
Conservation Area Character Survey

WATERY LANE



What are Conservation Areas?

Conservation areas are areas of special architectural or historic interest which are considered worthy of preservation or enhancement. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Within conservation areas there are special controls on some alterations to buildings and their demolition or partial demolition and on works to trees. The Council's Heritage Guidance Note on conservation areas gives further details of the specific controls that apply.

Designation of a conservation area does not preclude the possibility of new development, but such development must be designed positively to enhance the special character of the area.

The Purpose of This Survey

This conservation area character survey describes the main features of special architectural and historic interest which justifies the designation of Watery Lane as a conservation area.

The survey is intended to complement the approved policies for conservation areas in the Council's Wycombe District Local Plan. These Policies are the primary means of safeguarding the special character of our conservation areas.

The survey is also intended to be used as an aid in development control decision making. Proposals for schemes positively to enhance the character and appearance of Watery Lane Conservation Area will be produced in the future in consultation with councillors, local residents and other interested parties.



HISTORY

The history of Watery Lane is not well documented. The area may have its origins in agriculture as The Falcon Public House was once a farmstead. The old barns extended from the pub to where the M40 motorway now lies along the line of Watery Lane, and were still in existence in the 1970s.

The older cottages along Old Moor Lane may have been agricultural workers dwellings. Later the area became associated with the milling industry, as Glory Mill became established close-by. It is likely that Mill Cottages were built to house mill workers either for Glory Mill to the south or Clapton Mill to the north.

At some time in the history of the area The Laurels was the village shop and faced on to the lane. A resident of the village remembers the old shop being full of sweet jars ! It is believed that the Harriers is over 400 years old and may well have been the village pub before The Falcon.

Four Denner Hill stone marked posts are visible on the banks of the River Wye near the Watery Lane bridge. Three on the west bank and one on the east. These stones once supported an old hump-back, brick and stone bridge. They were moved to their present position when the new bridge was built.

The house named the Old Bakery and its adjoining neighbour The Laurels was once the bakers house with the bakery on the opposite side of Old Moor Lane which is now in need of complete renovation. The old bakery building and The Laurels both have a number of inscribed bricks.

In 1970 Watery Lane became a dead-end and the present Watery Lane was constructed to allow Glory Mill to expand northwards.

Watery Lane was first designated as a conservation area in 1986.

ARCHAEOLOGICAL INTEREST

There are no identified sites of special archaeological interest or Scheduled Ancient Monuments within the conservation area. In the event of archaeological deposits being found the Council may require archaeological conditions attaching to planning permissions where appropriate, including watching briefs, excavation or similar recording procedures.

ESSENTIAL CHARACTERISTICS

Watery Lane has a distinct character apart from its surroundings. The trees, hedges and well planted gardens give a semi-rural feel to the area. At the heart of the conservation area the 18th and 19th century terraced cottages lining the narrow Old Moor Lane give a strong sense of enclosure.

The River Wye running north to south at the western part of the conservation area is central to the character of the area. Surrounding development grew up as a consequence of the river and buildings old and new echo the milling industry that was and still is associated with the river.

ARCHITECTURAL CHARACTER AND QUALITY OF BUILDINGS

There are no listed buildings within the conservation area.

The Falcon Public House is the oldest house in the conservation area with 17th century timber framing evident in the south range and a taller 19th century north wing.

The terraced cottages along Old Moor Lane date from the 18th and 19th centuries and are of considerable character.

The steeply sloping, old tile roofs of Rose Cottages and the terrace next to it are particularly attractive. A brick and flint side elevation of Rose Cottages is visible, although the frontage has at some stage been white-washed and decorative timber-framing added. The Harriers and Midway, next to Rose Cottages, have also been rendered and decorative timber-framing added. Orsona retains its brick facade unpainted while Stacey's Cottage which completes the terrace is rendered.

Mill Cottages opposite have a date stone bearing the date 1881. This is a very attractive row of cottages in red brick with pretty dormers and porches. The terrace remains largely unspoilt and retains the existing windows and numbers 2, 3 and 4 retain the original vertical plank doors adding greatly to the character of the conservation area as a whole.

