

**Waddesdon
Conservation
Area Review
July 2014**



Waddesdon Manor

CHAPTER 1 – Introduction5

CHAPTER 2 – Planning Policy 7

CHAPTER 3 – Summary9

Landscape Setting9

Settlement Type and Plan Form9

Historic Development.....9

Building Form..... 10

Settlement Identity 11

Trees and vegetation 11

Views 12

CHAPTER 4 – Location and Context 13

Location and Context..... 13

Use..... 13

Landscape Setting 14

Plan Form 16

CHAPTER 5 – Historic Development 19

Early Origins 19

16th and 17th centuries20

18th century20

19 th century	20
20 th century	21
Surviving historic buildings.....	22
CHAPTER 6 – Alterations to Boundary	23
Areas added in the 2014 Conservation Area Review.....	23
Areas removed in 2014 Conservation Area review	27
CHAPTER 7 – Key Views and Vistas.....	29
CHAPTER 8 – Open Spaces and Trees.....	31
CHAPTER 9 – Permeability and Road Layout.....	34
CHAPTER 10 – Key Buildings	37
CHAPTER 11 - Details and Materials	40
Roofs.....	40
Walls	44
Fenestration	46
Shopfronts.....	50
Doors.....	50
Porches	51
Rothschild Decorative Motifs	51
Decorative Metalwork	53
CHAPTER 12 – Identity Areas.....	55
1 Waddesdon Estate Identity Area	56
2 High Street, Waddesdon Village Identity Area.....	61
3 Quainton Road, Frederick, Wood and New Street Identity Area	69
CHAPTER 13 – Management Plan.....	75
The District Council should	75
The County Council should.....	75

<i>The Parish Council may.....</i>	<i>75</i>
<i>Local Business can help by</i>	<i>76</i>
<i>Homeowners and Residents may.....</i>	<i>76</i>
<i>Areas of particular opportunity for enhancement in the future</i>	<i>76</i>
CHAPTER 14 – Glossary of terms.....	77
CHAPTER 15 – Guidance and useful information.....	82
<i>Bibliography</i>	<i>82</i>
<i>Acknowledgements.....</i>	<i>82</i>
APPENDIX I – Conservation Area Boundary	83
APPENDIX II – Conservation Area Constraints	84
APPENDIX III – Planning Policy	85
APPENDIX IV – Asset Sheets	86

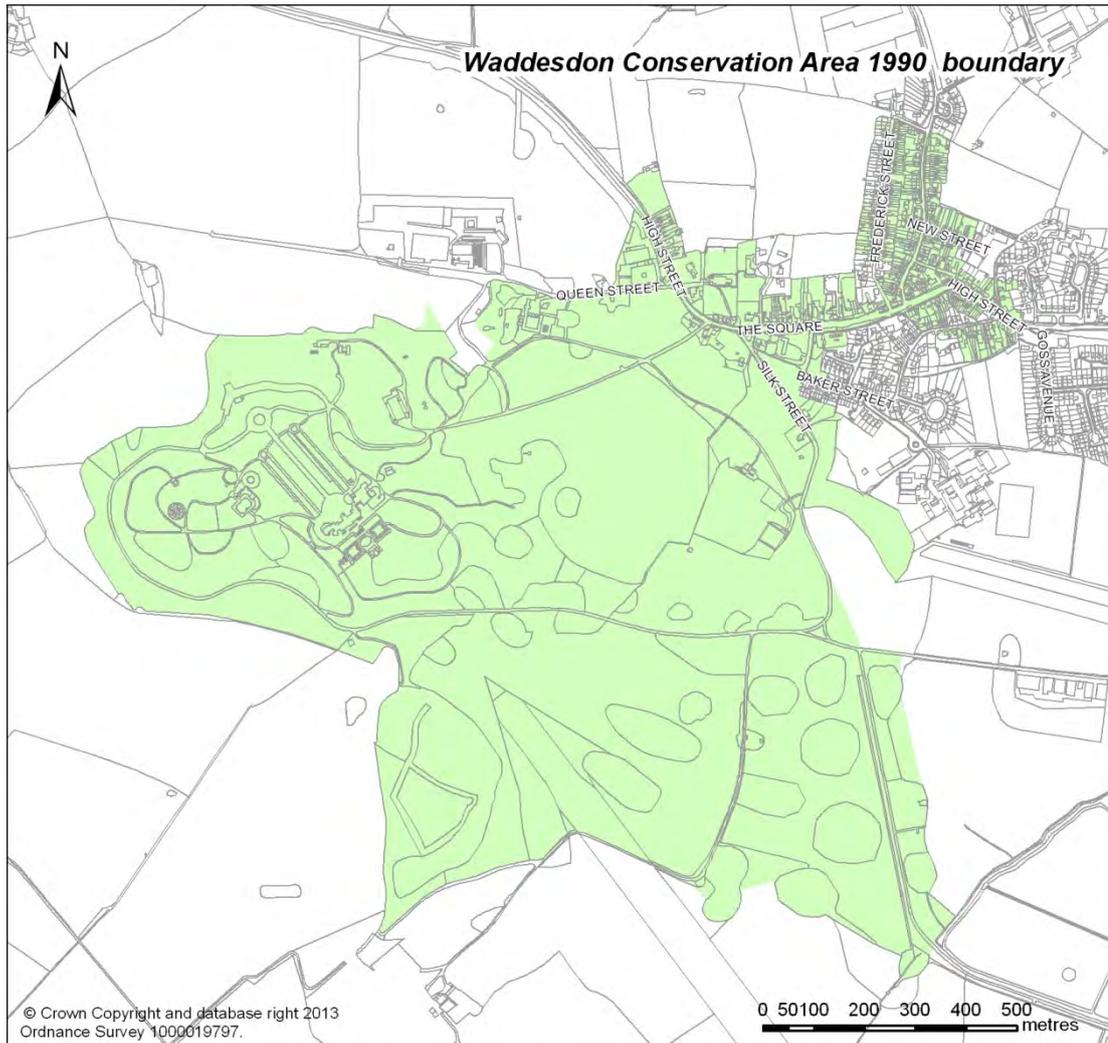
*Designated by the Cabinet on behalf of the Council
8 July 2014 following public consultation*

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

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CHAPTER 1 – Introduction

The Waddesdon Conservation Area was designated by Aylesbury Vale District Council in January 1990 and has not been reviewed since. Conservation Area designations must be reviewed from time to time in order to ensure that they are still appropriate, and that the designated Conservation Area boundaries are up to date. The plan below shows the original 1990 boundary of the Waddesdon Conservation Area.



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

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

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

CHAPTER 2 – Planning Policy

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

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

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

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

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

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

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

In Appendix III is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

CHAPTER 3 – Summary

The following Appraisal explains the features and characteristics of the Waddesdon estate and village that make them special, give them a sense of place and justify their status as a Conservation Area. Although the history of Waddesdon will be briefly alluded to in this document, it is not intended to be a comprehensive history of the development of the house, gardens or surrounding area. There is a wealth of material written about the estate, some of which is referenced in the bibliography on page 84 of this document.

For quick reference the key characteristics of the Conservation Area are listed below accompanied by explanatory paragraphs.

Landscape Setting

The village of Waddesdon is located in the south of the Vale of Aylesbury in Buckinghamshire. It lies approximately 6 miles north-west of Aylesbury. Waddesdon is primarily an area of undulating landscape rendered distinctive by the parkland landscapes located at Lodge Hill, Waddesdon and at Eythrope Park adjacent to the river Thames. A key feature within the area is a long ridge running south-west to north-east, called the Winchendon Ridge, which runs parallel to the course of the River Thames. At the end of the ridge is Waddesdon Hill and to the north-west, separated by a small valley is Lodge Hill, on top of which is located Waddesdon Manor.

The area is primarily rural and outside of Waddesdon, is sparsely settled with scattered farmhouses and lodge houses associated with the Waddesdon and Eythrope estates. The land is predominantly arable over the drier hill tops changing to a pastoral landscape of smaller fields on the lower slopes. Distinctive to this area is the extent of tree cover, particularly on the upper slopes of the Lodge Hill and the ridge to the south-east.

Settlement Type and Plan Form

Waddesdon is an example of a regular row form of development which is a linear settlement with development situated along both sides of the road. It is characterized, as the name suggests, by a strong feeling of regularity. This regularity results from blocks of property plots of similar widths and depth and often building orientation and position within plots. This similarity in layout is indicative of some form of planning, is typical of development, dating from the 18th-19th centuries and is often associated with large estates. Regular row settlements are not commonly found within the Aylesbury Vale.

Historic Development

Archaeological remains dating from as far back as the Mesolithic and Neolithic periods suggest that the area around Waddesdon has been settled for a significant period of time. However little is known about Waddesdon pre the Domesday Survey of 1068. Within this

survey it is noted that Waddesdon was the administrative centre for the Waddesdon Hundred, but despite this it is not thought to have been strategically important. During the 16th century the Manors of Over Winchendon and Waddesdon combined and the seat of the Manor moved to The Wilderness at Upper Winchendon. The manor and estate then passed through a number of families until it was finally purchased by Baron Ferdinand de Rothschild in 1874.

The Rothschild family had a significant impact upon the visual appearance of Waddesdon. Immediately after purchasing the estate Baron Ferdinand de Rothschild started to change the appearance of the landscape by planting woodlands, straightening tracks, demolishing or upgrading buildings and establishing parkland. Within Waddesdon a significant number of buildings were demolished and rebuilt and new houses were created in Frederick Street and Quainton Road. Community facilities were provided in the form of a British School, a Reading Room and Village Hall.

Baron Rothschild sited his manor (designed in the style of a 16th century French chateaux by the French architect Gabriel-Hippolyte Destailleur) on the top of Lodge Hill which lies a short distance to the north-west of Waddesdon Village. The Manor was completed in 1883. The French landscape gardener Elie Lainé was commissioned to design the surrounding gardens based on 17th century French layouts. After Baron Rothschild's death the estate passed first to his sister Alice and then to her great-nephew James de Rothschild who bequeathed the Manor and its surrounding gardens and grounds to the National Trust.

Other important factors which have helped shape the form and development of Waddesdon include; Akeman Street, which was an important Roman road which linked London and Bath, the establishment of a turnpike road by the end of the 18th century which provided a connection between London and Bicester and the development in the 19th century of the Aylesbury to Claydon railway line.

Building Form

Waddesdon is significant within the Vale of Aylesbury because it is one of a small number of villages where the majority of the historic buildings surviving within the village were either built or renovated during the late 19th or early 20th centuries and commissioned by members of a single family. Although the higher status buildings within the village are individually designed, they nevertheless share architectural features and detailing with other buildings of similar standing within the village. The



*104 High Street,
a high status building*

use of common construction materials and a unified colour palette transcends buildings of different social status within the village. The result is a uniquely homogeneous quality to the built environment.

Buildings of lower status within the village are united by common plot sizes, materials, form, scale massing and to a large extent, orientation.

Uniformity in form and design is particularly evident in the streets leading off High Street. In Quinton Road, for example, the rhythm created by the regularity of form and uniformity of appearance is still apparent despite modern alterations to individual buildings.



*Uniformity in building design
in Quinton Road*

Settlement Identity

The identity of modern day Waddesdon is inextricably linked with the development of the Waddesdon estate and in particular the ownership of the Rothschild family. This is clearly visible in the form of buildings, and the ornamentation of many with buff and oxblood red paintwork and carved clenched fist and five arrows motifs, both associated with the Rothschild family.

Trees and vegetation

The Waddesdon Conservation Area is dominated by the gardens and parklands that surround Waddesdon Manor. The role of formal and informal open spaces as well as trees and woodlands is therefore crucial to the character of the area. Trees and planting are used to define the landscape, emphasise individual buildings or statuary, focus views and form screening.



*View westwards along
A41 through Waddesdon*

Trees along the edges of Waddesdon parkland also contribute to the character of the village. They act as visual backdrops to buildings, truncate views, contain space and their soft organic forms provide a strong visual contrast with the hard lines of the buildings.

Views

Waddesdon Manor occupies a commanding position at the top of Lodge Hill, dominating the surrounding landscape. The building and in particular, its roofline, can be seen from several miles away making Waddesdon one of the key visual landmarks within the Aylesbury Vale District.

Views within the grounds of Waddesdon Manor are numerous and each has been carefully manipulated, mainly through the planting of trees, to emphasise individual buildings, statuary or features.

Due to the linear nature of development within Waddesdon village, views tend to be contained by buildings and channelled along the A41 which runs through the heart of the settlement. Curves in the road, particularly at the eastern end of the village throw the visual focus on individual buildings located at bends. At the western end of the village the eye is drawn to a number of individual buildings (e.g. The Five Arrows Hotel) which command attention because of their scale, form, position and architectural flamboyance.

Views out across the surrounding countryside can be gained at points along the northern, north-western and north-eastern edges of the village.

Views into Waddesdon village are restricted from the east, but significant from the north and north-west. Of particular note are the views gained of St. Michael's Church when approaching the village along the A41 from the west.



View of Waddesdon Manor from Upper Winchendon

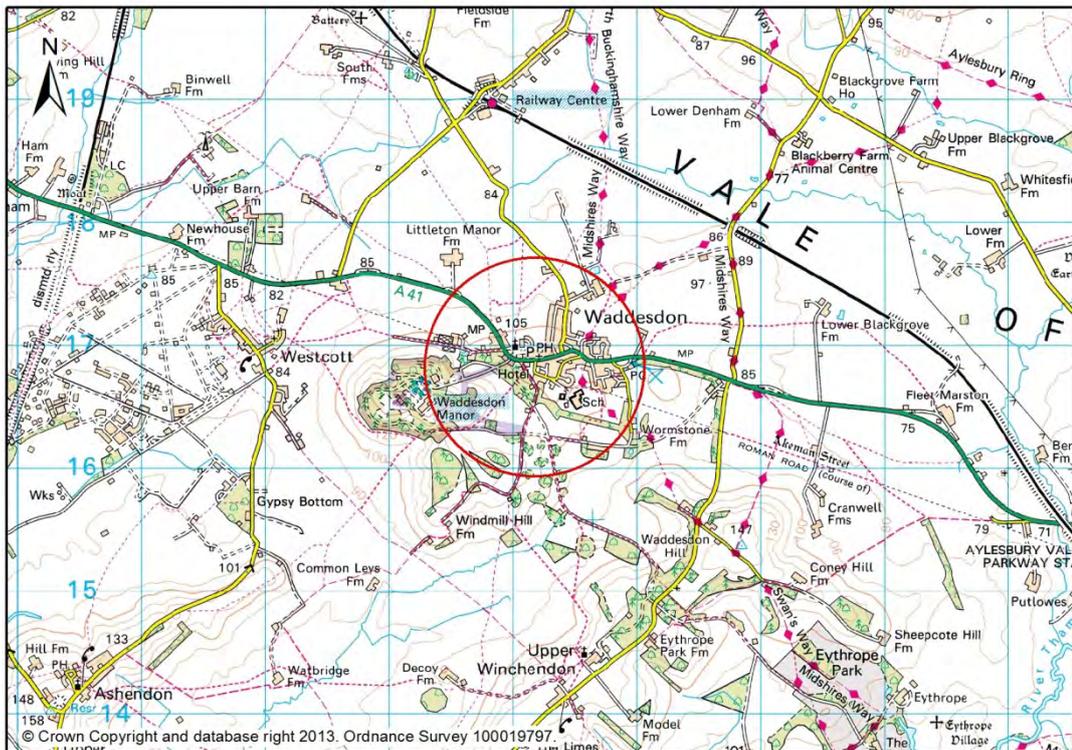
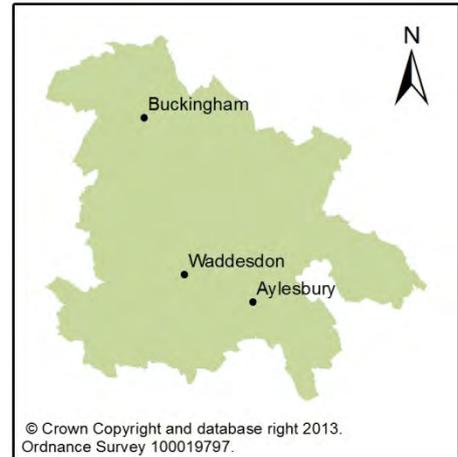


View of St. Michael's and All Angels church from A41

CHAPTER 4 – Location and Context

Location and Context

The village of Waddesdon is located in the south of the Vale of Aylesbury in Buckinghamshire. It lies approximately 6 miles north-west of Aylesbury. Waddesdon Manor is located to the south-west of the village within 165 acres of surrounding gardens and grounds. The manor itself is impressively situated at the top of a hill with commanding views over the surrounding countryside.



Use

Historically Waddesdon would have been an agricultural settlement, although within the village itself little evidence survives to suggest that agriculture formed the mainstay of the economy. After the purchase of the estate by the Rothschild family in the late 19th century, the village grew in size. The majority of the existing houses were demolished or refurbished and most of the population was either directly or indirectly employed in providing services for the estate.

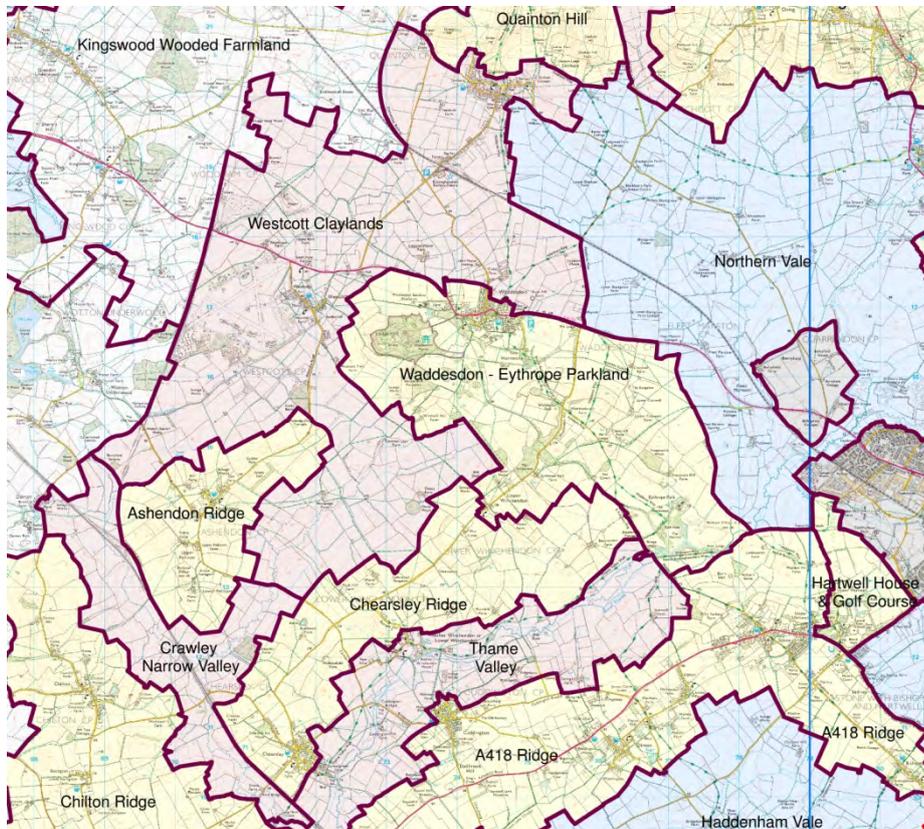
Today, although the majority of the residents of Waddesdon travel outside the village to work, Waddesdon Manor still remains a focus for local employment. Waddesdon Manor is one of the National Trust's most visited properties and this influx of visitors throughout the year help to support local businesses, including shops, cafes and hotels.

The busy A41, which links Aylesbury and Bicester, runs through the centre of Waddesdon village. The endless stream of traffic that uses the road has had a detrimental impact upon the character and appearance of the village. However, with the majority of the population of Waddesdon travelling outside of the village to work, the A41 does provides good links to the local employment centres of Aylesbury and Bicester and links in with a wider travel networks allowing access to more distant employment centres such as Oxford, Buckingham, Milton Keynes, Birmingham and London.

Landscape Setting

The village of Waddesdon is situated within the Waddesdon-Eythrope Parkland character area. It is surrounded to the north, west and south by the Westcott Claylands character area.

