicarage Road



The Red Lion PH, Vicarage
Road. Grade II listed early to
mid 19th century remodelling
of an earlier building.



Lychgate, All Saints Church
Grade II listed lychgate built
circa 1882-1891



78 Vicarage Road. Grade II
listed 17th century brick and
timber cottage



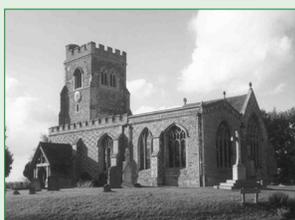
9 Church Lane
19th century rendered
cottage



Church Cottage, Vicarage
Road. Brick cottage originally
a school, now a private
dwelling



11 Church Lane. Detached
19th century rendered
building



All Saints Church. Grade II *
listed late 12th century
church mainly restored
during the 19th century



Horseshoe Cottage, Church
Lane. Grade II listed 17th
century brick and timber
cottage



The White House. Substantial
1930's building extended
during the 1950's



Barn at The Old Manor.
Grade II listed 17th to 18th
century timber frame and
weather boarded barn with
brick infill panels and
thatched roof



Marsworth C of E First School
and Old School House



The Old Manor. Grade II
listed 16th century brick and
timber building

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

Chapter 3

DESIGNATION

- 3.1 The Conservation Area map identifies features important to the character of the Conservation Area. Building groups, listed buildings, important townscape views and green areas are shown. The written description and the Conservation Area map describe and show where development control policies will apply.
- 3.2 The map defines the extent of the area which is regarded as possessing those qualities of townscape, architectural character or historic interest which warrant Conservation Area status.

Chapter 4

ENHANCEMENT OPPORTUNITIES

- 4.1 A number of enhancement measures have been identified. These are described in order to target investment should resources become available in the future.

Suggested Improvements

- 4.2 **Overhead wires and cables:** Overhead wires and cables are prevalent throughout the Conservation Area, and are dominant features that arguably detract from the visual quality of the street.
- 4.3 **Railings:** The metal railings in front of 4 to 28 Lower Icknield Way and by the footpath at the eastern end of the canal bridge at Startop's End are poorly maintained. A section of the railings close to the White Lion public house has been replaced with a modern metal barrier which is out of keeping with the character of the area. The replacement of this and the remaining sections of the railings with traditional and appropriately designed new railings would enhance the visual quality of the streetscape
- 4.4 **Pedestrian footbridge:** The grey metal pedestrian footbridge across the Grand Union Canal at Startop's End is poorly maintained and detracts from the setting of the 19th century brick bridge.
- 4.5 **Surfacing and landscaping:** The impact of the Red Lion car park on the character and appearance of Vicarage Road, could be reduced by careful landscaping and re-surfacing it with more sensitive material, such as buff coloured bound gravel.
- 4.6 **Trees:** Trees and hedgerows make a positive contribution to the quality of the Marsworth Conservation Area, helping to reinforce the rural character of the village. Careful planting can also help to reduce the visual impact of less sensitive developments upon the setting of individual buildings and upon significant views.