Next to these are a yellow stock brick pair of later 19th century slate roofed cottages, Lanmoor and

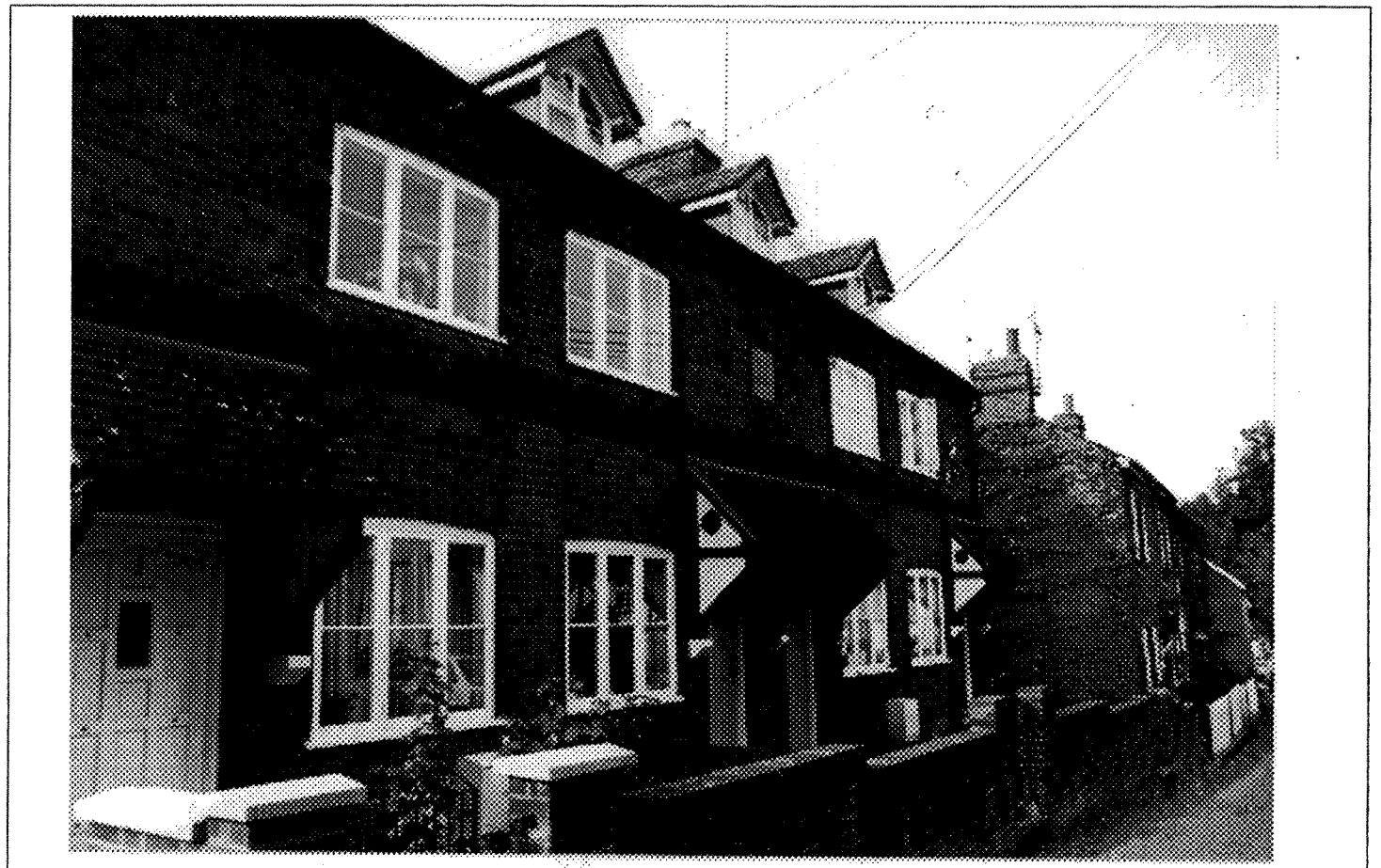
Vivid, with the earlier Dell Cottage in brick and flint.

The Laurels, an attractive brick dwelling of about 1800 with old tiled roof and modern flint and brick extensions, maintains the sense of enclosure along Old Moor Lane.