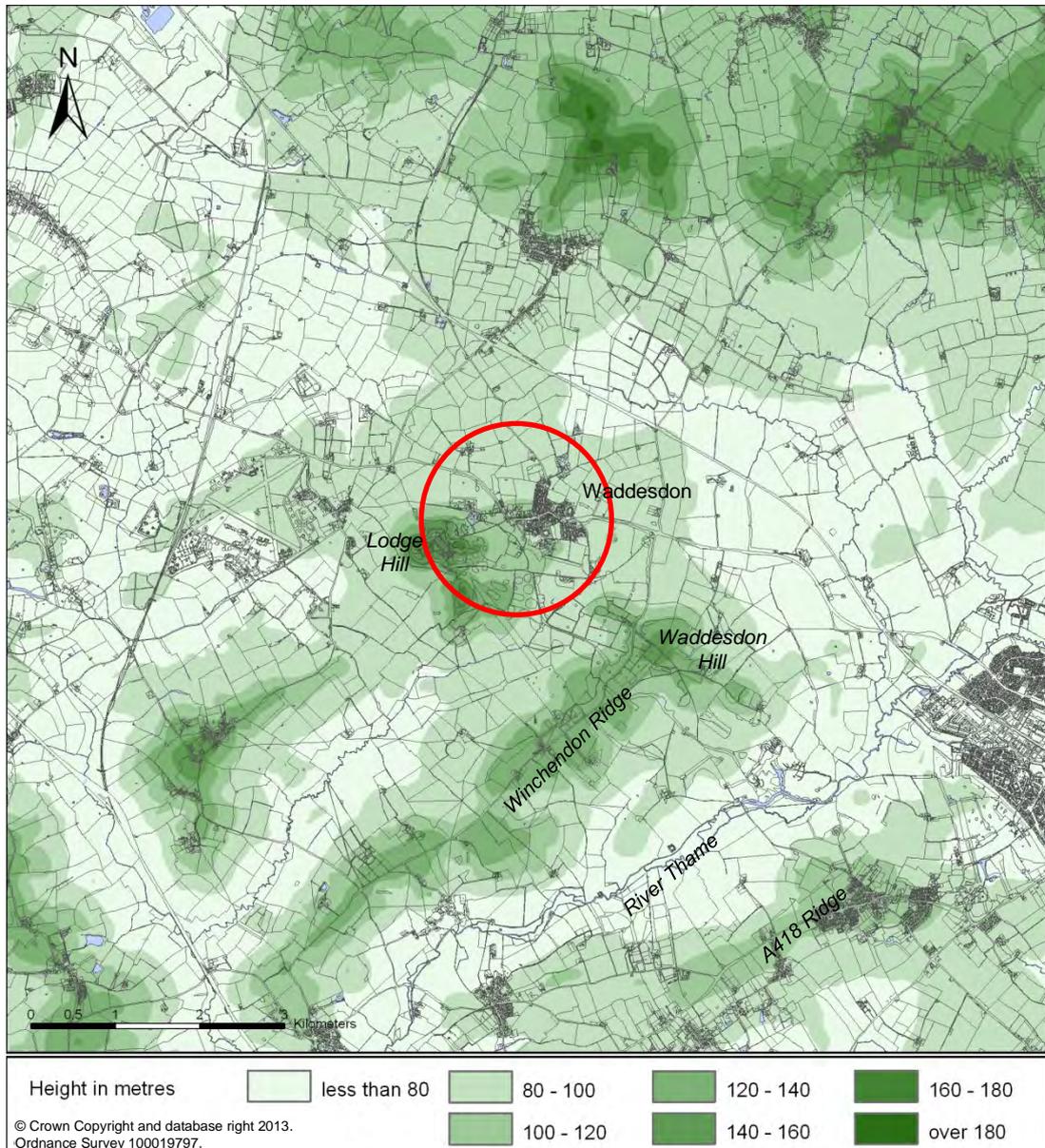
The Waddesdon-Eythrope Character Area is primarily an area of undulating landscape rendered distinctive by the parkland landscapes located at Lodge Hill, Waddesdon and at Eythrope Park adjacent to the river Thames. A key feature within the area is a long ridge



Landscape Character Assessment May 2008

*Prepared by Jacob Babbie for Aylesbury Vale District Council
and Buckinghamshire County Council*

running south-west to north-east, called the Winchendon Ridge, which runs parallel to the course of the River Thames. At the end of the ridge is Waddesdon Hill and to the north-west, separated by a small valley is Lodge Hill, on top of which is located Waddesdon Manor.



The area is primarily rural and outside of Waddesdon is sparsely settled with scattered farmhouses and lodge houses associated with the two estates. The land is predominantly arable over the drier hill tops changing to a pastoral landscape of smaller fields on the lower slopes. A distinctive feature of this area is the extent of tree cover, particularly on the upper slopes of the Lodge Hill and the ridge to the south-east. The parklands of both Waddesdon and Eythrope contain numerous mature trees and substantial areas of broadleaved, mixed and yew woodland is also present.

The general drainage pattern in the area runs from north-east to south-west and the main watercourse is the River Thames which flows between the ridgelines (Winchendon Ridge to the north and the A418 Ridge to the south). North of the Winchendon Ridge a small tributary to the Thames rises within the valley between Lodge Hill and Waddesdon Hill.

Geologically Waddesdon Hill and Lodge Hill are outcrops of Portland limestone. The lower slopes of the area are Kimmeridge Clays with Ampthill clays at the lowest levels.

The Westcott character area which surrounds Waddesdon to the north, west and south is characterised by a large area of gently sloping low ground in predominantly pastoral use. Like the Waddesdon and Eythrope character area, Westcott character area is sparsely populated and in particular the area to the south-east of Waddesdon feels relatively remote and inaccessible. Although scattered areas of woodland do exist within the area, tree cover is not a characteristic or dominant feature. Geologically this area is predominantly of calcareous mudstone. No major watercourses flow through the area.

A key manmade feature is the busy A41, which links Aylesbury with Bicester and cuts through the heart of Waddesdon and has a significant impact upon the character and visual appearance of the village.

Plan Form

During the 16th century the principal manor within the Waddesdon area was situated on a site now occupied by a building called The Wilderness near Upper Winchendon. The impressive double avenue leading from Waddesdon Manor to The Wilderness was partly restored in the 19th century and fully restored for the Millennium. The site of Waddesdon Manor is shown on this map as fields and a small group of buildings. The village of Waddesdon occupies the very edge of the map and is therefore not clearly defined, appearing as a collection of buildings spread out along a road with both irregular shaped and more regular shaped burgage type plots to the rear.

Following the purchase of the estate by Baron Rothschild in the late 19th century the form and size of Waddesdon changed dramatically. Much of the existing housing within the village was either demolished or extensively refurbished. New buildings were constructed along Frederick Street and Quainton Road and community facilities were provided in the form of two schools, reading room, institute and village hall.



← *Site of current Waddesdon Manor*

← *Waddesdon Village*

← *Double Avenue*

← *Winchendon House*

18th century map of Waddesdon

What is particularly notable about Waddesdon, especially in the context of Aylesbury Vale, is the regularity of form that this late 19th and early 20th century development took.

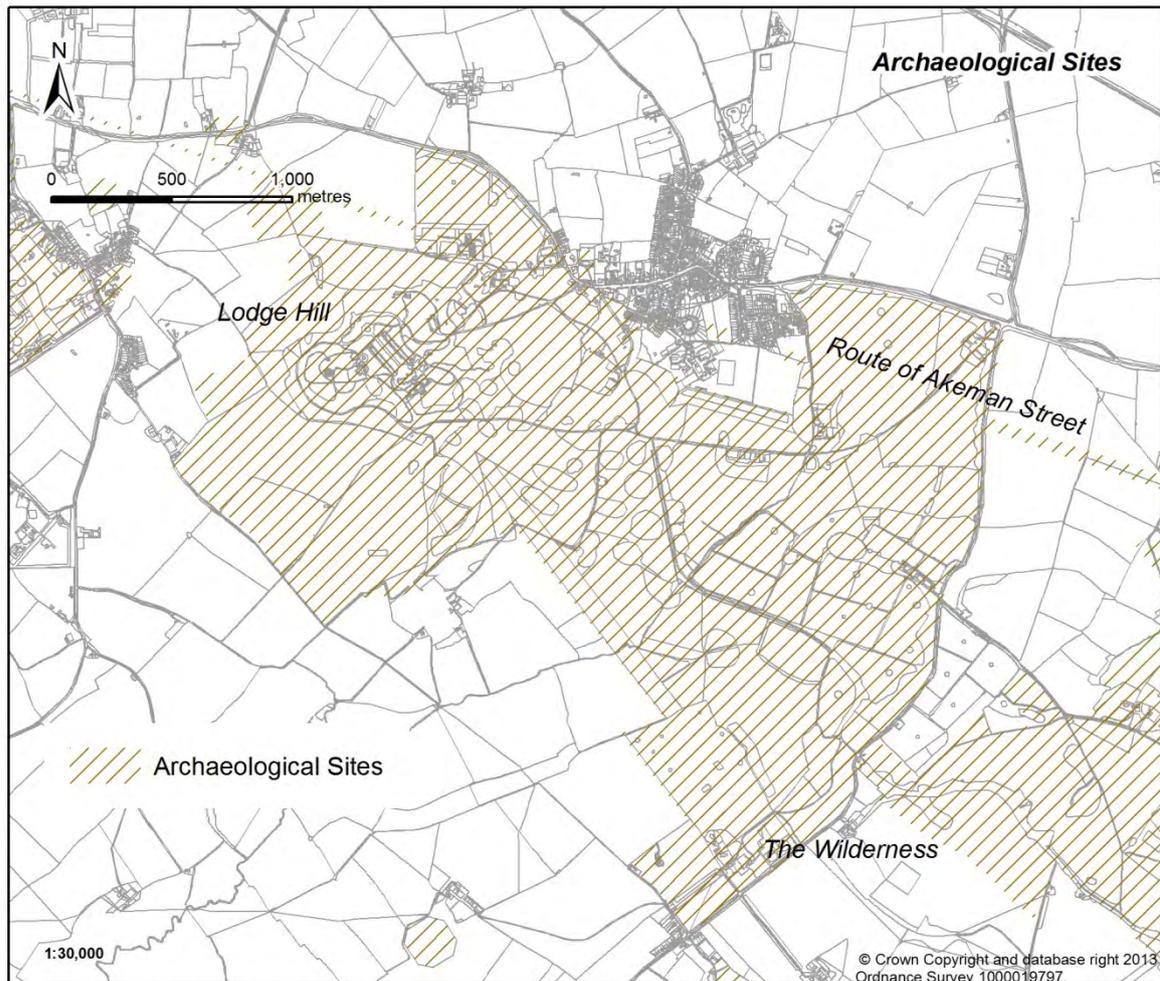
Waddesdon is an example of a regular row form of development which is a linear settlement with development situated along both sides of the road. It is characterized, as the name suggests, by a strong feeling of regularity. This regularity results from blocks of property plots of similar widths and depth and often building orientation and position within plots. This similarity in layout is indicative of some form of planning and is typical of development, dating from the 18th-19th centuries and is often associated with large estates. There are no other villages within the Aylesbury Vale District where this form of development is so extensive.

Significant areas of post war development grew up at the eastern end of the Waddesdon along Goss Avenue, Sharps Close and Warmstone Close to the south of the A41 and Little Britain and Antsey Close on the northern side. Despite being set back behind wide grass verges, these areas of modern development, laid out in cul-de-sac form, have had a significant visual impact upon the character and appearance of Waddesdon, an impact which is heightened by the location of these estates at the eastern entrance to the village. See the Building age map on page 22.

CHAPTER 5 – Historic Development

Early Origins

Archaeological remains dating from the Mesolithic and Neolithic periods have been found within the vicinity of Waddesdon which indicate that the area was settled during the Stone Age. Discoveries in the area of pottery shards dating from the Bronze Age, the Iron Age and Roman and Saxon periods suggest that human habitation was continuous.



The attraction of the area for human settlement may in part be explained by the presence of a reliable water source. The settlement is thought to have originally been situated near Lodge Hill close to a natural spring. The topography of the landscape also offered some defensive protection. Indeed the name Waddesdon is thought to derive from a combination of the Anglo Saxon word 'don,' meaning hill and the name of a chieftain called Wad. In addition Akeman Street, an important Roman road linking London and Bath via Aylesbury, Bicester and Cirencester, ran close to modern day Waddesdon.

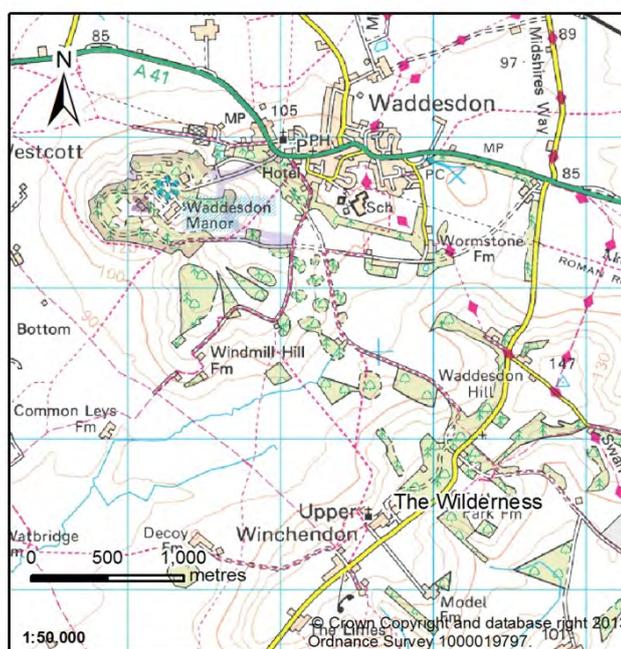
Little is known of Waddesdon and its manors prior to 1066 and the Domesday survey of 1068. It was held in 1066 by the Saxon thane Brictric, who was succeeded by the Norman

Milo Crispin. Waddesdon's entrance within the Domesday survey suggests that it was a relatively large village which may well reflect the fact that it was the administrative centre for the Waddesdon Hundred, an area which included Woodham, Westcott, Fleet Marston, Quarrendon, Hoggeston, Granborough, Middle Claydon and East Claydon.

Despite its administrative role, Waddesdon was not strategically important and the manor was not held by a politically important or powerful family. As a result, records relating to the manor from this early period are relatively scarce. Over the course of the succeeding centuries, the manor fragmented, coming into the possession of the crown in 1539. Evidence of a moated manor house have been discovered approximately 500 metres to the south of the church near the base of Lodge Hill.

16th and 17th centuries

During the 16th century the Manors of Over Winchendon and Waddesdon combined. The seat of the combined manors moved to a site now occupied by a building called The Wilderness near Upper Winchendon. During this period the estate passed to the Goodwin family, the Wharton family and then to the Duke of Malborough who held the estate for 150 years until it was purchased by Baron Ferdinand de Rothschild in 1874. During this period The Wilderness fell into a state of disrepair.



Winchendon, Waddesdon & site of the Wilderness

18th century

During the 17th century the section of Akeman Street, which had run through Waddesdon, became redundant. However at the end of the century a turnpike road was created which provided a connection between London and Bicester. This was served by a stagecoach service, which stopped at the Malborough Arms in Waddesdon and which helped re-establish the importance of the settlement.

19th century

The development of the railway network during the 19th century reduced the importance of the turnpike road system. However Waddesdon was saved from decline due to the fact that the Aylesbury to Claydon line, which opened in 1868, brought railway travel to Quainton Road Station which was located within walking distance of the village. In addition the

purchase of the Malborough Estates in 1874 by Baron Ferdinand de Rothschild heralded a period of intensive development which provided much needed employment for the villagers.

The choice of Waddesdon as the site for Baron Ferdinand de Rothschild's country seat is hardly surprising since five members of his family had already established seats within the surrounding area - Sir Anthony at Aston Clinton, Mayer at Mentmore, Leopold at Wing (Ascott), Alfred at Halton and Lord Nathaniel Rothschild at Tring. Immediately after purchasing the estate Baron Rothschild started to buy up smallholdings around the edges of his land. He changed the appearance of the landscape by planting woodlands, straightening tracks, demolishing or upgrading buildings and establishing parkland.

Within Waddesdon a significant number of buildings were demolished and rebuilt during the 20 years following Baron Rothschild's purchase of the estate.



*101a and 101b High Street,
former Club and Reading Room*

20th century

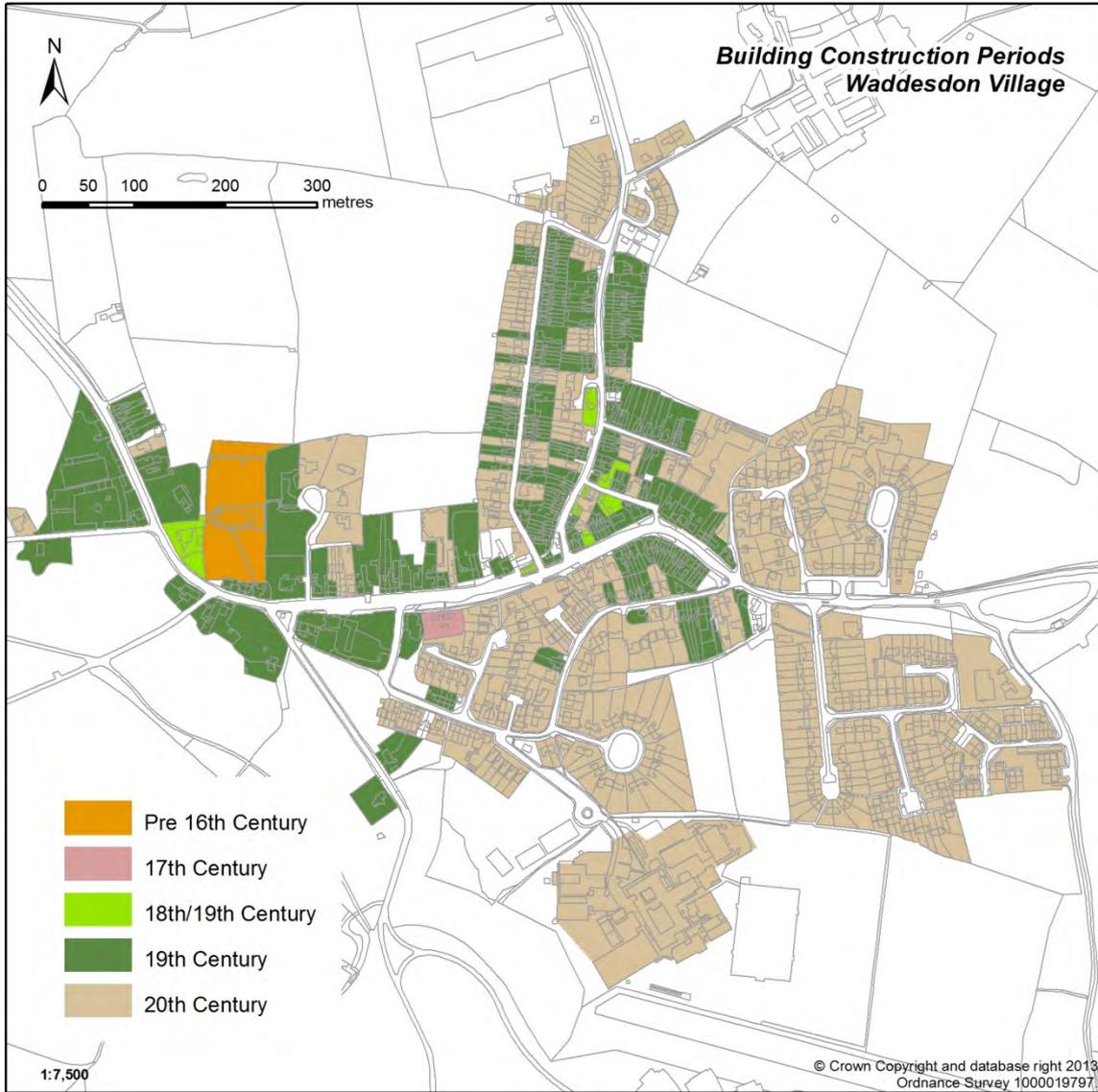
Baron Ferdinand de Rothschild died in 1898 and the estate was inherited by his sister Miss Alice de Rothschild who owned the estate until her death in 1922. Development in and around Waddesdon during this period continued, most notably with the construction of The Cedars in 1905. Following Miss Alice's death, the estate passed to her great-nephew James de Rothschild who was responsible for the establishment of Waddesdon stud farm. It was also James de Rothschild who bequeathed the Manor and 165 acres of surrounding gardens and grounds to the National Trust.