Overhead cables opposite Red Lion public house



Metal railings, Startop's End



Metal footbridge across canal at Startop's End

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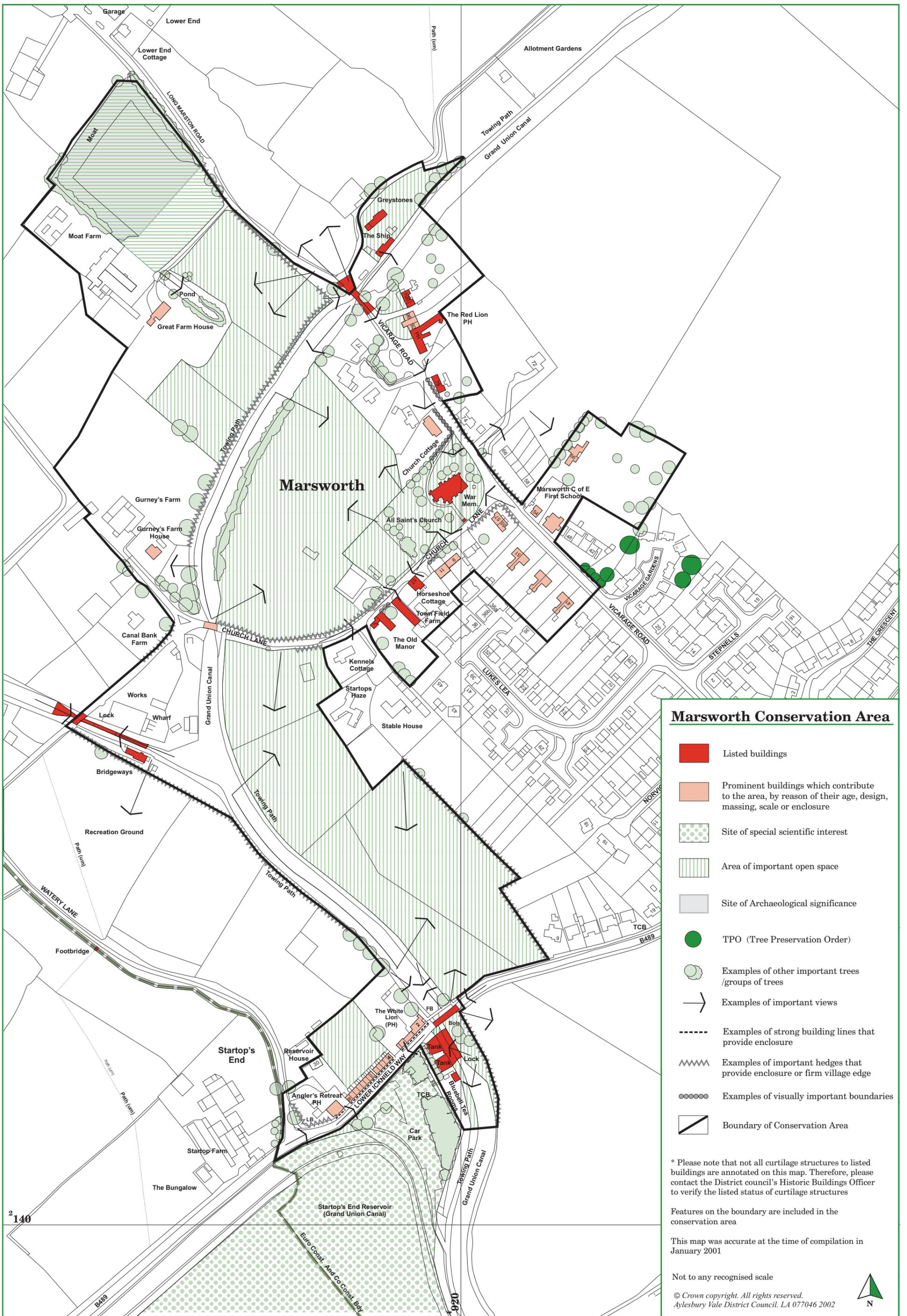
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Acknowledgements

Marsworth Parish Council

The Buckinghamshire County Records Office

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Marsworth Conservation Area

-  Listed buildings
-  Prominent buildings which contribute to the area, by reason of their age, design, massing, scale or enclosure
-  Site of special scientific interest
-  Area of important open space
-  Site of Archaeological significance
-  TPO (Tree Preservation Order)
-  Examples of other important trees /groups of trees
-  Examples of important views
-  Examples of strong building lines that provide enclosure
-  Examples of important hedges that provide enclosure or firm village edge
-  Examples of visually important boundaries
-  Boundary of Conservation Area

* Please note that not all curtilage structures to listed buildings are annotated on this map. Therefore, please contact the District council's Historic Buildings Officer to verify the listed status of curtilage structures

Features on the boundary are included in the conservation area

This map was accurate at the time of compilation in January 2001

Not to any recognised scale

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