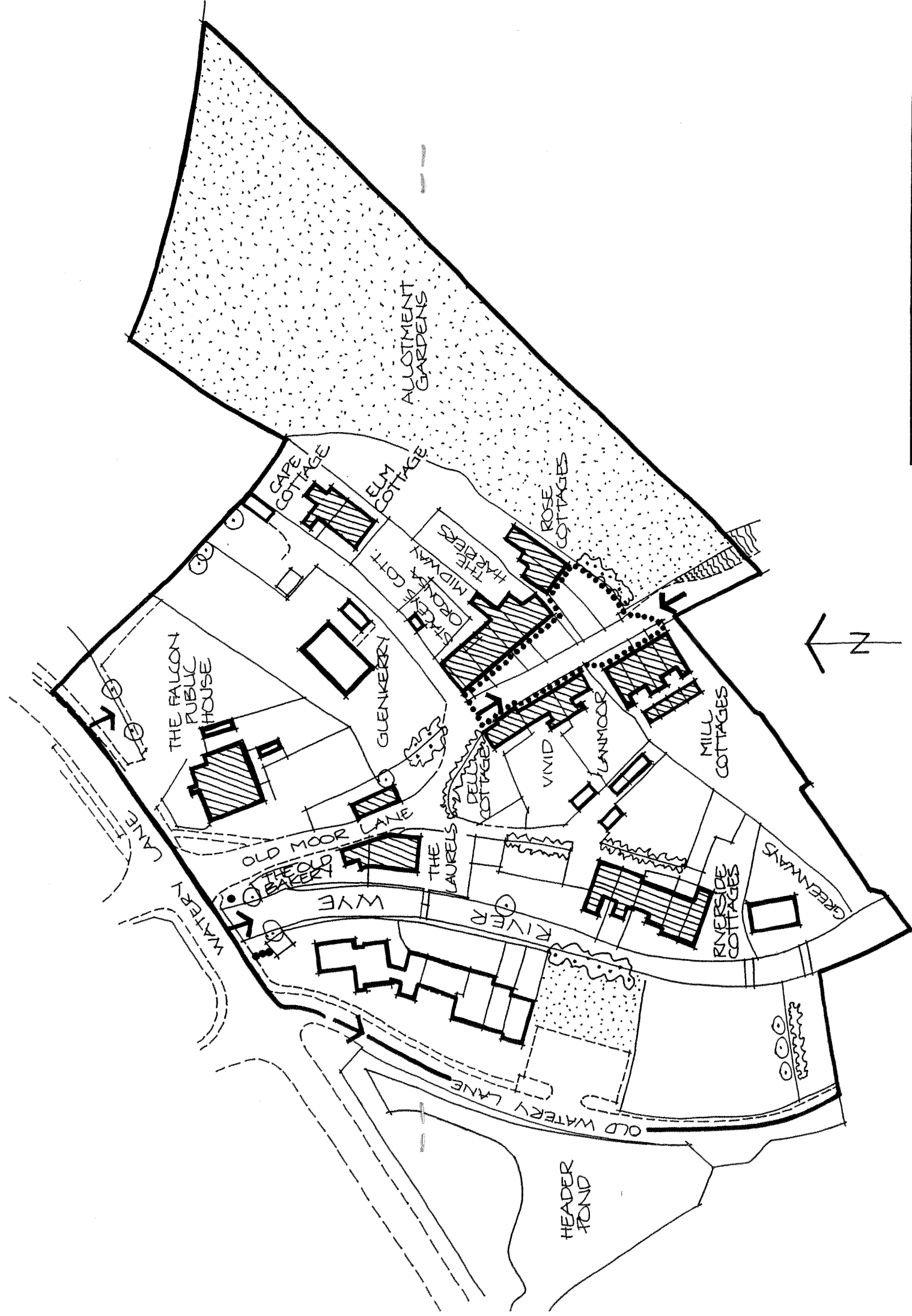
The old brick, hipped roofed building opposite is important in creating the streetscape however its condition is cause for concern.

Riverside Cottages, two in yellow stock brick with slate roofs are again of the 19th century, whilst the others in painted render with tiled roofs may be earlier possibly of the 17th century. Although much altered from their original state by replacement windows and doors they continue to form part of the sporadic and meandering development within the conservation area.

Elm Cottage and Cape Cottage have painted weather boarded elevations and a hipped slated roof are of early 19th century date.