The Cedars

Surviving historic buildings

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



CHAPTER 6 – Alterations to Boundary

The Conservation Area at Waddesdon covers the pleasure grounds at Waddesdon Manor and the historic core of Waddesdon village. It is not proposed to include the whole of the grounds of Waddesdon estate within the Conservation Area designation. The landscape beyond the pleasure gardens is primarily agricultural in character and has been subject to greater change during the last century. Although this landscape is still clearly of importance, recognised by its inclusion within the Registered Park and Garden designation, it is difficult to justify the inclusion of such a large tract of agricultural landscape within a Conservation Area designation, which is specifically designed to recognise the importance of the built historic environment.

The revised boundary includes the key features of the Waddesdon estate, such as the manor, pleasure gardens and service buildings. Although some important buildings such as Grand Lodge and Warmstone Farm lie outside the boundary, these buildings are listed in their own right and are therefore subject to listed building legislation.

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

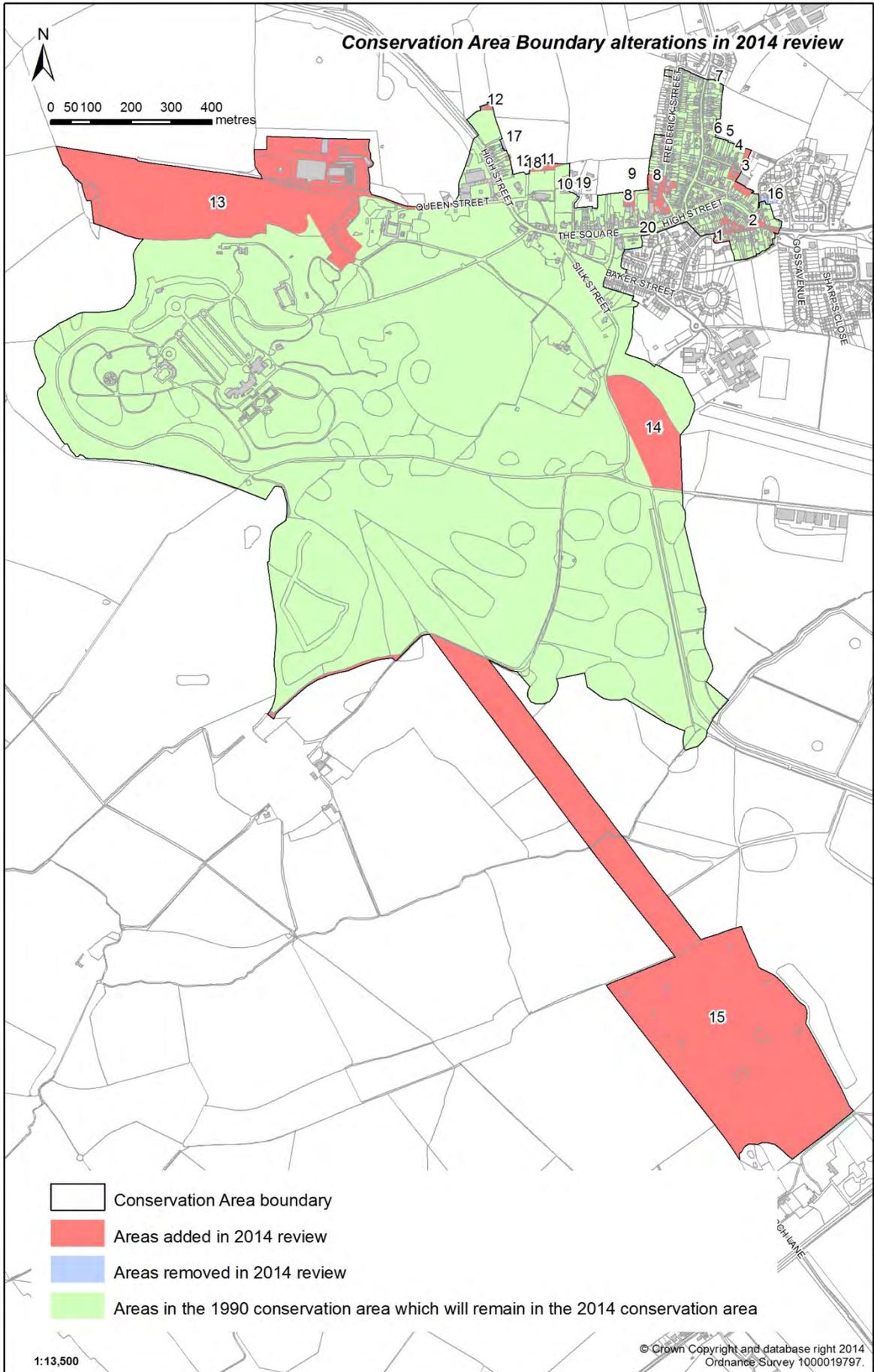
Areas added in the 2014 Conservation Area Review

1. 27A and 29, Baker Street (for areas 1-12 and 16, see village detail map on page 25)

The 1990 boundary cut through the grounds of nos. 27A and 29, Baker Street. For the sake of clarity and in order to avoid confusion, the boundary has been extended to include the whole of the grounds of these properties.

2. Baker Street, Waddesdon Village

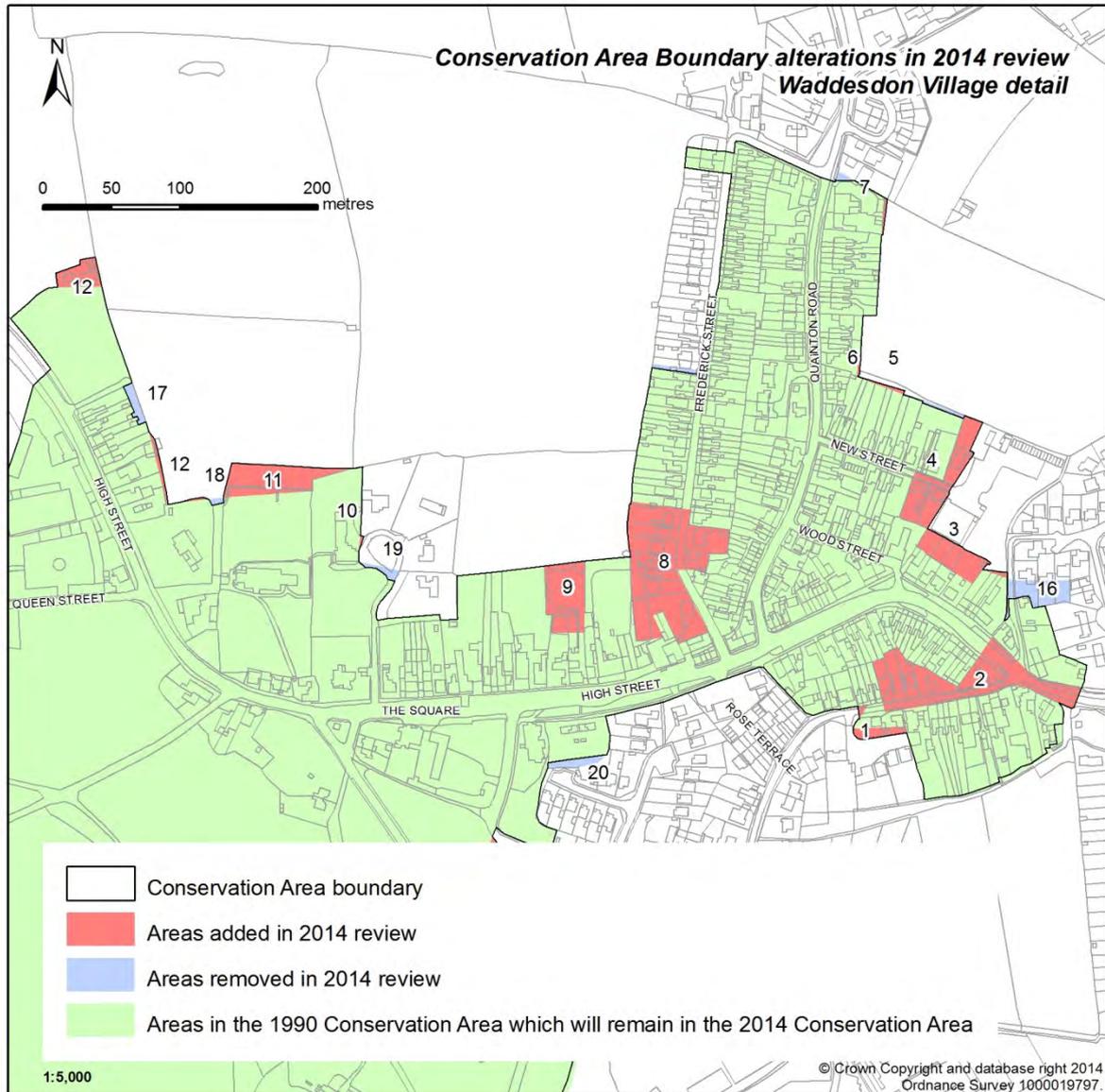
The 1990 Conservation Area boundary excluded numbers 2,4,6,8, Baker Street, the carriageway from the junction with High Street to 8, Baker Street, the garage site at 7, High Street, and the section of High Street from no.1, to no.9, High Street. Although nos. 2 to 8 Baker Street are modern buildings, excluding them and the carriageway from the Conservation Area, does not recognise the importance of Baker Street in the morphological development of the village and creates an awkward indent which impacts upon the cohesive form of the Conservation Area. It is possible to include within the boundary buildings or areas that either have a negative or a neutral impact upon the character of the Conservation Area, thereby recognising the importance of their position, (surrounded by historic buildings) or the form of the street.



See map opposite for enlarged village details

3. Land to the rear of 20-26, High Street, Waddesdon Village

The 1990 boundary cut across the rear ground of nos. 20 to 26, High Street. The Conservation Area boundary should follow an extent boundary and therefore for the sake of clarity and to avoid confusion it has been extended to include the whole of the grounds of these buildings.



4. 12, 14 and 29, New Street, Waddesdon Village

Nos. 12, 14 and 29, are located at the south-eastern end of New Street. Although they are relatively modern buildings and of no great architectural or historic interest, given the short and cohesive form of New Street, they occupy prominent plots at the termination of the lane. Nos. 12 and 14 in particular follow the building line of neighbouring buildings. Similar to 2-8, Baker Street, these buildings have a neutral impact upon the character of the Conservation Area, but their location is important and as such the Conservation Area boundary has been extended to include them.

5. 1-27, New Street

The 1990 boundary did not follow the exact line of the rear boundaries of nos. 1-27, New Street. For the sake of clarity and in order to avoid confusion, the boundary has been altered to follow exactly the line of the rear boundaries of these properties.

6. 42, Quainton Road

The 1990 boundary did not follow the exact line of the rear boundary of 42, Quainton Road. For the sake of clarity and in order to avoid confusion, the boundary has been altered to follow exactly the line of the rear boundary of this property.

7 76 and The Mill Quainton Road

The 1990 boundary did not follow the exact line of the rear boundary of no.76 and The Mill, Quainton Road. For the sake of clarity and in order to avoid confusion, the boundary has been altered to follow exactly the line of the rear boundary of these properties.

8. The Works, The Church Hall, Telephone Exchange, 3, 5, 6, 7, 8, 9 and 11 Frederick Street

The 1990 boundary excludes sections of Frederick Street which are composed of groups of modern infill buildings that make no contribution to the character/appearance of the street. This group of modern buildings around the junction with High Street have been included in order to ensure the cohesiveness of the Conservation Area boundary.

9. 74C, High Street

The attractive modern office building located to the rear of 74, High Street was constructed after the 1990 boundary. This building is a good example of a modern and innovative design that fits in well with its historic context. The building has been identified within the appraisal document as being of local note and is therefore included within the Conservation Area boundary. It was awarded a design award by Aylesbury Vale District Council in 2005.



74c, High Street

10. 1, The Old Rectory, Rectory Drive

The 1990 boundary cut through the grounds of The Old Rectory. For the sake of clarity and in order to avoid confusion, the boundary has been extended to include the whole of the grounds of this property.

11. Churchyard of St. Michaels and All Angels Church

The 1990 boundary cut through part of the churchyard of St. Michael's and All Angels Church and the adjoining cemetery to the north. For the sake of clarity and in order to avoid confusion, the Conservation Area boundary has been extended to include the whole of the churchyard and cemetery.

12. Rear of 118 - 120, High Street

The 1990 boundary cut through the grounds of nos. 118-120, High Street. For the sake of clarity and in order to avoid confusion, the boundary has been extended to include the whole of the grounds of these properties.

The area of trees located to the north-west of 130 High Street act as a visual full stop to the High Street and marks the transition between development and the surrounding countryside.

13. Former Kitchen Gardens

Although the glasshouses have been demolished, part of the original brick kitchen garden wall remains and is a significant visual feature in this area. This part of the estate is also important from a historical viewpoint, cultivating flowers and producing food for the estate. It forms part of a group with the Dairy and has been included within the conservation area boundary.

14. Part of park

The pleasure gardens and its immediate parkland surrounds have been included within the Conservation Area. The revised boundary includes a cross-section the most significant features of the estate, while recognising that it would be impractical to including the entire estate, the majority of which consists of agricultural fields and pasture. The small area of land identified as 14 on the map is included because it helps to form a more cohesive shape to the Conservation Area.

15. Nether Winchendon area

The Conservation Area boundary includes the avenue leading from The Wilderness (the site of the former manor and later Winchendon House) to Waddesdon Manor. This is a visually striking feature within the landscape and a historically significant feature within the landscape park.

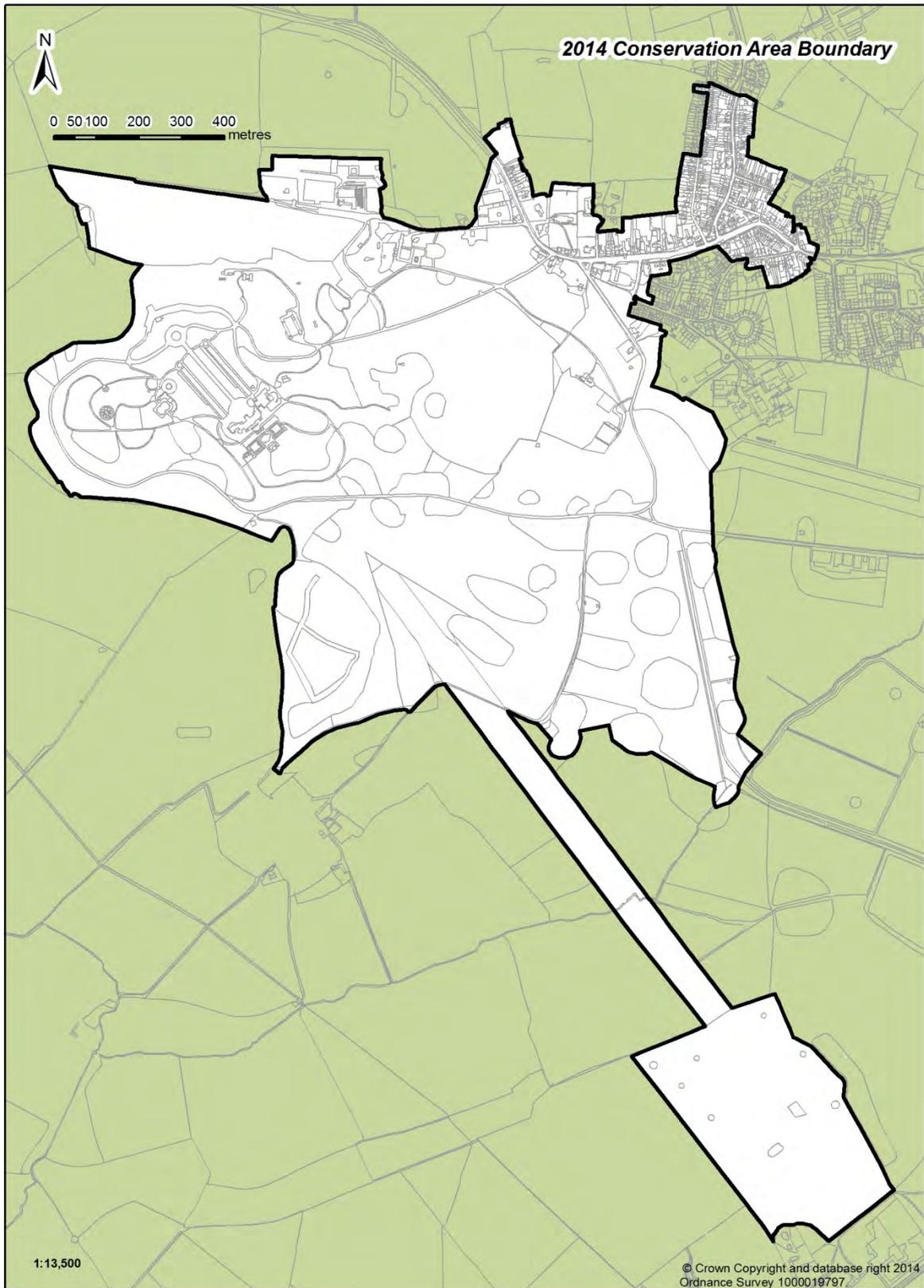
Areas removed in 2014 Conservation Area review

16. 3, 5, 7, Little Britain

Nos. 3, 5 and 7, Little Britain were constructed after the 1990 Conservation Area designation. As a result the 1990 boundary cuts across the grounds of all three buildings. For the sake of clarity and in order to avoid confusion, the boundary has been adjusted to run along the northern boundary of 6, High Street thereby excluding the modern 3, 5, and 7, Little Britain from the Conservation Area.

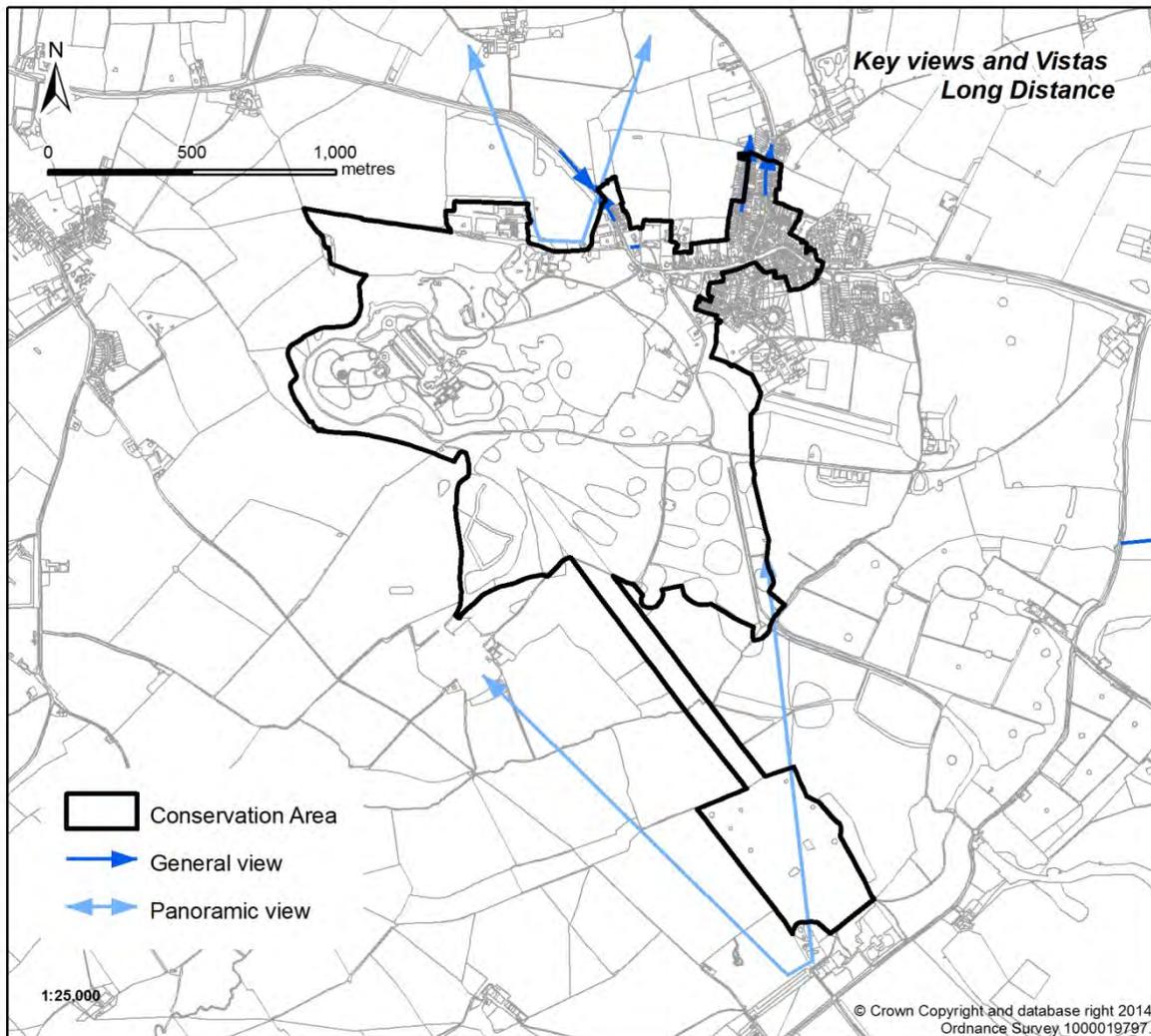
17. 18. 19. 20

These small areas have been removed from the Conservation Area boundary because they no longer conform to the current property boundary.



CHAPTER 7 – Key Views and Vistas

The elevated position of Waddesdon Manor ensures that this visually flamboyant house is a conspicuous feature within the visual landscape of the Vale of Aylesbury. Looking outwards from the estate, long distant views extend from various parts of Lodge Hill, including west towards Wotton Underwood and the Vale beyond, and east to Aylesbury and the distant Chiltern Hills.



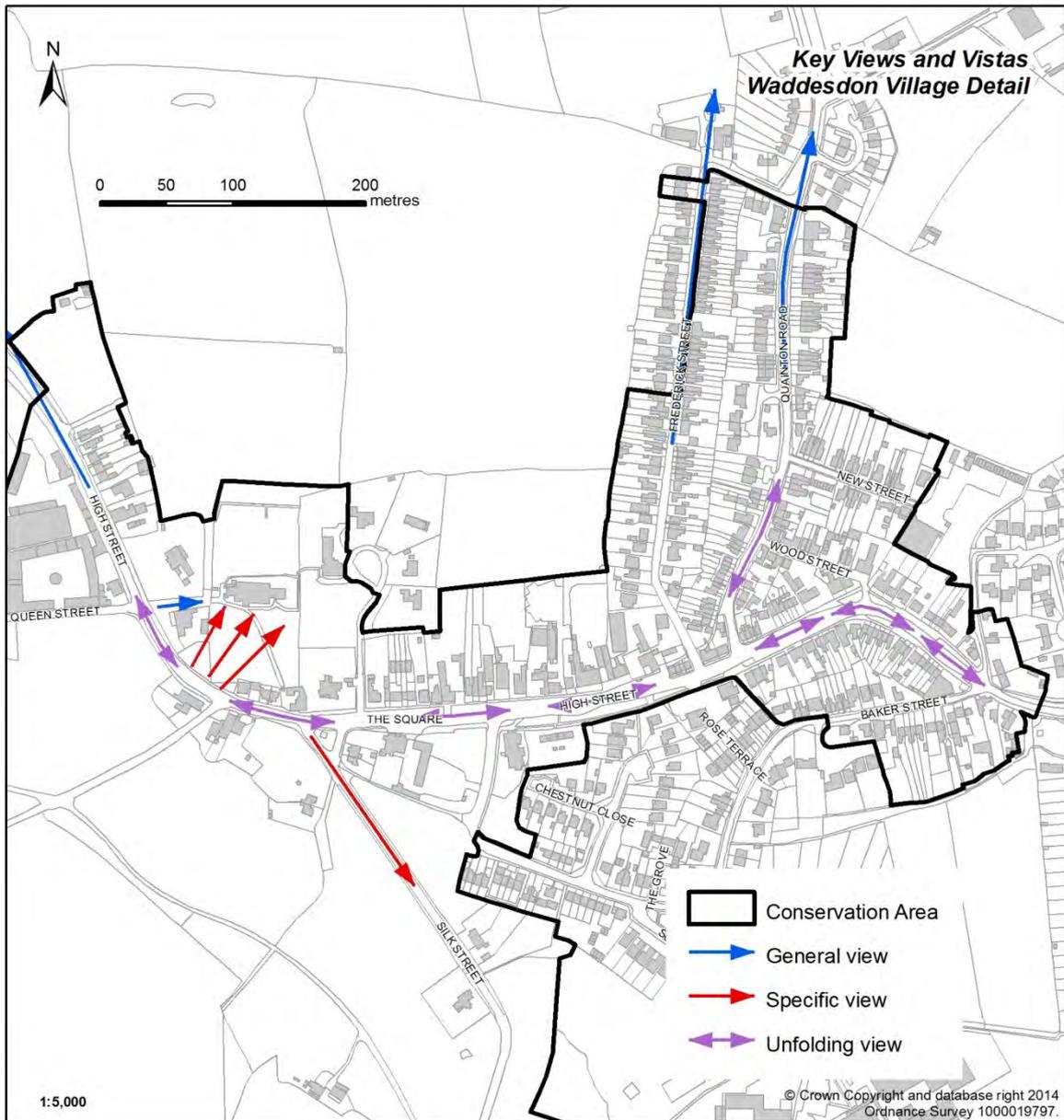
Within Waddesdon estate, views have been carefully manipulated to emphasise the manor house as well as individual estate buildings, statuary or landscape features. It has proved impossible to map all the views within the Waddesdon estate adequately in graphic form. Within the estate itself, it should be assumed that all views are significant.

Within Waddesdon village, views tend to be focused along the length of the High Street contained by the buildings that line each side of the carriageway and by trees within the Waddesdon estate. Due to gentle sweeps in the road, individual buildings provide a series of focal points. Views out across the surrounding countryside can be gained at points along the northern, north-western and north-eastern edges of Waddesdon village.



Views northwards from Queen Street

Views into Waddesdon village are restricted from the east, but significant from the north and north-west. Of particular note are the views gained of St. Michael's Church when approaching the village along the A41 from the west and from the village of Quanton towards the Church and Lodge Hill .



CHAPTER 8 – Open Spaces and Trees

Within Waddesdon Manor the landscape has been very carefully manipulated in order to heighten the visual dominance and aesthetic appearance of the manor house. Groups of trees are planted which act as foreground and backdrops to carefully orchestrated views.

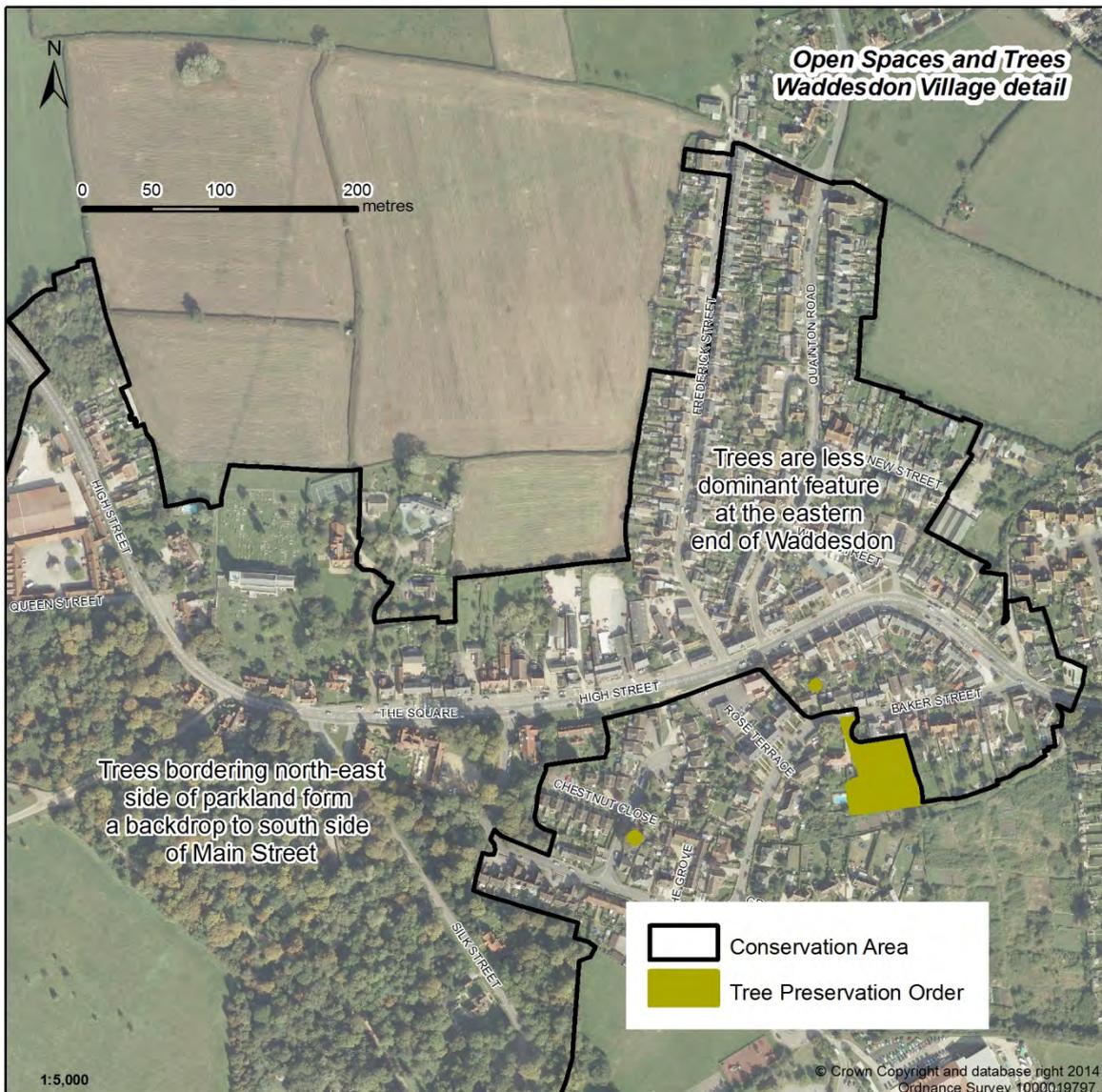


Trees and open spaces are used to heighten emotional responses to views or buildings, by for example creating visual barriers that in turn heighten the sense of expectation or using planting to frame a particular view or lead the eye in a desired direction.

Waddesdon village sits along one of the boundaries of Waddesdon Manor parkland and this juxtaposition has a significant influence on the character and appearance of the village and its setting. The trees that border the north-eastern side of the parkland form backdrops to buildings located on the southern side of the main street, particularly towards the south-western end of the village. Here, buildings are widely spaced and although they are highly



Highly ornate building backed by trees

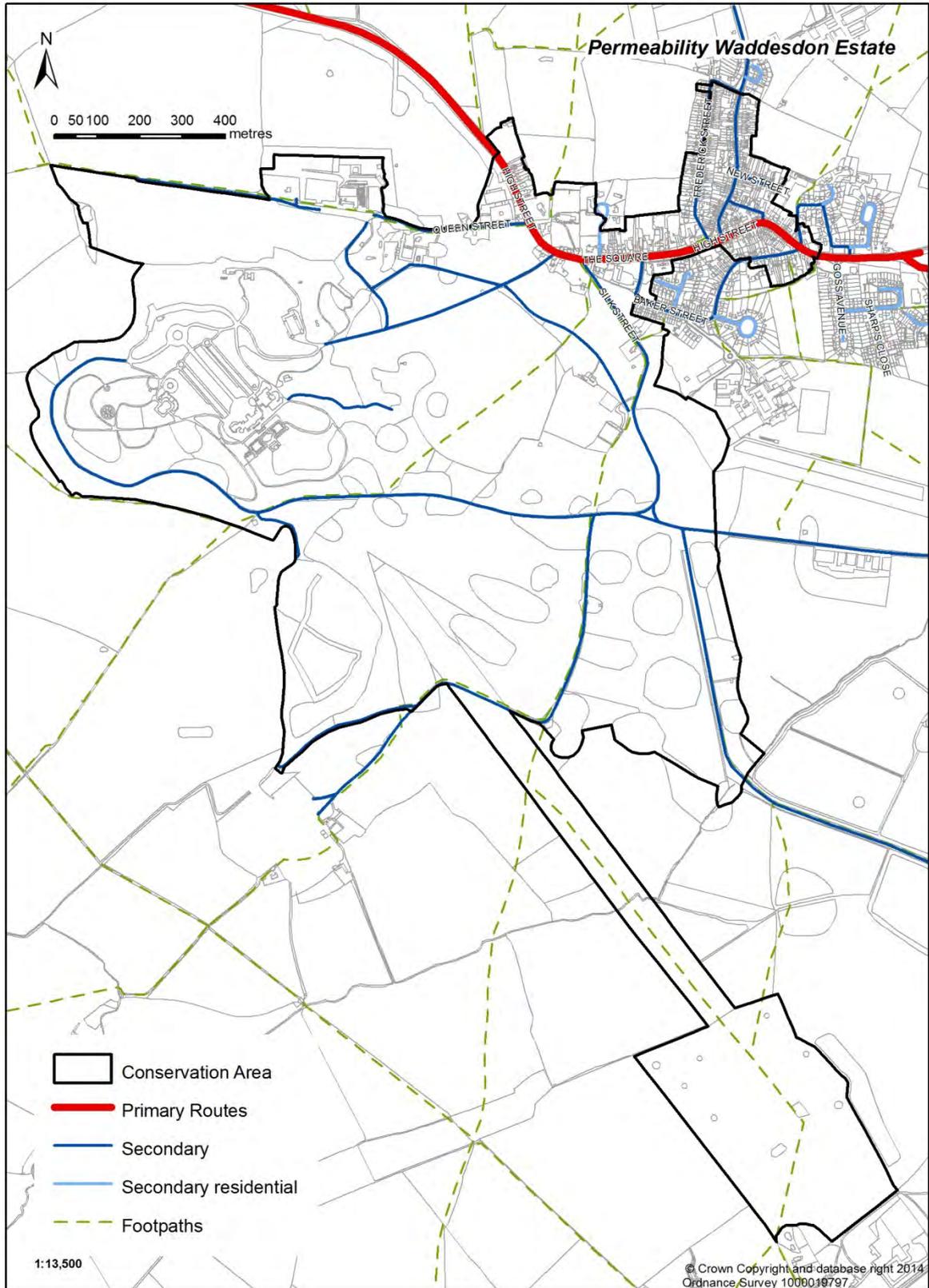


ornate they nevertheless lose some of their visual prominence against the dark and muting backdrop of trees. In these cases the buildings, appear to sit within the landscape rather than dominate it. On the other side of the road, and especially towards the eastern end of the village, the lack of trees and the high density of buildings creates the opposite visual impression. Here the buildings dominate, creating a hard edge to the street relieved only by wide grass verges.

Historically there were far more areas of green open space within the village than there are today. The enclosure of Waddesdon in 1774 saw the loss of three former village greens, one located off Silk Street, another located at the junction of Silk Street and High Street, and one on land now occupied by the Police, Fire Station and the development associated with Chestnut Close. It is the loss of this area of open space that arguably had the most significant visual impact upon the former character and appearance of the village. Here at the heart of the Waddesdon had been a relatively sizable area of land containing trees that would have acted as a focus within the street and a break within development. Its loss has resulted in a reduction in the visual width of this section of the main street and the creation of a hard unforgiving edge to this part of the road. The visual connection with the Waddesdon estate has to some extent been lost and Main Street itself now lacks a visual focus.

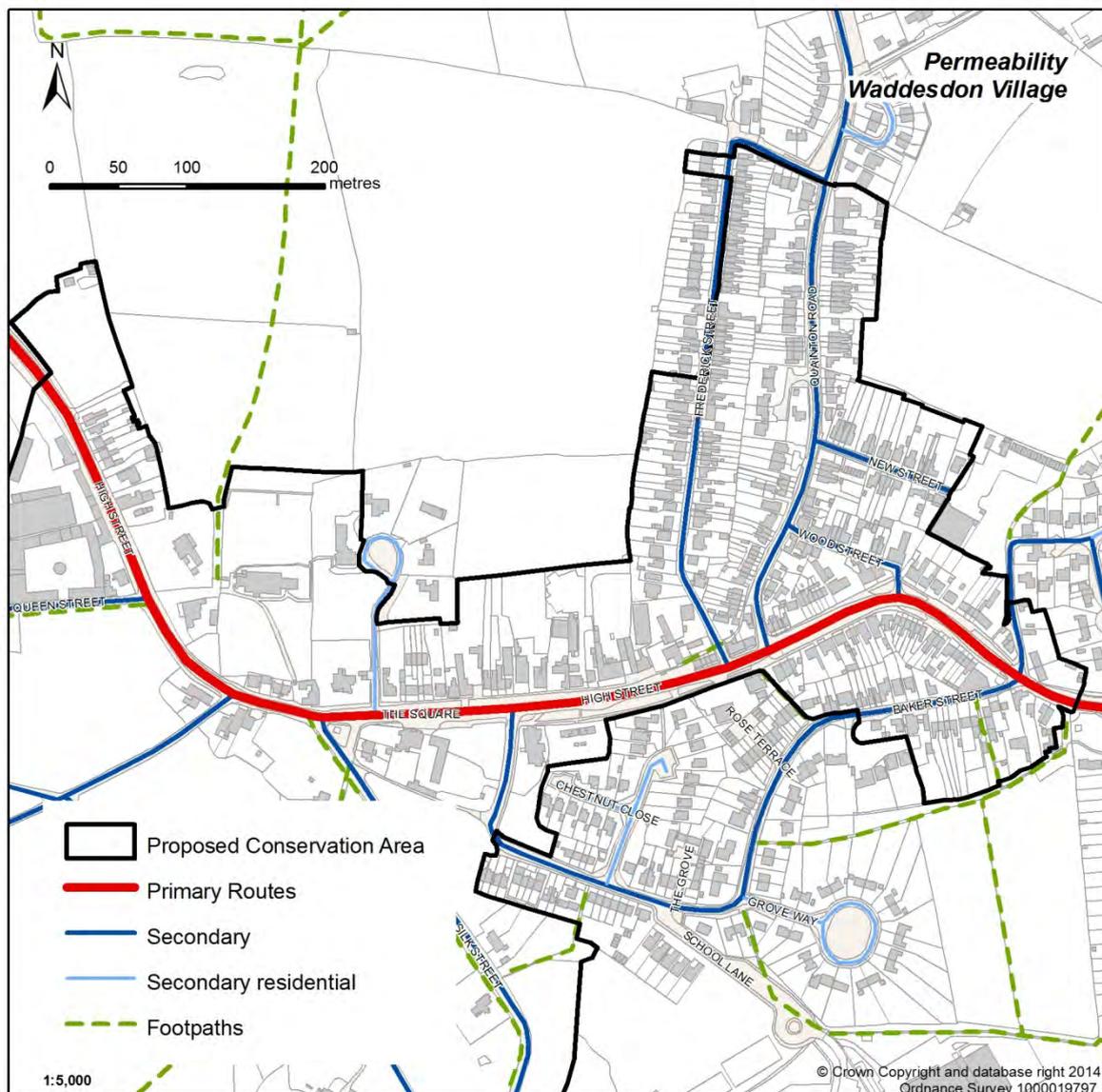
CHAPTER 9 – Permeability and Road Layout

Waddesdon estate is a highly permeable environment, despite access being restricted to paying visitors and members of the National Trust. Access by car is relatively limited, but the



estate itself is crossed by a number of public footpaths which extend from the High Street in Waddesdon, through the estate and out into the surrounding landscape.

Waddesdon Estate is served by a number of roads. The principle public entrance to the Manor and its grounds is accessed from the A41 that runs through Waddesdon Village by 91 and 93, High Street. This access lane called Silk Street passes a set of impressive wrought iron gates and then snakes through an open landscape of grass and stands of trees to the foot of Lodge Hill. It then winds around the hill, following its steepening contours through belts of trees which break occasionally to reveal long distant views of the surrounding countryside or to reveal tantalising views of the house and the features within its grounds.