Watery Lane Conservation Area Character Survey Map



Watery Lane	
	Significant Buildings
	Important Group
	Denner Hill Stone Marker Posts
	Important Trees & Tree Groups
	Important Hedges
	Important Views
	Important Open Space

MATERIALS

The old terraced cottages are of brick with either slate or tiled roofs, the 18th century and early 19th century ones in brick and tile, the later 19th century ones mainly in yellow stock brick with slated roofs. In some cases the brick has been rendered or white-washed and in others decorative timber-framing has been added as well.

The use of painted timber weather-boarding at Elm Cottage and Cape Cottage, more common in Essex and Kent, harks back to the old mill buildings and their use of weather-boarding. The modern development along Old Watery Lane has drawn on the existing materials in the conservation area and created a pleasing terrace of brick, flint and weather-boarding with tiled roofs.

Driveways and the like appear in all sorts of different surfacing materials including tarmac, concrete, pavements, shingle and unmade up drives. Although the mix does not seriously detract and to an extent adds to the varied character of the area. However in order to enhance the character of the area the use of concrete and tarmac should be minimal.

TREES AND VEGETATION

The trees, hedges and other planting that occurs in the conservation area adds to its distinct and semi-rural character. Gardens are well tended and planted but formality is avoided. The willow trees at the edge of the River Wye are prominent features although they are more recent additions to the area.

Further tree planting could enhance the area by blocking out views of the modern mill building to the south, particularly along the southern boundaries of the conservation area, although three willows provide some barrier beside Old Watery Lane.

Immediately west of Old Watery Lane and adjoining the conservation area is a large pond, possibly originally cress beds or a header pond for Glory Mill, which is most attractively girt by large willows. This pond contributes to the rural nature of the conservation area at this point.

OPEN SPACE AND THE RIVER

Many private gardens are of immense importance to the character of the area. Their planting contributes to the semi-rural nature of the area as a whole and provides a back-drop to the houses and terraces which make the sense of enclosure more agreeable.

The identified open space to the rear of the car parking area allows for a limited view of the river.

The River Wye is an essential part of the character of the conservation area. It is important to the historical identity of the village which at one time was closely associated with the mill industry and now as an attractive feature of the area for the amenity it brings in visual terms and in terms of its wildlife contribution. The header pond lying just to the west of the conservation area also makes a contribution in the same way. In addition it provides a suitable setting at the boundary of the conservation area.

The allotment gardens at the eastern side of the conservation area are now disused and overgrown. Yet as an open space the allotment is important to the setting of the conservation area. The allotments are also within the statutory Green Belt and part of a designated Local Landscape Area.

GROUPINGS

The group central to the conservation area includes the terraces and cottages at the end of Old Moor Lane. They give a sense of enclosure

and of a separate, distinct community. The historic nature of the grouping is important to the character of the conservation area.

VIEWS

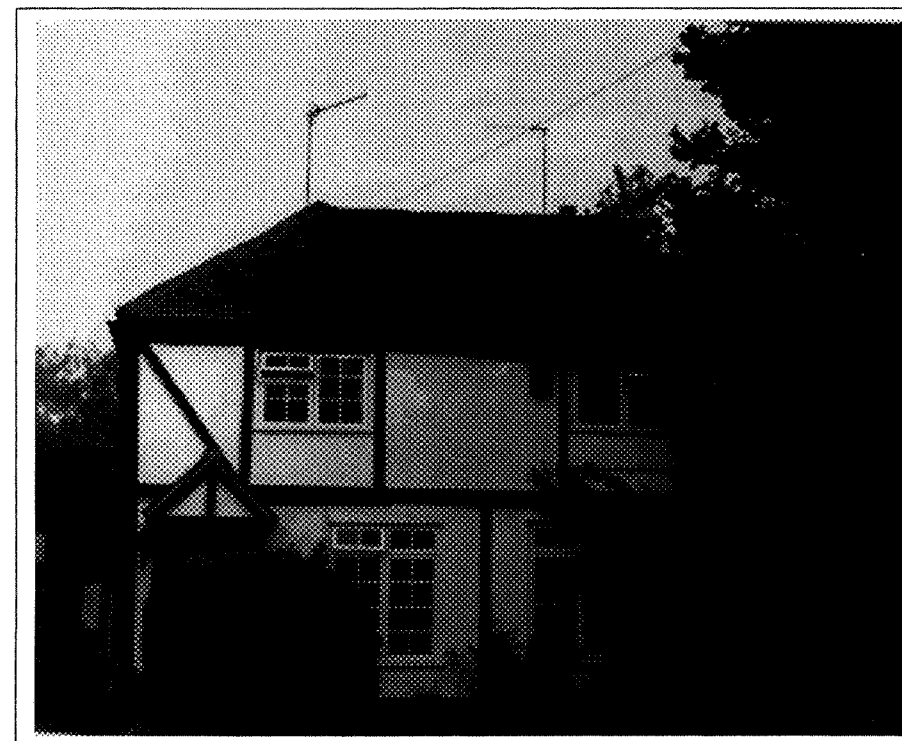
Views along Old Moor Lane are important to preserve in both directions as indicated on the survey map. From this part of the conservation area the presence of the modern buildings of Glory Mill are less prevalent and could be screened by further tree planting.