The principle access of vehicular movement through Waddesdon Village is the A41 which forms the High Street. This road, which cuts through the village in a roughly east-west direction, is very busy, forming as it does a link between Aylesbury approximately 6 miles to the east and Bicester, 10 miles to the north-west. Two secondary through roads, Frederick

Street and Quainton Road, lead off the northern side of the A41. Baker Street has two points of access onto the southern side of the A41. One access is located at the eastern end of the village and the second roughly half way along the street. Leading off both sides of Baker Street are several cul-de-sacs. Towards the western end of the village, access roads on the southern side of the A41 lead into the Waddesdon Manor Estate.

The layout of the primary and secondary routes within Waddesdon means that few footpaths are required to connect the various parts of the village and therefore most footpaths that serve Waddesdon radiate out from the main street into the surrounding countryside. The North Buckinghamshire Way, Aylesbury Ring and Bernwood Jubilee Way and Midshires Way cut through the eastern end of Waddesdon.

CHAPTER 10 – Key Buildings

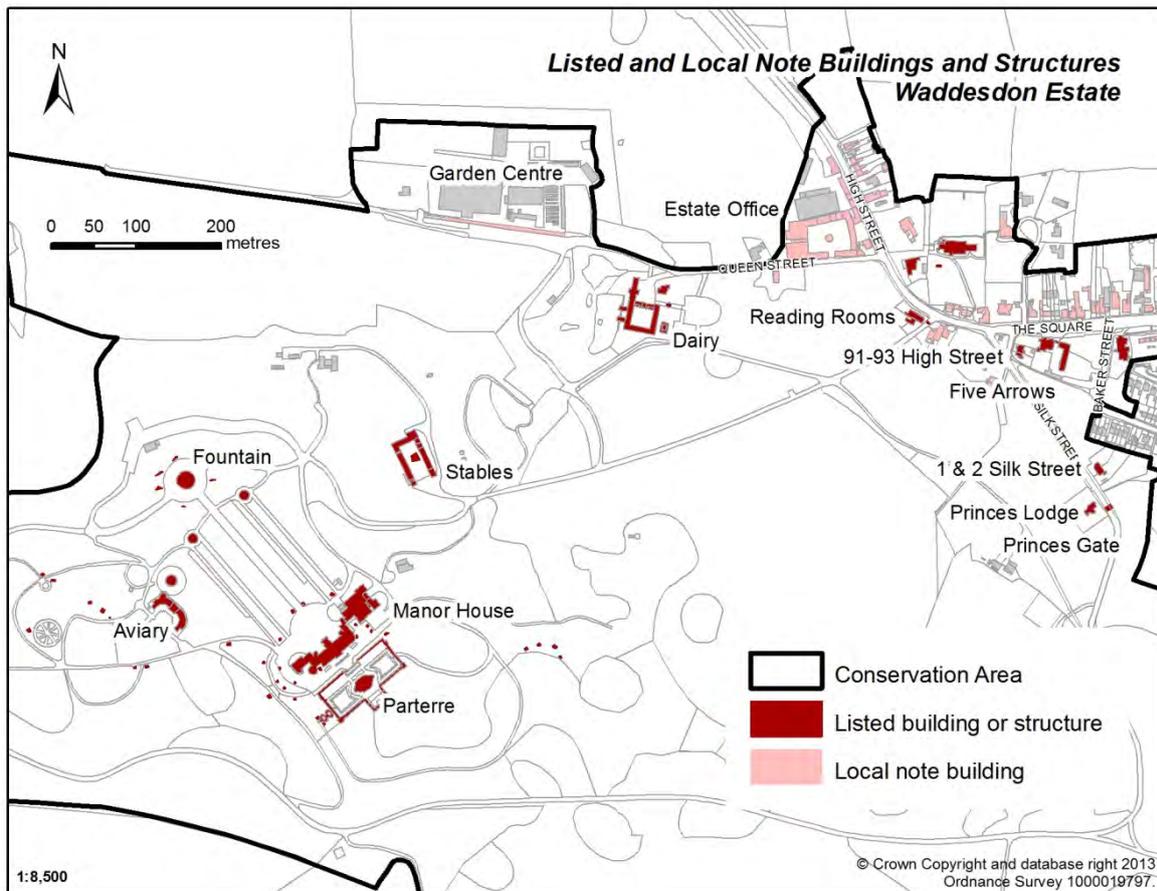
There are numerous buildings, structures and sculptures within the Waddesdon estate and Waddesdon village itself that form local landmarks and are key features in helping to establish the unique character of the area. Clearly, the manor house itself was a key factor in precipitating the development of Waddesdon from its small and relatively insignificant origins, to the substantial settlement it is today. The building is also key in terms of its visual dominance within the landscape and its relationship to other Rothschild estates within the area. Above all the Manor speaks volumes about the wealth, power and influence that its owners enjoyed and this is reflected in its, its scale, setting and quality of its architectural detailing.

Individual buildings within Waddesdon vie with each other for attention, both in terms of their scale and their exuberant architectural detailing. Examples that spring to mind include The Five Arrows Hotel, The Roses, The Prince's Lodge, The Former Reading Rooms and The Institute and Village Hall. However, it is what all these buildings share that is perhaps key to the distinctive visual character and quality of Waddesdon. These buildings, along with many others within the village share common building materials and common and oft repeated architectural detailing. Many sport the distinctive Rothschild arms and are decorated in the Rothschild colours of oxblood red and buff. All these facts create a homogeneous environment, where the majority of buildings are key and a handful of buildings are exceptional.



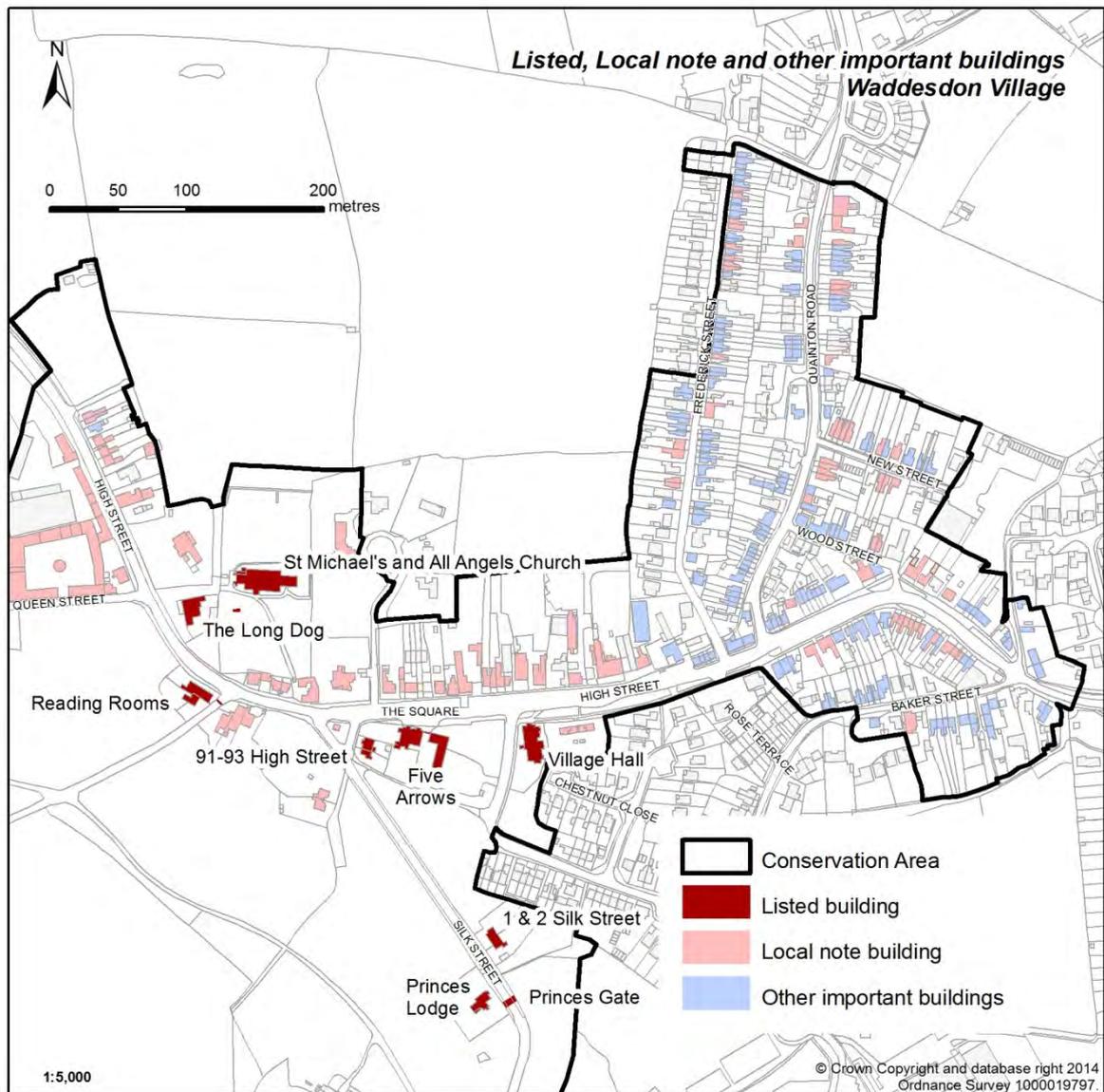
Waddesdon Manor and parterre

Contained within Appendix IV is a table of listed buildings and buildings identified as being of local note. Listed buildings are those buildings which have been identified on the Statutory Register as being of national importance and are subject to listed building legislation contained within the Planning (Listed Building and Conservation Area) Act 1990. Local note buildings are buildings that are not considered to fulfil the criteria for listing, but nevertheless make an important contribution to the character and interest of the Conservation Area. Listed Statues are mapped in the Waddesdon Manor and Grounds, Asset sheet section.



The majority of the 19th century buildings within Waddesdon are important in terms of their form, massing and position in relation to one another and the street. However, due to the sheer number of buildings within the Waddesdon Conservation Area, only those buildings which retain the majority of their original features or are visually prominent within the streetscene by virtue of their location have been identified as being of local note and marked in pink on the maps.

Other buildings which are important because of their form, mass and relationship to each other and the street but have been significantly altered, or have lost the majority of their original features including windows and doors, have not been identified as being of local note, but have been marked in blue on the map below. Listed, local note and significant form building information is shown at a larger scale on the relevant identity area maps on pages 62, 63 and 69.



CHAPTER 11 - Details and Materials

Using all the architectural elements of a building as vehicles for decorative expression is characteristic of Victorian architecture. Many of the buildings within Waddesdon are highly ornate in their detailing, even the more modest buildings sport decorative ridge tiles, wall plaques or use contrasting coloured materials to emphasise window and door openings. These decorative features form key elements within Waddesdon streetscapes, contributing to the villages strong sense of place. Unfortunately, it is often the applied decorative features that are most vulnerable to change or loss. Where these features do survive every effort should be made to preserve them in situ.

Below is a brief outline of the main architectural elements and decorative detailing and materials which are found within the Conservation Area. The examples are intended to be indicative and are by no means exhaustive. If a particular feature or architectural element is not specifically referred to in this document, it should not be concluded that it is of no interest or significance.

Roofs

The roofs of historic buildings in Waddesdon are generally laid either in slate or handmade clay tiles. Slate is often not as richly textured as tile, however natural variations in colour can create interest, especially on large roof planes. When slate is wet it becomes much darker in colour and gains an attractive sheen. In the main those roofs covered in slate are shallow in pitch ranging from approximately 30 to 40 degrees. Typically slate roofs are gabled or hipped in form.

Roofs laid in handmade plain clay tiles are typically pitched at or greater than 45 degrees. Although many buildings with tiled roofs are gabled, the more flamboyant buildings in the village tend have correspondingly complex roof forms.



Examples of the complex roof forms of some of the most flamboyant buildings in Waddesdon

The handmade plain clay tiles on the roofs in Waddesdon are orangey/brown in colour and are cambered in profile and have textured surfaces. At the Five Arrows Hotel two different coloured roof tiles have been used to create diamond patterns on the roof of the main range and outbuildings, thereby ensuring that every surface of this exuberant building is used as a vehicle for decorative expression.



Decorative patterns on tiled roof of outbuildings of The Five Arrows Hotel

Many of the roofs or eave lines of the buildings in Waddesdon are broken by dormers of various forms.

A number of buildings within the village have multiple dormers articulating their roof planes which create a strong visual rhythm to their street frontages. Examples include 79-85, High Street (The former Alms houses) and the barns at the Estate Office.



Estate Office barns



The Almshouses

Chimneys are important elements of roofscapes. They articulate rooflines, create an architectural rhythm and provide the opportunity for further decorative expression. There are examples of gable end, mid-ridge, chimneys contained within the roof plane and external stacks within the village. There are also a number of examples of multiple stacks and pots. However what is particularly characteristic and visually striking about the chimneys on the 19th century buildings within Waddesdon is their height.



Examples of tall chimneys

As well as being tall, a significant number of chimneys are highly decorated. The majority of chimneys in the village are constructed of brick, although there are a number of examples where stone or render has been used to create textural and/or colour contrast. Although some brick chimneys are plain, many have over-sailing brick courses often laid in dentilated or dog-toothed patterns. The majority are rectilinear in shape although there are several examples of diamond or round chimneys. At The Roses there is a particularly striking example of a Tudor style chimney, which is round in form with twisted brick detailing.



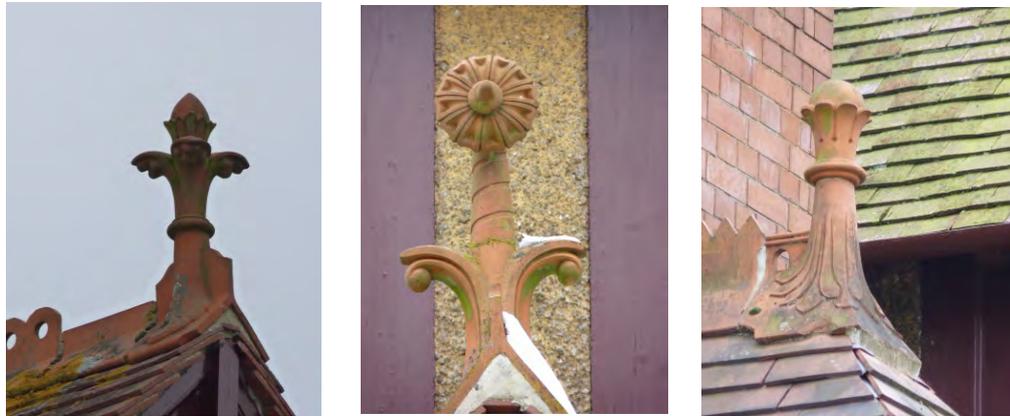
Examples of decorative chimneys

Ridgelines also offer the opportunity for decorative expression. Many of the buildings have decorative ridge tiles often in contrasting colours to the roofing material. Ridge tiles vary, some consist of repeated tiles, others intersperse pronounced decorative tiles between plainer tiles to create a sharply contrasting pattern. The overall effect of the use of decorative ridge tiles is to create a serrated edge along the apex of the roof which draws the eye up the roof plane, and along its length and helps to marry prominent architectural features such as chimneys, dormers and subordinate ranges.



Examples of decorative ridge tiles found on roofs in Waddesdon

Finials are decorative detailing which are used to terminate features such as ridgelines and are found at the apex of gable roofs on a number of the more ornate buildings within Waddesdon.



Examples of finials found on buildings in Waddesdon

Timber vergeboards are also a key feature of the 19th century buildings within Waddesdon. Timber vergeboards painted in oxblood red form the edge of tiled roofs and are typically found in conjunction with relatively deep overhanging eaves bringing depth and shadow to the elevation of buildings.

Eaves details vary throughout the village with examples of deep overhanging eaves, dentilated brick eaves and modern boxed eaves. Dentilated brick eaves are created by the projection of alternate brick headers to create a tooth-like pattern.



Decorated vergeboard



Examples of different eaves details found in Waddesdon

Walls

Most of the buildings within the village are constructed of brick which contributes to the strong sense of architectural unity found within the village. The majority of these bricks are laid in a Flemish bond.

The bricks used in the construction of most of the 19th century buildings are orange in colour, however there are examples of the use of bricks of a more brown/orange, brown or buff hue.

There are also examples where bricks of different colours have been used to create decorative patterns to emphasize particular architectural features or as stringcourses which demark different storeys.

Visual contrast is also achieved through the mixture of materials. At 30, High Street for example the ground floor and the fenestration openings are visually emphasised by means of render.

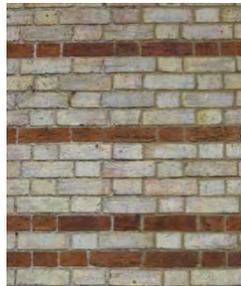
The use of vitrified bricks to create decorative effect is limited within the village. At 46, High Street some vitrified headers and stretchers randomly interspersed between reddy/brown bricks on the principal elevation create a wall surface of contrasting colours.



Brown bricks at 92, High Street



Buff coloured bricks at 32, High Street.



Bands of buff and red bricks create a strong visual contrast.



Buff coloured bricks are used to emphasise fenestration details



The ground floor and fenestration openings are emphasised with render at 30, High Street



Contrasting brickwork colours on 46, High Street

A number of the brick buildings within Waddesdon have been rendered, painted or pebble-dashed. Pebbledash is used on estate buildings in Waddesdon to cover both the whole or part of a building. When pebbledash is applied to part of a building, it is usually restricted to upper storeys or contained within the gabled forms of lower ranges, dormers or porches. Complex decorative patterns have been achieved on the external surfaces of estate buildings within Waddesdon through the application of panels of pebbledash within geometric frameworks of applied timber frame or plasterwork. The rough surface of pebbledash provides textural contrast with the smoother surfaces of the painted wood or plaster and the overall visual effect can be striking.



Examples of painted decorative timber frames applied to pebbledash



Decorative pebbledash and render panels, The Roses, High Street



The Gables, High Street

A significant number of buildings within the village achieve eye-catching visual effects through the combination of a mixture of materials. Of particular note is 95 and 97, High Street which is a surprisingly harmonious building considering the combination of materials (buff bricks, red bricks, brown bricks as well as applied timber, render and wall hung tiles) used in its construction.



95 and 97, High Street

Wall tiles are also a feature of estate buildings within Waddesdon. They are mainly restricted to the apex of gables, porches or lower ranges, however at 106, High Street, decorative tiles hang in a wide strip across the first floor of the principal elevation. Wall tiles provide textural and colour contrasts. The regularity of their geometric form creates a rhythm and pattern to surfaces and the shadows cast by their edges enlivens elevations.



106, High Street



Decorative wall tiles on porch at 101, High Street



Examples of wall tile patterns found in Waddesdon

Fenestration

With the exception of the more flamboyant Rothschild buildings, the majority of the buildings within Waddesdon that date from or post the 19th century tend to present relatively regular fenestration patterns to the street. When this regularity of window pattern is replicated in a series of terrace houses (for example 25-35, High Street) a strong architectural rhythm is created.

The uniformity of window designs and the relative symmetry of the principal elevations of the more modest buildings in the village is a key feature of Waddesdon architectural character. A significant number of the windows of buildings in Waddesdon have been replaced with an assortment of designs and materials which has disrupted the cohesive nature of sections of the streets and has had a detrimental impact upon the character and appearance of individual terraces and the Conservation Areas as a whole.

A key feature of a number of buildings within Waddesdon is the use of the Rothschild estate colours of oxblood and cream frames. The repeated use of this paint throughout the village for vergeboards, windows, doors and decorative detailing helps to create visual unity throughout the village.

The majority of the windows sit beneath either flat headed or arched brick lintels, which in some incidences are constructed from bricks of contrasting colour to the main body of the wall surface or painted in order to achieve an eye-catching visual effect. There are examples of stone or concrete lintels, some of which are carved.



Examples of window lintels

There are a wide variety of windows found in the 19th century buildings of Waddesdon. They fall primarily into three categories;

- sash
- casement
- mullion and transom

Vertical sliding timber sashes are commonly found throughout the village. They vary in the thickness of their glazing bars, the number of panes, and the pattern of their subdivision. As a general rule of thumb the later the window the fewer panes and the larger the expanse of glass.



Six over six vertical sliding sash

There are several examples of tripartite sashes found along the High Street, where the upper and lower sashes have been divided into three panes – either symmetrically as at 82 and 94, High Street, or asymmetrically as found at 92, High Street and The Roses, where a larger central pane is flanked by narrower margin panes.



Examples of tripartite sash windows

The majority of the sash windows surviving in Waddesdon date from the second half of the 19th century and exhibit the horn details used to strengthen the upper sash post 1840. There are however some notable examples of early 19th century sash windows including 20, and 98, High Street.



Sash windows at 98, High Street

A number of the buildings within Waddesdon Conservation Area retain their original timber casement windows. Nos. 25-35, High Street, is a short terrace of estate buildings which retain their original three light casements to upper and lower storeys. This particular terrace is a fine example of the strong sense of uniformity and regularity which must have existed in sections of the High Street and throughout Waddesdon.



Timber casement, 25-35, High Street

Historic casement windows vary in size, proportions, number of panes and the combination of fixed and opening lights. There are also variations in materials, for although all historic casement windows in Waddesdon have timber frames, in a number of buildings the glazed panes are leaded. All historic casements are flush fitting, while some casements sit proud of the wall surface, as at 84, High Street, the casements themselves fit flush within their frame.



Leaded casement, 84, High Street

Surviving historic mullion and transom window designs are less common in Waddesdon than timber casements and sashes. The term mullion and transom is applied to windows where both a vertical and a transverse horizontal bar support the glazing.



Example of mullion and transom window

There are also a number of examples of bay windows within Waddesdon, including ground floor, first floor and two storey bays.



Examples of bay windows

Oriel windows are a feature of some of the more flamboyant buildings in Waddesdon. In the majority of cases, the bays and oriel windows enliven the elevations of buildings, creating visual interest and become yet another vehicle for decorative variation.



Examples of oriel windows

Modern insertions of bays, particularly on an individual building which forms part of a terrace or a group of buildings which share a uniform design, can be detrimental to the character and appearance of the group.

Shopfronts

There are several examples of well-preserved 19th century shop fronts surviving in Waddesdon. Of particular note and of local significance is Adams former butchers shop at 17, High Street. This shop front is a remarkable survival, because it retains most of its original features and in particular its original wooden pelmet. Internally much of the former shop survives and to the rear of the building is the former outbuilding/stable block associated with the butchering business.



17, High Street

While some of the historic shop fronts are still used for the purpose for which they were originally designed, others have either been removed or incorporated into domestic use following the buildings conversion. Other buildings such as no 92, High Street have lost their original shop fronts, but the layout of the present fenestration pattern and the form of the frontage boundary makes it possible to still read the former commercial use of the building.



Examples of 19th century shop fronts

Doors

Doors like windows are features particularly vulnerable to change because they are both so easy to remove and replace. Although a significant number of historic buildings within Waddesdon have lost their original doors, several fine examples do survive and these range in style from simple panelled doors to elegant, part glazed timber doors which sit beneath decorative fanlights. Where original doors do survive owners should be encouraged to retain them.



Examples of 19th century doors

Porches

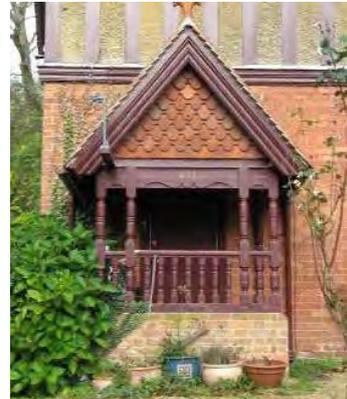
Porches are a characteristic feature of Waddesdon and range from simple flat headed (20, High Street) or single pitched open porches (25 to 35, High Street) to the classically inspired portico at 30, High Street and highly decorative partially enclosed porch at 101, 101A, High Street.



20, High Street



30, High Street



101, High Street

An unusual form of open porch is found at 120 to 124, High Street, which is a row of late 19th century estate cottages located towards the north-western end of the village. Three of the points of entry in the principal elevation are articulated with simple semi-circular lead covered canopies, which reflect the arched form of the doorway.



120, High Street

Rothschild Decorative Motifs

The symbol of five arrows, a motif associated with the Rothschild family, is found on buildings throughout the village. It is a constant reminder of the wealth and philanthropy of the Rothschild family and the symbiotic relationship between the Manor and the village.

The five arrow symbol was first associated with the Rothschild family in 1817 in Austria and appeared on the English grant of arms in 1818. The arrows make reference to the story of Scilurus (told by Plutarch) who, on his deathbed, asked each of his five sons to try to break a bundle of arrows. When each failed, Scilurus showed them how easily an individual arrow could be broken, thereby emphasising the strength of family unity.



The five arrow motif is found in a number of decorative forms on buildings within the village. Most commonly it is found as relatively modest stone plaques usually displayed within the apex of gables or centrally, at first floor level on the principal elevation of buildings.



Five arrow motif

Ornate terracotta plaques and carved brickwork adorn several buildings within Waddesdon village, most notably the principal gable of The Bakers Arms public house on Bakers Street and agricultural scenes on the gable of Home Farm and the Estate Offices, Queen Street. These scenes depict of daily life; that at the Baker's Arms shows a baker making bread; that at Home Farm shows a horse and cart being used to gather in the harvest and that at the Estate Offices shows cattle and sheep within a rural landscape.



Decorative tile and brick panels

Decorative Metalwork

A number of the larger and more flamboyant buildings, located along the main street in Waddesdon, are adorned with ornate wrought ironwork. Of particular note is the ironwork on The Five Arrows Hotel and 101 and 101A, High Street. The metal work on both building is intricate and features swirling decorative patterns figurative scenes and flower and animal motifs.



Examples of wrought ironwork



Arguably the most impressive examples of decorative metal work to be found in Waddesdon are the sets of gates located at the various entrance and exits to Waddesdon Manor. Each of the gates are individually listed, two lie within the Conservation Area. The main visitor entrance to the manor is approached via Silk Street. The entrance gates here are wrought iron and richly gilded with scrolls, rosettes and a crown. The visitor exit gate lies to the north-west and is cast iron. Although not gilded they are still highly ornate decorated with scroll and fleur de lys motifs.



Entrance gates, Silk Street

Metal railings are a common form of enclosure found throughout Waddesdon, both along the principal and the subordinate roads. These metal railings help to reinforce the estate character of the village, while also defining the boundaries between public and private space. It is unfortunate that many of these attractive and locally distinctive frontage boundaries have been lost often due to the need to provide off road parking. Where metal railings do survive efforts should be made to preserve them in situ.



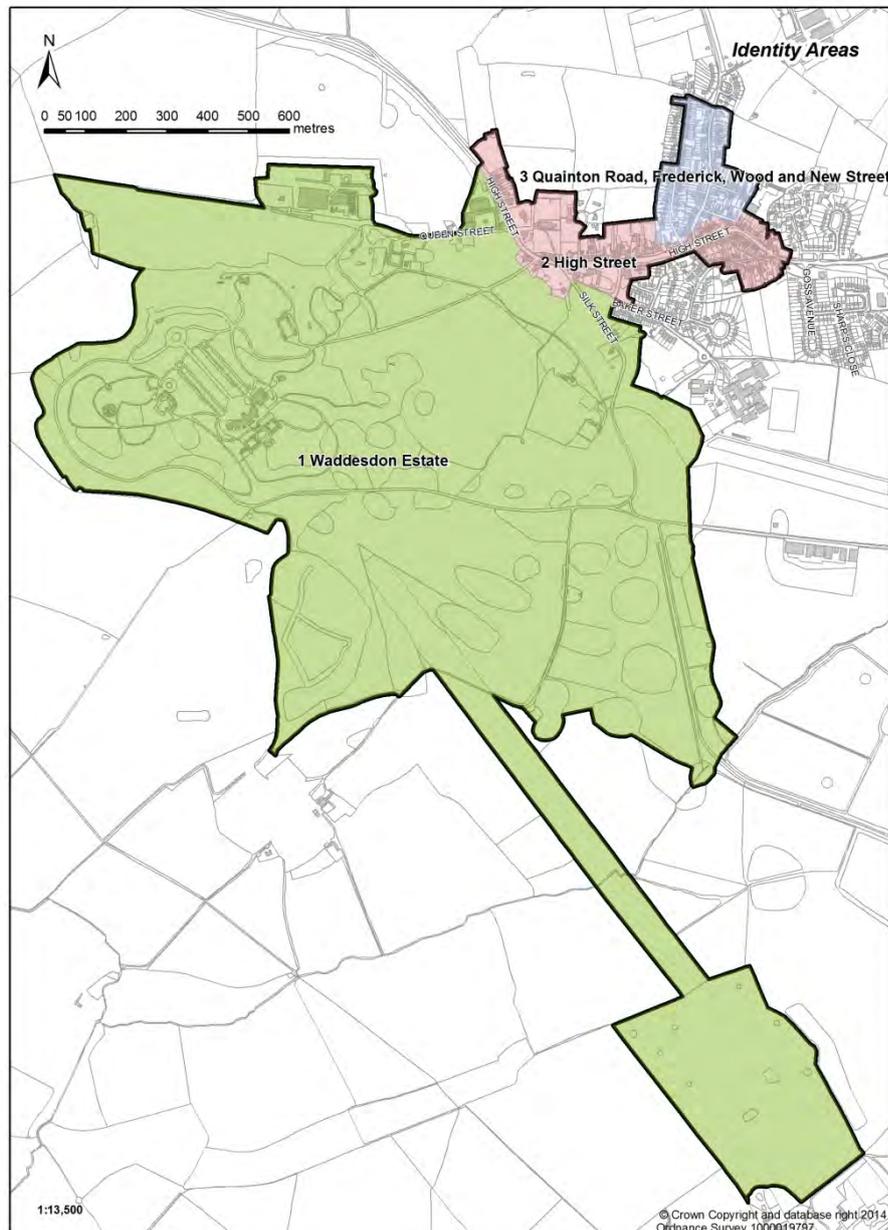
Examples of metal boundary railings

CHAPTER 12 – Identity Areas

Although the Conservation Area designation seeks to recognise the overall character and appearance of the village and Waddesdon estate, there are several areas within the proposed boundary which have their own distinct character. Three identity areas have been identified within Waddesdon.

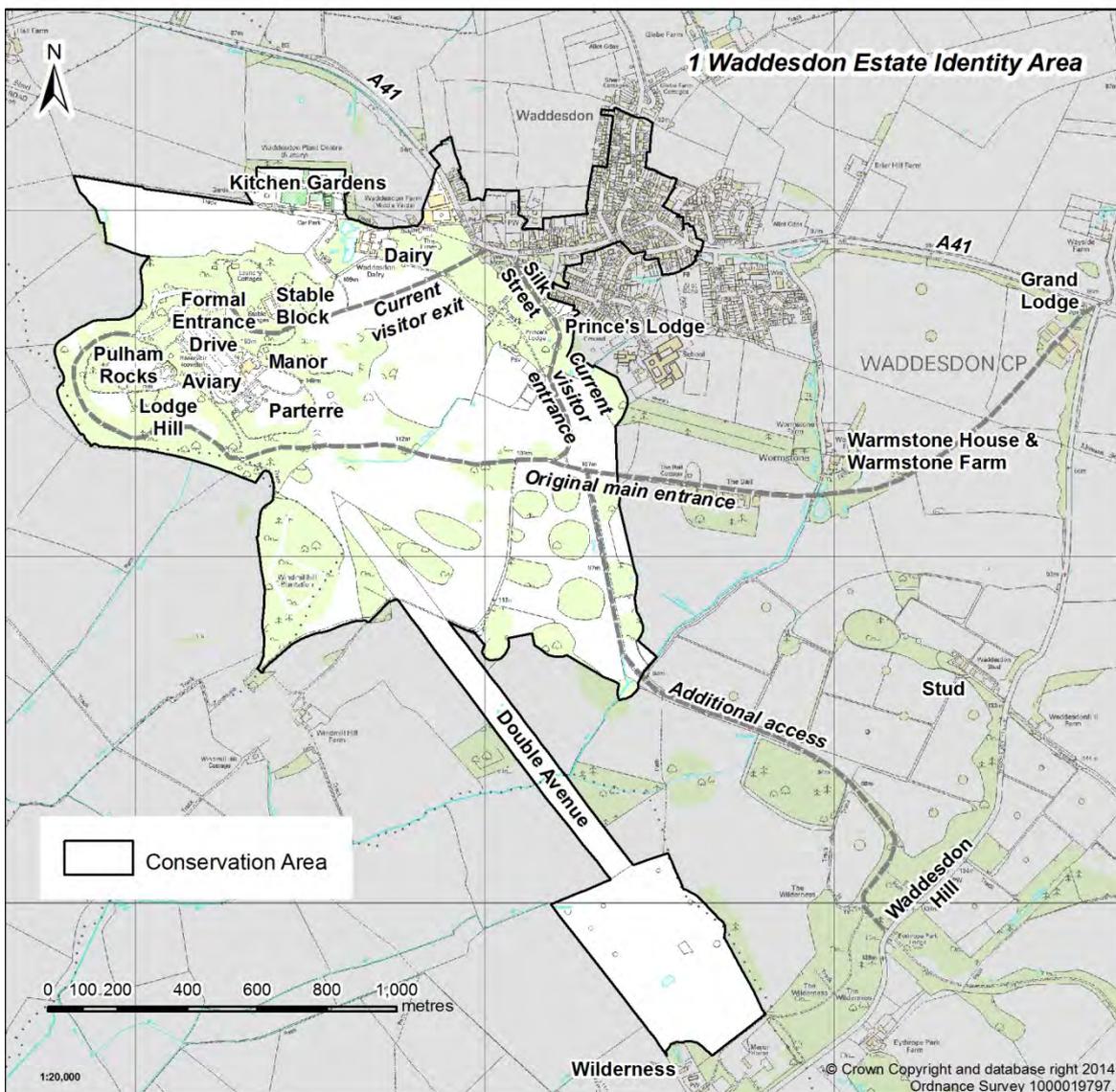
These are;

1. Waddesdon Estate
2. High Street, Waddesdon village
3. Quanton Road, Frederick, Wood and New Street, Waddesdon village



1 Waddesdon Estate Identity Area

Waddesdon Manor lies south-west of and adjacent to the village of Waddesdon. The 480ha site is bounded to the west by agricultural land, to the east by Waddesdon Hill lane (leading from the A41 to Upper Winchendon) and the adjacent Eythrope estate, and to the north by Waddesdon village and the A41 Aylesbury to Bicester road. The east boundary along Waddesdon Hill lane is partly planted with a belt of trees, as is the north boundary where it runs adjacent to the A41. The house is sited on Lodge Hill above the surrounding parkland which covers undulating land, rising up to the south towards Waddesdon Hill. The setting of the park is largely agricultural, with the ornamental parkland of Eythrope to the east, Waddesdon village with its many late 19th century estate buildings to the north and Wescott military establishment to the west.



Several drives cross the park, entering off the A41 or Waddesdon Hill. The original main entrance is located at the north-east corner of the park, c. 2km east of the house, off the A41 at its junction with Waddesdon Hill, giving access from Aylesbury and London past the Grand Lodge (1880). Two former subsidiary drives (the main visitor entrance and exits at the time of writing) are accessed off the A41 in the village. An additional access is located opposite the Eythrope estate on Waddesdon Hill. The drives run through the park arriving at a roundabout 250m north-west of, and on an axis with, the main front of the house. From here a broad gravel drive flanked by lawns and two subordinate avenues leads up to the north-west front of the house.



Grand Lodge

The gardens contain two formal features aligned with the house. To the north-west the formal entrance drive, avenues and lawns are surrounded by ornamental woodland and, to the west are extensive Pulham rockworks sited on a mound probably created during the levelling of the hilltop. On the south-east, garden front of the house is a formal parterre incorporating extensive seasonal bedding displays. The parterre is surrounded by a retaining walls and balustrated. At the centre of the parterre is a fountain. It is reached from the top terrace by the house by broad stone steps and further steps from the parterre lead down to a small south terrace directly overlooking the park. A further formal garden (designed to reflect its original 1890s appearance and replacing a garden laid out by Lanning Roper in 1964), lies in front of the aviary 200m north-west of the house, screened from the entrance avenues by the Pulham rockwork and enclosed by clipped hedges. These features, sited on the plateau, are skirted by ornamental, exotic woodland planting on the hillside below, underplanted in places by ornamental shrubs.



The Rockery

The Park

The majority of the park lies east and south-east of the house, extending some 2.5km to Waddesdon Hill lane. Much of the area remains as open pasture, planted with many individual specimens and clumps of trees which frame views. Several areas of woodland and narrow belts of trees are located along the east and north boundaries. The remains of the village of Wormstone lie towards the north-east corner of the park, consisting largely of Wormstone House and farm (not part of the estate) surrounded by woodland including many horse chestnuts. An estate stud farm with associated fields, built in the early c20th, lies 2km south-east of the Manor House on the east boundary.



Wormstone Farm

The site of Winchendon House lies at the southern tip of the park, 2.5 km south-east of the Manor House. This probably c17th building was largely demolished in 1758, the only remaining part of which being the service wing known as The Wilderness. This fragment surrounded by earthworks, comprises the remains of a notable c17/early c18th formal garden created by the Wharton family. The double avenue in the south corner of the park, replanted in the Millennium, is aligned at its southern end on the site of the front of the demolished house and to the north, on the summit of Lodge Hill and the garden elevation of Waddesdon Manor. A survey of 1776 shows the avenue linking Winchendon House with a rectangular plantation on the southern slopes of Lodge Hill, now largely gone.



Double avenue leading south from Waddesdon Manor

Kitchen Garden

The kitchen gardens lie to the west of the Dairy. These gardens originally consisted of an extensive area of greenhouses which were largely demolished in the 1960s. A brick walled area remains north of the site of the main kitchen gardens were until recently used as a commercial nursery and garden centre.

Views and Vistas

Views within the grounds of Waddesdon Manor gardens and parklands have been carefully manipulated to emphasise particular features, buildings or statuary. Views within the grounds of Waddesdon Manor have not been mapped since they are too numerous to adequately reflect in graphic form. It should be assumed that all views within the grounds of the house are significant.

The elevated position of Waddesdon Manor means that not only does it command extensive views of the surrounding landscape, but that it has itself become a landmark in long distance view from outside the Conservation Area.

Green Spaces, Trees and Vegetation (see plan on page 31)

The Waddesdon Manor identity area is dominated by the gardens and parklands that surround Waddesdon Manor. The role of formal and informal open spaces as well as trees and woodlands is therefore crucial to the character of the area. Trees and planting are used to define the landscape, emphasise individual buildings or statuary, focus views, channel movement and for screening. Careful arrangements of trees and open spaces within Waddesdon also create mixtures of informal and formal landscapes which evoke responses such as expectation and discovery in areas of more intimate character and grandeur, power and control in more open and formal areas.

The outer parkland is given over to arable and agriculture. Trees in these areas are planted in stands bands or small spinneys, which although highly contrived in their placement, are designed to create the sense of a natural rural landscape.

Permeability (see plan on page 34)

Waddesdon Manor is a highly permeable landscape with several vehicular routes through the estate and a large number of footpaths.

There are currently three main entrance and exits to Waddesdon Manor. Historically the principal entrance into Waddesdon Manor was via the aptly named Grand Lodge some distance to the east of the manor house at the junction of the A41 and Waddesdon Hill Lane. The entrance drive extends westwards through pockets of woodland and past the junction with Warmstone Lane before joining Silk Street. Silk Street is accessed from The Square on the High Street in Waddesdon village. A short distance along the lane, flamboyant gates and the ornate Princes Lodge, guard the entrance to the parkland. After the junction of Silk Street and Wormstone Lane, the access drive continues westward for a short distance gradually rising through the lower slope of Lodge Hill. The drive curves around the hill following the steepening contours. It passes through woodland with occasional breaks in the trees allowing extensive views out across the surrounding countryside.

At the time of writing, visitors to the Manor exit to the north-east of the mansion, passing the stable block and to the south of the dairy. This lane exits onto the A41 through ornate gates by the former reading rooms. Vehicular access to the estate is currently undergoing alteration and is likely to change in the near future.