The view from the bridge at Watery Lane down along the river gives the passer-by a glimpse into the conservation area.

The view from a point at Watery Lane to the east of The Falcon Public House gives an attractive vista of Elm Cottages and the fine tiled roofscape of the cottages along Old Moor Lane, set against the background of the allotments with the old mill chimney in the distance. However in the foreground of that view is the Falcon

Public House car park which offers potential for improvement.

From the top of Old Watery Lane there is a pleasant view including the frontages of the new development to the left over looking the pond which lies just beyond the boundary of the conservation area.



FURTHER INFORMATION AND GUIDANCE

Wycombe District Council's Planning, Transport and Development service has a number of publications which offer further guidance. Ask the Conservation Officer for further information on which Heritage Guidance Notes are currently available and appropriate.

The **Conservation Officer** is always pleased to give advice on all heritage matters and can be contacted on 01494 421578 or seen by appointment in the Council Offices or on site.

Development Control matters within the conservation area are the responsibility of the **West Team** who can be contacted on 01494 421517.

Planning Policy matters are the responsibility of the **Policy and Environment Unit** who can be contacted on 01494 421545.

The River Wye Study compiled by the Planning Department and Leisure Department has includes the section of the river at the Watery Lane Conservation Area. Contact the **Planning and Projects Unit** on 01494 421521.

DEVELOPMENT CONTROL ADVICE

The policies and proposals of the Wycombe District Local Plan are the primary source of reference for development control advice. In addition the Council's approved Heritage Strategy is seen as a supporting document to the plan.

This character survey is also intended to provide broad guidance of an informal nature in considering new development in the conservation area. Below is a brief check list taking account of the above text.

To safeguard, preserve and enhance the appearance and special character of the Watery Lane conservation area:-

- In the conservation area higher standards of design are required as it is the function of the planning authority to consider all applications as to whether they preserve or enhance the special character as identified in this appraisal.
- Any new building works such as extensions, must be designed not as a separate entity, but should be sympathetic in form and scale with the existing buildings and the conservation area as a whole.
- Materials for any new building works or surfacing must be sympathetic to the semi rural character of the area. Traditional building materials such as brick, flint and weather-boarding; and for roofing tile or slate are likely to be most appropriate. Surfacing materials should be informal and concrete and tarmac should be avoided.
- Inappropriate replacement of windows and doors can damage the character of a conservation area. Traditional natural materials should be used in order to safeguard the special character of the conservation area. Generally speaking painted timber windows and doors are appropriate and modern substitute materials such as UPVC and aluminium are not.
- New development which will be likely to have a visual effect on the identified important group will be carefully controlled. Any development that is acceptable must be designed not as a separate entity, but should be sympathetic in form, scale and materials with the existing building in the group.
- All trees within conservation areas are protected. As individual mature trees and tree groups are a special characteristic of this conservation area new development should preserve existing trees and not present a risk to their continuation taking into account future tree growth.
- Although hedges cannot be specially protected through legislation those hedgerows indicated on the survey map should be retained and where possible enhanced.
- Any development close to the River Wye must preserve or enhance its visual quality, amenity, wildlife habitat and public enjoyment.
- Special care must be taken to ensure that views within the conservation area are not spoilt. Those of particular importance are identified on the map.