Long distance views from the drive to the Manor

Key Buildings (see plan on page 38)

The key building within the Waddesdon estate is obviously the manor house itself, which was designed by Gabriel-Hippolyte Alexandre Destailleur, for Baron Ferdinand de Rothschild and constructed between 1874-83. It is constructed of Bath stone with a steeply pitched slate roofs. In style it owes much to the C16 French chateaux, incorporating elements from Blois, Maintenon, Chambord and Chaumont. (see Appendix for further

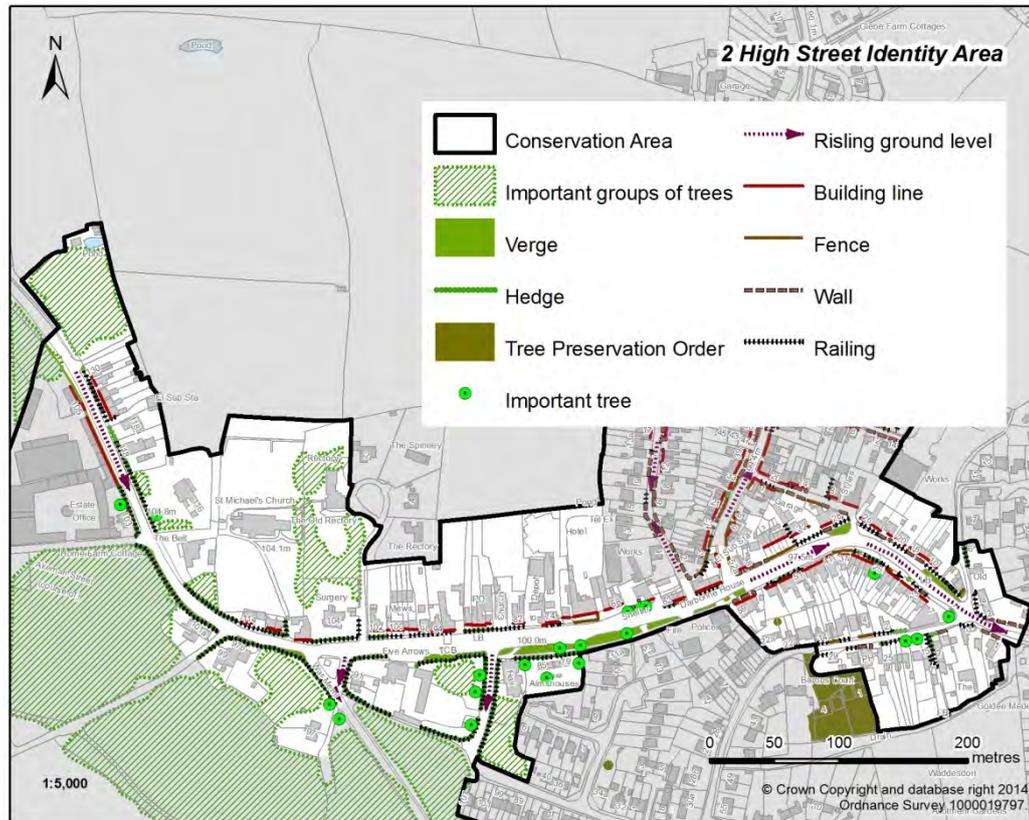


Waddesdon Manor

details) It is a building that is completely out of context within the Buckinghamshire landscape, but at the same time has become a familiar landmark, that along with a handful of other distinctive buildings have become over the course of time representative of the District. This form of grandiose architectural design has become synonymous with the Rothschild family, and is a impressive example of how the wealth, power and influence of a single family was able to dominate and shape the visual appearance of both the natural and built environment.

Other key buildings within the estate include the stable block, The Dairy, Prince's Lodge and Warmstone House. Details of these individual buildings can be found within Appendix IV Waddesdon Estate, Manor and Grounds.

2 High Street, Waddesdon Village Identity Area



See North and South Section maps for enlarged detail and listed, local note and significant form buildings

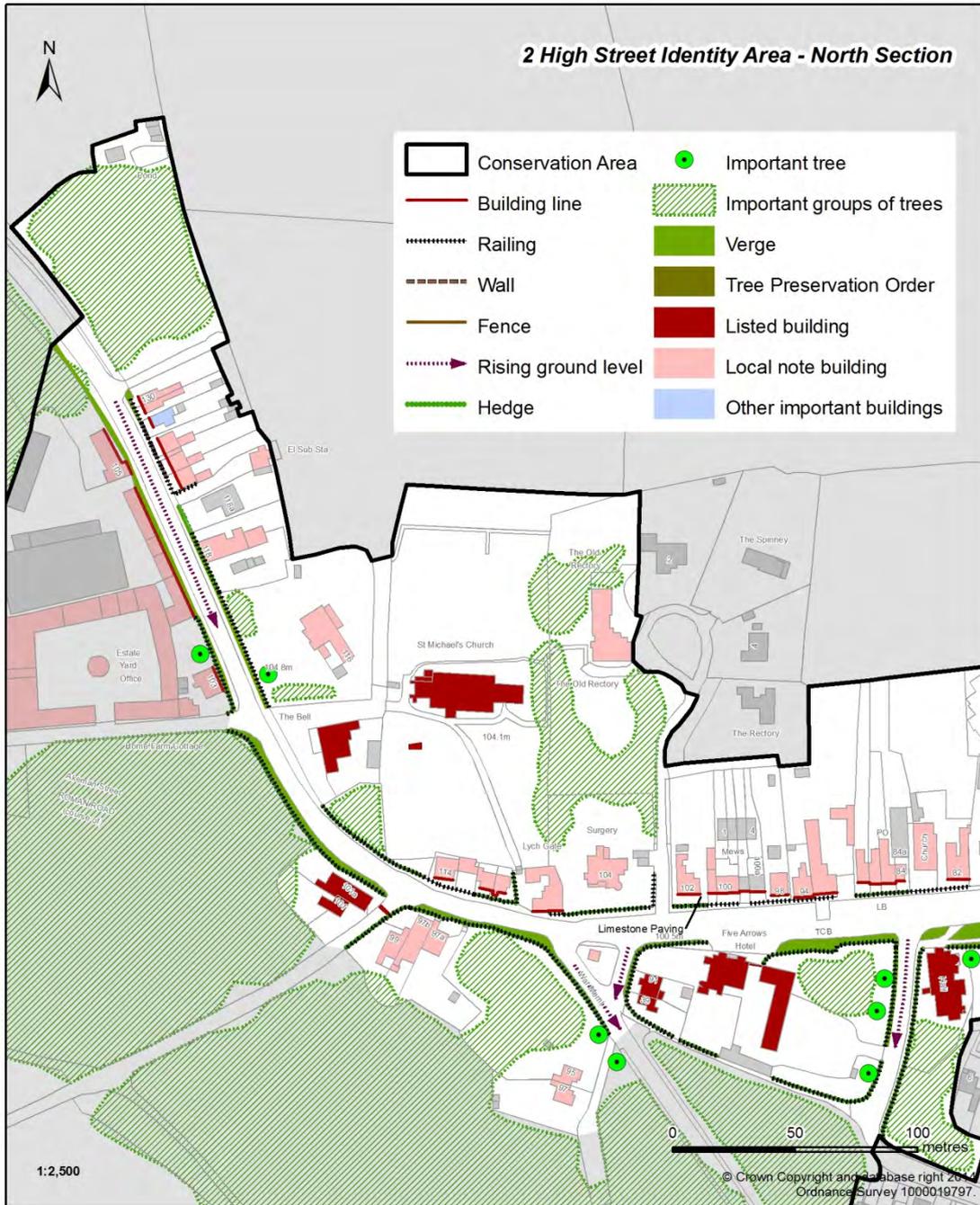
Street Form

The primary access of development in Waddesdon is focused along the busy A41 which cuts through the village in an east to west direction. The main section of the A41 through Waddesdon is relatively straight, but sweeping bends mark its entrance and exit points at its eastern and western ends. The A41 remains relatively level during the course of its route through the village, but drops quite markedly at the point where the road bends round to the north opposite St. Michael's Church.

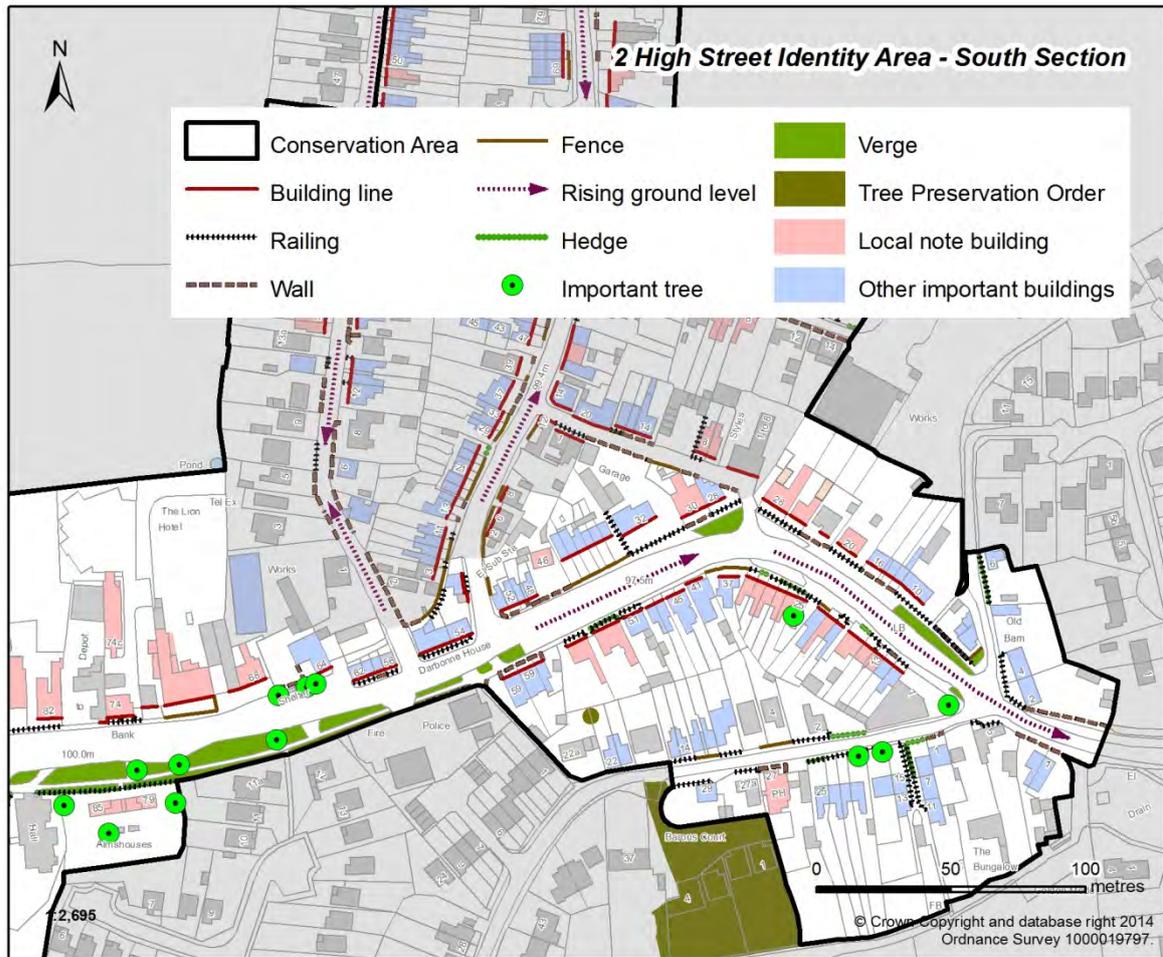
The A41 (known as the High Street as it passes through Waddesdon) is two carriageways wide, but appears visually wider. This results from the cumulative effect of parking bays along the road edge, sections of wide grass verges, (particularly on the southern side of the road) and pavements which flank either side of the High Street for the majority of its length.

Views and Vistas (see plan on page 30)

At the eastern and western entrances to Waddesdon views are truncated by the sweeping bends in the road. Through the main section of High Street views are contained by the buildings to either side of the carriageway and in sections, particularly along the southern side, by trees which form part of the Waddesdon Manor estate.



A number of buildings along the High Street provide strong visual focuses to views due to their position at bends in the road. Other buildings are visually prominent because of their architectural detailing, scale, their position close to the front of their plots or because they sit within relatively large plots with space around them.



Key Buildings (see plan on page 39)

Several buildings located along Main Street are rendered prominent because of their location clustered around bends in the road. Falling into this category are nos. 26, 28 and 30, High Street. However these buildings are also distinctive in terms of their architectural detailing. No.30, for example is visually distinctive being orientated gable onto the street with a Dutch style roof form. Built in 1890 it is less than subtle in its detailing with a large open canted porch, flanked by solid canted bays and using the visual contrast of orange/red bricks and render to heighten the overall effect. Old photographs show that this building was originally designed to be even more flamboyant with a glass conservatory positioned over the porch and ornate balustrades above the bays.



30, High Street

In contrast 26, High Street presents a much more restrained and regular elevation. Originally plain brick, but now rendered, the later addition of a deep veranda draped in

wisteria draws the eye and reinforces its prominence in views looking down High Street from the west.

There are a number of buildings within the village that are significant, not only for their visual setting or architectural detailing, but also because of their importance in terms of their role in the social and spiritual welfare of the village. Buildings that fall into this category include, St. Michael's Church, The former Wesleyan Chapel (now a garage, 32, High Street), The Almshouses, The Village Hall, the Institute and the Reading Rooms.

St. Michael and All Angels Church is the oldest surviving building within the village dating back to the 12th century. The fact that is constructed of rubblestone sets the building apart from the majority of the other buildings within the village. Despite its central position within village life, the church itself is somewhat hidden from public view. Although located on slightly elevated ground, the church is set back from the main street, partially screened by 19th and 20th century buildings and by mature trees within the churchyard. The entrance to the churchyard is modest, set back from the road between two buildings. A lych-gate was added in the early 20th century, but nevertheless the approach to the church has none of the drama or flamboyance of the approach to Waddesdon Manor on the other side of the road.



St. Michael and All Angel's Church

The Almshouse is unusual within the village, being one of the few to predate the development of Waddesdon Manor. In a village characterised by brick constructed buildings, the Almshouse stand out because it is constructed from rubblestone. Originally dating from the 17th century, the building was repaired the building was repaired during the late 19th and 20th centuries. Less flamboyant than many of its neighbours, the restraint of the architectural details can perhaps be said to reflect the modest circumstances of the its occupants, but nevertheless its open setting and the strong architectural rhythms resulting from the gabled dormers and regular chimney stacks draw the eye.



The Almshouses

Both the Village Hall and The Former Reading rooms are visually eye-catching buildings. Set against backdrops of trees and vegetation and towards the front of their plots they make commanding statements within the street scene. They speak of wealth and philanthropy and

while repeated architectural detailing, colours and references found throughout buildings of this ilk within the village create a strong sense of visual harmony and an equally strong and recognisable Rothschild brand, each building still manages to embrace the role of a distinctive visual landmark.

The Reading Rooms were constructed in 1883. From the High Street it appears deceptively modest in its proportions, low eaves and single storey ranges. However on closer inspection, like so many of the Rothschild's buildings, the Reading Rooms are adorned with exquisite architectural detailing ranging from ornate metalwork, applied timber and decorative tiles and coloured glazing. (See Details and Materials Chapter page 40)



The Former Reading Rooms

Situated on the opposite side of the drive to the Reading Rooms are a group of buildings which formed The Institute. The range fronting High Street was original erected by the Duke of Malborough as The National School. The house attached to the school was erected by public subscription in memory of a local curate the Rev William Walton. Miss Alice Rothschild arranged for a New National School to be built in School Lane in exchange for these buildings which were then renovated.



The Institute

The Village Hall, which was constructed in 1897 is a much more solid and sturdy building than the Former Reading Rooms. It's proportions and strong sense of solid to void ratios results in a building that sits heavily upon its plot. The Village Hall shares many of the distinctive architectural detailings associated with Rothschild buildings within the District, such as applied timbers, carved concrete plaques, steeply pitch roofs topped by decorative ridge tiles and broken by dormers and chimneys. In this instance however, these decorative features do not serve to lighten the appearance of the building.



The Village Hall

The most flamboyant and eye-catching building located along High Street is The Five Arrows Hotel. This exuberant building dominates the western half of the High Street, providing a strong visual focus to views looking in both directions along the carriageway. The building was built in 1887 on the site of a former coaching inn called The Malborough Arms. It provides a riot of architectural detailing ranging from decorative applied timbers, ornately carved smoking balcony, turret and decorative brick chimney stacks. The business and flamboyant architectural forms places it within the Old English Domestic style and is highly characteristic of Rothschild architecture found within the District.



The Five Arrows Hotel

Another building which fits into the Old English Domestic style, in terms of its scale, form and decorative detail is The Roses, 104 High Street, which is located opposite the principal entrance to Waddesdon Manor. This flamboyant and visually eye-catching building was constructed circa 1904 on the site of a former terrace of cottages. The building was built by Miss Alice de Rothschild for the village doctor.



*The Roses,
104 High Street*

On a much more modest scale, but nevertheless still significant are a number of buildings located along the High Street that were formerly shops or commercial buildings and retain elements of their former use. Of particular significance is 17, High Street which is a remarkable survival of a 19th century shop front. This building, formerly Adams butchers, retains its original shop front, wooden pelmet, sign and windows. Inside the shop remains largely unaltered, and to the rear the former outbuildings associated with the butchers survive.

Building Form

Waddesdon is a unique village within the Vale because the vast majority of the buildings date from the latter half of the 19th century and were built at the behest of the Rothschild family.

At the eastern end of High Street, the terraced and semi-detached form of buildings, particularly on the southern side of the road create a uniformity in terms of elevation widths,

roof pitches, building heights, regularity of fenestration patterns, plots widths, plot depths and building lines.

Buildings towards the eastern end of High Street are primarily orientated so that their principal elevations face onto the street and their ridgelines run parallel with the carriageway.

Towards the central sections of the High Street, plot widths are irregular and historic buildings less densely spaced. On the northern side of High Street, many buildings are semi-detached or form part of short terraces which helps to maintain a strong building line despite variations in building designs and plot widths.

On the southern side of High Street towards its north-western end, historic buildings are relatively widely spaced which reflects the physical juxtaposition of Waddesdon Manor and the village of Waddesdon. The buildings located along the southern side of this section of High Street are principally lodge buildings positioned at entrance and exits to the estate or community buildings such as the Almshouses and The Five Arrows Hotel which are positioned on the site of buildings that predated the development of the manor house.

Another significant feature, now lost, but which nevertheless had a strong impact upon the morphology of the southern side of High Street was the former site of Manor Farm. This large field was located on the site now occupied by The Fire and Police Stations and the modern development of Chestnut Close. This former break in the street frontage at the very heart of the village would once have functioned as an important area of open space. The Fire Station



Looking along High Street towards the Fire Station and Police Station

and Police Station were constructed prior to 1967 and in terms of their form and position within the plot are completely alien features within a streetscape characterised by its general homogeneous appearance. The visual impact of the Fire and Police Stations within this sensitive and highly visible location is compounded by the development in the 1970s of the Chestnut Close housing estate which is positioned around a cul-de-sac, orientated to face away from the High Street and separated from it by high close boarded fences.

Towards the western end of the High Street, there are a greater number of architectural statement buildings such as 104, High Street, The Cedars on the northern side of the road and 97 to 101 High Street and The Five Arrows Hotel, on the southern. These buildings, which are located at sporadic intervals between short rows of more modest housing are quite different in form, but are similar in terms of their scale, the size of their plots and the exuberance of their architectural detailing.

Boundary Treatments

The boundaries to buildings located along the principal street within Waddesdon are expressed in a number of ways. In many cases, the buildings themselves are positioned immediately onto the pavement creating a strong physical and visual property boundary. Elsewhere the distinction between public and private space is defined by railings, sometimes set against a backdrop of hedging, low brick walls or a combination of brick wall and railing. Where physical boundaries do survive, these are important to maintain. They have value from a decorative standpoint and also because they define different forms of space, provide enclosure and help to reinforce the strong linear form of development.

Surface Treatment and Street Furniture (Public Realm)

The only surviving area of historic street surface along the High Street is a small area of limestone paving laid along a narrow access between 102 and the outbuildings adjacent to 100, High Street.

There are however areas of granite kerbing which are important to maintain. The width of the main street in Waddesdon and the volume of traffic that utilises the A41 make it a significant feature that arguably detracts from the visual quality and former rural atmosphere of the village. The visual impact of the A41 is compounded by the number of street signs and associated street furniture. Consideration should be given in the future to rationalising signage within the village should financial and officer resources become available.



Limestone paving adjacent to 102, High Street, (located on Identity Area North Section map)

3 Quanton Road, Frederick, Wood and New Street Identity Area



Street Form

Quinton Road and Frederick Street, both run northwards out of the village from High Street. Quinton Road follows a series of gently sweeping curves in a roughly northern direction from High Street to the village of Quinton which lies 2 miles to the north of Waddesdon.

Quinton Road is relatively narrow at its southern end, close to the junction with High Street. Here the buildings are set towards the front of their plots, creating a strong sense of enclosure.

At the northern end of Quinton Road, within the boundary of Waddesdon village, the ground falls in a gently gradient from south to north and the road appears visually wider because the buildings bordering its eastern side are set back from the road edge. The sense of openness to this section of the road is reinforced by views northwards beyond the village boundary to the surrounding countryside.



View northwards out of Conservation Area, Quinton Road

Wood Street and New Street lead off the eastern side of Quinton Road. New Street terminates after a very short distance. Wood Street, although short, is a through road which connects with High Street. Both roads are very narrow and both are lined for the majority of their length with buildings or walls.

The southern end of Frederick Street curves gently and rises upwards in a southern to northern direction from the junction with High Street. However for the majority of its length, Frederick Street is relatively straight and falls in a gentle gradient from south to north.

The carriageway is relatively narrow, consisting of a single carriageway just wide enough to let two cars pass each other in opposite directions. There are no footpaths to either side of the carriageway.

Views and Vistas (see plan on page 30)

Due to the linear nature of development and the position of buildings towards the front of their plots, views tend to be contained and funnelled along both directions of the roads. Gentle curves at the southern ends of Quinton Road and Frederick Street, truncate views, but where both roads straighten the falling gradient of the land allows views into the surrounding landscape immediately to the north of the village.

Green Spaces, Trees and Vegetation (see illustration on page 32)

Quainton Road, Frederick Street, New Street and Wood Street are linear in form and relatively narrow in width. All are contained by buildings and therefore public open space is confined to footpaths and the carriageways.

At the northern end of Quainton Road the long thin front gardens of some terraces of estate buildings located on the eastern side of the road become more visually significant helping to increase the visual width of the road and reinforce the more open aspect of this section of the street. Trees and vegetation are restricted to small garden specimens and frontage hedges.

Permeability (see plan on page 35)

The linear forms of Quainton Road, Frederick Street and New Street, mean that none of them are permeable environments.

Key Buildings

A key characteristic of both Quainton Road and Frederick Street is the relatively modest character of the buildings located along them. Whereas a mixture of buildings of varying sizes and degrees of architectural flamboyance line High Street, the buildings along both of these side roads feel simple and, despite some element of decorative ornamentation, modest in character.

Due to the uniform nature of the historic development located along Frederick Street, there is no individual building which forms a key element within the streetscape. The buildings which do tend to draw the eye are those which remain largely unaltered and retain the majority of their original historic features.

Buildings located along Quainton Road are more eclectic in their design than those located in the neighbouring Frederick Street, nevertheless there is some repetition in building design and a strong sense of uniformity in terms of the scale, massing, orientation and position of buildings in relation to each other and the carriageway. There are only a few individual buildings which form key elements within the streetscape. Most prominent is The Mill which is located at the northern end of the road. This substantial three storey, 19th century, building is orientated gable onto the carriageway and despite conversion to office use, still retains a strong utilitarian character.



The Mill, Quainton Road

On the whole the buildings which do tend to draw the eye along Quainton Road, are those which remain largely unaltered and retain the majority of their original historic features.

Building Form

The majority of buildings that border the carriageways of Quinton Road, Frederick Street, New Street and Wood Street were constructed during the last two decades of the 19th century following the purchase of the Waddesdon estate by Baron Rothschild.

Plots along the length of the streets are fairly regular in dimensions and orientation, buildings tend to be set back similar distances from the front of their boundaries creating strong building lines.

The majority of buildings are either terraced or semi-detached in form. There are some examples of detached buildings, but these sit within relatively narrow plots with little space between them and their neighbours.

Most historic buildings located along Frederick Street, Quinton Road, New Street and Wood Street are two storeys in height with shallow pitched gabled roofs. The majority are orientated so that their ridgelines run parallel with the carriageway.



*Typical terraced building,
Frederick Street*

Fenestration patterns on 19th and early 20th century buildings located along Frederick Street, Quinton Road, New Street and Wood Street tend to be regular.

There are a number of Rothschild estate cottages located along Quinton Road, some of which have been altered, while others remain relatively unchanged. The repetition of this form of building interspersed between runs of terraces or individual detached and semi-detached buildings helps to reinforce a sense of unity along the length of the street.



22, 24, 26, 28, Quinton Road

Since many of the original architectural features of the buildings located along Frederick Street, Quinton Road, New Street and Wood Street have been altered or lost (see Details and Materials on the next page), the key value of the identity area now lies in the uniformity of form, massing, orientation and position of buildings within plots.

Modern infill development has had a detrimental impact upon the appearance of Quinton Road, Frederick Street, New Street and Wood Street, particularly where the layout of the buildings runs counter to the traditional form of linear development.

Details and Materials

The majority of the historic buildings surviving within the identity area are constructed of brick although the colours of these bricks do vary and in a number of cases the brick buildings have been rendered and painted.

Examples of red and buff brick buildings can be found as well as examples where a combination of red and buff bricks have been used for decorative effect.

The roofs of most buildings were originally laid in natural slate or tile, although over the course of time, a significant number of these have been replaced with machine made slate or tiles. Pitches vary according to the material laid or formerly laid upon the roof.

Unfortunately many of the houses have lost their original timber sash or casement windows and original timber doors. A significant number of the buildings within the street now have uPVC windows and doors which vary in design. This, combined with other additions and alterations has had a significant visual impact upon the former uniform appearance of the street.



*Rendered building,
Quainton Road/ New Street*



*Buff and orange brickwork
combined for decorative effect*

Boundary Treatments

Some of the buildings located along Quainton Road, particularly at its southern end, are positioned directly onto the street. Others are set back from the road edge behind metal rail or wooden fencing or low brick walls. These low boundaries help to define personal and public space while maintaining a strong building line.

Historically low brick walls, metal railings and in some cases wooden fencing formed the frontage boundaries to buildings located along Frederick Street. These low boundaries would have formed a continuous edge to property frontages and helped to define personal and public space.

Today many of the buildings located along Frederick Street have lost their frontage boundaries in order to accommodate off street parking. The removal of these boundaries has had a significant and detrimental impact upon the visual quality of the street.

Since the majority of plot widths along Frederick Street are no wider than the length of a modern car, owners wishing to park two vehicles on their property have removed frontage boundaries and park cars at 90 degree angles to the buildings. Since the majority of

buildings located along Frederick Street are not set back a sufficient a distance from the carriage to accommodate the full length of a car, half the length of these vehicles spill over private boundaries onto the carriageway, thus blurring the definition between public and private space.



*Cars spilling into the road,
Frederick Street*

Surface Treatment and Street Furniture (Public Realm)

There are no surviving street surfaces within the identity area. Granite kerbs do define pavement edges along section of the street and should be maintained.

Design Guidance

Quanton Road and Frederick Street have experienced areas of modern infill development. Due to their linear nature, relative density of buildings and regularity of plots there is little capacity for further development. It is likely therefore that future alteration in this area will be confined to small scale alterations to individual properties.

Back land development should be avoided in order to preserve the key linear form of the settlement.

None of the 19th century buildings within Quanton Road, Frederick Street, New Street or Wood Street are listed. As a result many original historic features, such as windows and doors have been altered along the street and these alterations have had a significant impact upon the visual appearance and quality of the street. It is desirable to encourage owners to retain historic features wherever possible, either through education or through the consideration of Article 4 Directions.

Additions such as porches and other extensions to the front elevations of historic buildings located within the identity area should be discouraged in order to preserve strong building lines and to prevent further disintegration of architectural uniformity.

While parking is clearly a problem along Frederick Street, owners should be discouraged from removing surviving frontage boundaries to create off street parking areas.

Telegraph wires are visually prominent within the identity area and detract from the overall visual quality of the street. Although it does not fall within the responsibility of the District Council to underground cables, should a proposal to undertake this work be raised by the service provider, this should be encouraged.

CHAPTER 13 – Management Plan

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

The main issues facing the village are similar to those facing a number of the Districts historic settlements:

- Traffic flow
- Parking
- Street clutter
- Visual impact of overhead wires
- Loss of historic features in particular windows and doors
- There are examples throughout Waddesdon where modern additions have destroyed the uniformity of appearance that formed such a key element in the original design of a particular group of buildings.

Residents had an opportunity to put forward any further additional principles as part of the Conservation Area Appraisal and Management Plan consultation.

The District Council should

- Undertake Conservation Area reviews (including Public Consultation), producing appraisal documents and management plans
- Consider the designation of Article 4 directions to protect specific elements of the Conservation Area which are deemed to be at significant risk
- Process applications for Planning Permission, Listed Building Consent, Conservation Area Consent

The County Council should

- Maintain road surfaces
- Install and maintain street signage and furniture in accordance with the agreed Highways Protocol

The Parish Council may

- Request Article 4 directions
- Install and maintain some street furniture and signage. This should be done in consultation with the District and County Councils, and in accordance with the Highways Protocol when applicable
- Request that the County Council install road signage and street furniture

- Facilitate community events that will help to maintain the Conservation Area, such as organising litter picking, leaflet drops etc.
- Help by liaising between local residents/businesses and the District/County Councils

Local Business can help by

- Installing good quality shop fronts, signage and advertising
- Keeping historic building frontages in good repair
- Preventing business waste (large wheelie bins) from cluttering streets and public spaces
- Avoiding the use of inappropriate signage (such as A boards)

Homeowners and Residents may

- Contact the Council's Historic Buildings Officers and Building Control Officers for advice before undertaking repair or maintenance works that might alter the character of the area (eg installing replacement windows, or removing boundary features)
- Carefully consider all the options available when repairing or replacing historic features. For example, if your house is more than about 60 years old avoid the use of off the peg uPVC windows and doors, opt instead for traditional hardwood timber or metal windows, Often repairs are far more sympathetic than replacement and far cheaper as well

Areas of particular opportunity for enhancement in the future

- Traffic flow along the A41 has a significant and detrimental impact upon the character of the Conservation Area, in terms of visual, noise and vibration impact.
- Loss of original architectural features is particularly problematic in Waddesdon because of the preponderance of buildings of similar date and style. Consideration needs to be given to the implementation of an Article 4 Direction to protect individual architectural features
- Loss of frontage boundaries due to off street parking has had a significant and detrimental visual impact upon the character and appearance of Frederick Street and to a lesser extent, Quainton Road

CHAPTER 14 – Glossary of terms

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

Apex The highest point of a structure.

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

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

Arched lintel An arch spanning an opening which supports the wall above.

Attic Rooms within a roof space.

Battlemented A parapet which has raised sections (called merlons) alternating between gaps or spaces (called crenelles).

Bays Regular visual or structural divisions within the design of a building.

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

Buttress A projection which is physically attached to a wall providing support and giving it greater strength.

Cambered A shallow curve.

Canted Any part of a building which is constructed on a polygonal plan, for example bay windows.

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

Canopy A covering or hood above a door window.

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

Chancel The eastern part of a church containing the choir and sanctuary.

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

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

Column Any shaped upright which usually supports a lintel.

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

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

Colonnade A row of columns with an entablature above.

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

Corbel A projecting or cantilevered block supporting elements above it.

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

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

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

Curtilage The land contained within the boundary of a property.

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

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

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

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

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

Doric One of the five Classical Orders.

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

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

Eaves The bottom edge of a roof slope which overhangs the wall face.

Ecclesiastical Term relating to the Christian Church.

Elevation The face of a building.

Enclosure A form of land subdivision where small strip fields are amalgamated to form larger fields which were in turn enclosed. Up until 1750 this was a piecemeal process. Between 1750 and 1850 Enclosure Acts of Parliament made the practice widespread and changed the face of the countryside. An Enclosure map is a map showing the post Enclosure field divisions.

English Bond Pattern created by bricks being laid in alternate courses of headers and stretchers.

Entablature In classical architecture, the section above the columns containing, architrave, frieze and cornice.

Engaged An architectural element which is attached or partly buried within a wall, e.g. column.

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

Fan lights Any glazed opening above a doorway.

Fenestration The arrangement of windows in an elevation.

Flat Lintel Flat beam or brickwork spanning an opening which supports the wall above.

Flemish bond Pattern created by bricks being laid in alternate headers and stretchers.

Flemish garden wall bond Pattern created by bricks where three stretchers are laid between-each header. Also called Sussex bond.

Finials A decorative ornament found on spires, gables, pediments, canopies and pinnacles.

Fixed panel A window pane which does not open.

Flush fitting windows Window panes positioned on the same plane.

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

Gable The end wall of a building.

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

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

Headers A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.

Hipped gable A roof that slopes on all three sides at the gable.

Hoggin a form of compressed earth eg. found on driveways often with gravel.

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

Ionic column One of the five Classical Orders.

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

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

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

Lancet A tall narrow window with a pointed arch to the top. A form of arched window windows founded from the end of the 12th to mid 13th centuries and in late 18th and 19th century Gothic Revival architecture.

Lintel A horizontal beam spanning an opening which supports the wall above.

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

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

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

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

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

Pane The glass light of a window as in window pane.

Panelled A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.

Parapet A low wall along a roof, balcony or terrace.

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

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

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

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

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

Pinnacles The top of a spire, turret or buttress.

Pitch The slope or incline of a roof.

Plain clay tile The common clay, roofing tile.

Plan The layout of a building.

Plinth The bottom section of a building designed to suggest that the building is sitting on a platform.

Plot The land occupied by a building and its grounds.

Polite architecture The term implies that aesthetics and architectural fashion have architecture consciously been given consideration above functional requirements in the design of a building.

Portico A porch in front of a building consisting of a roofed space with open or partially enclosed sides and columns forming the entrance. Often carries a pediment.

Proportion The relationship between parts/elements of a building in terms of their size and scale.

Quoin The corner of a building emphasised with raised brick or stonework laid in a pattern.

Rafters An inclined timber forming the sides of a roof.

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

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

Roughcast Rough textured render.

Rubble Rough and random sized un-worked stone.

Sash window Windows where the frames are positioned in vertical or horizontal grooves and are capable of being raised or lowered vertically or slid from side to side.

Scale The size of a building or parts of a building considered in relation to other elements, objects or features for example the landscape, another building or the size of a person.

Segmental arch An arch which is formed from part of a circle but which is less than a semi-circle.

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

Solid to void ratio The ratio of areas of walls to areas of windows and doors.

Spalling Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action.

Stack A chimney.

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

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

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

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

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

Tile creases A row of tiles hanging out over a wall, eaves or roof verges which are designed to throw rainwater clear of the wall. The crease is held in place with a coping.

Tracery Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc.

Tripartite Divided into three.

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

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

uPVC Plastic framed windows (unplasticised polyvinyl chloride).

Vault An arched roof covering a room or space.

Vergeboards Where a roof hangs over the face of the wall and is finished with a board this is called a vergeboard. These vergeboards were often carved to form decorative patterns.

Vernacular Traditional local building designs and techniques using locally sourced materials.

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

Vitrified brickwork Bricks with a glazed finish typically darker in colour.

Voussoirs A wedge shaped stone or brick forming part of an arch or vault.

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

Water reed (*Phragmites australis*) wetland plant using for thatching roofs. Traditionally its use was confined to Norfolk, the Fens and small areas along the south coast. Its use is now widespread and most water reed is sourced from abroad.

Windbraces A timber within a timber frame, used to strengthen the structure against the wind. Usually forming an arch or diagonal.

CHAPTER 15 – Guidance and useful information

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

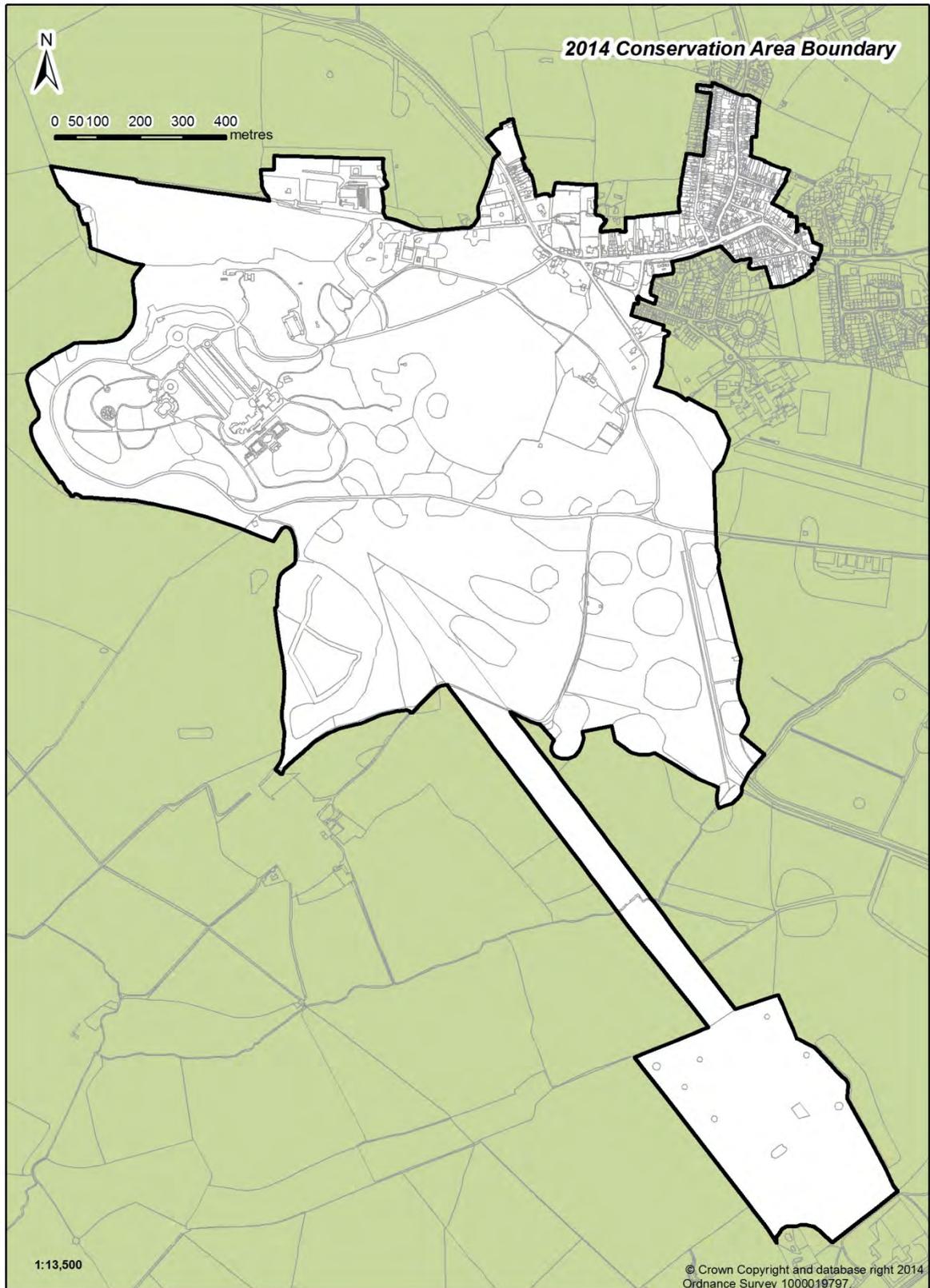
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- Pevsner, Nikolaus, 'Buildings of England, Buckinghamshire' (1994)
- Aylesbury Vale District Council, 'Waddesdon Conservation Area Appraisal' (1990)
- Hall, Michael, 'Waddesdon: The Bibliography of a Rothschild House,' (2002)

Acknowledgements

- Waddesdon Parish Council
- Edward Parsons, Estate Manager, Waddesdon

APPENDIX I – Conservation Area Boundary



APPENDIX II – Conservation Area Constraints

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

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

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

APPENDIX III – Planning Policy

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

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

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

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

APPENDIX IV – Asset Sheets

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

They are organised into the following sections :

- Waddesdon Estate, The Manor and Grounds
- Waddesdon Estate, Silk Street
- Waddesdon Estate, Queen Street
- Waddesdon Village, High Street
- Waddesdon Village, Frederick Street
- Waddesdon Village, Quainton Road
- Waddesdon Village, New Street
- Waddesdon Village, Wood Street
- Waddesdon Village, Baker Street