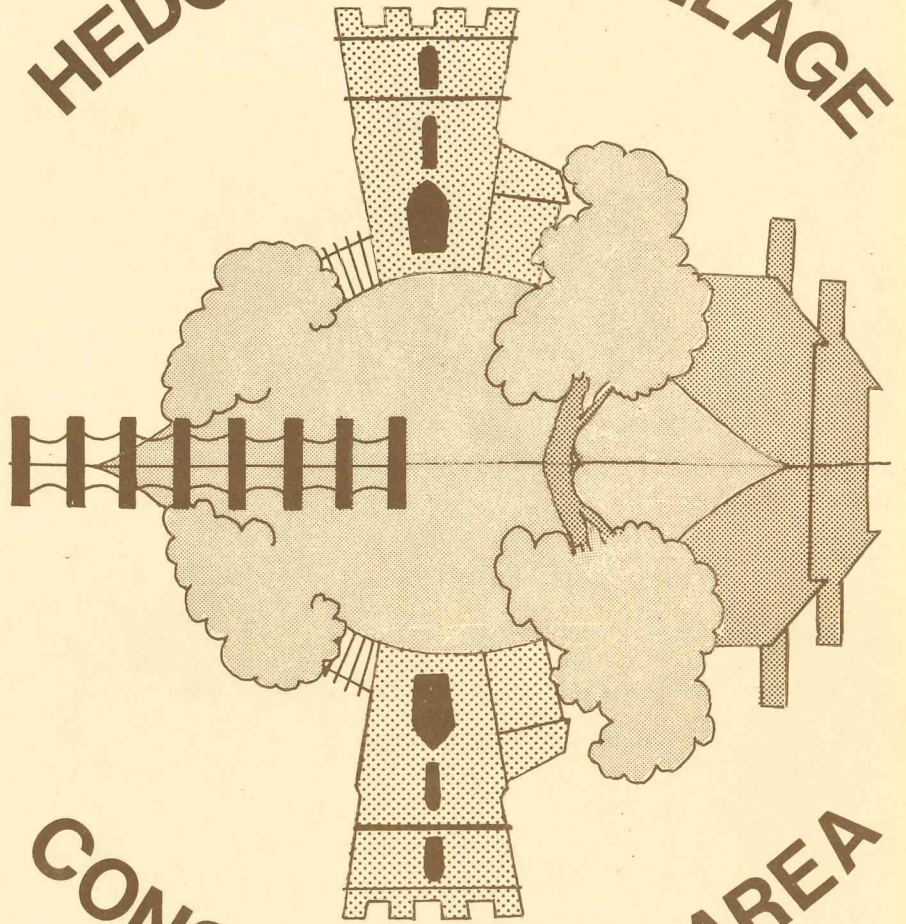
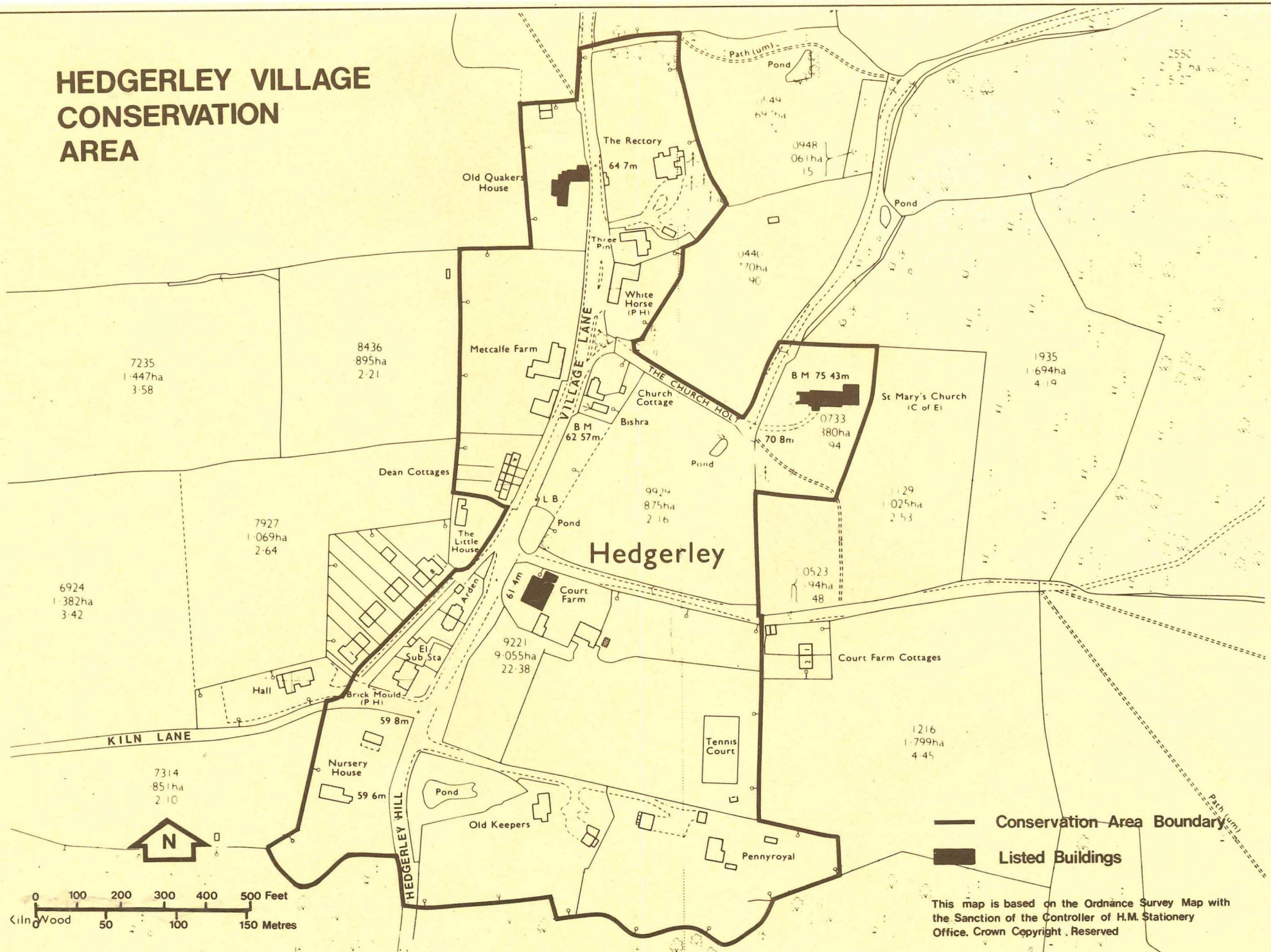


HEDGERLEY VILLAGE



CONSERVATION AREA

HEDGERLEY VILLAGE CONSERVATION AREA



— Conservation Area Boundary
 ■ Listed Buildings

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HEDGERLEY VILLAGE CONSERVATION AREA

A. Introduction

1. Section 277 of the Town and County Planning Act 1971 requires local planning authorities to designate areas of special architectural or historic interest as Conservation Areas. South Bucks District Council feels that Hedgerley Village possesses this special quality and as such designated the Hedgerley Village Conservation Area on 9th September, 1981.

B. Background to Conservation

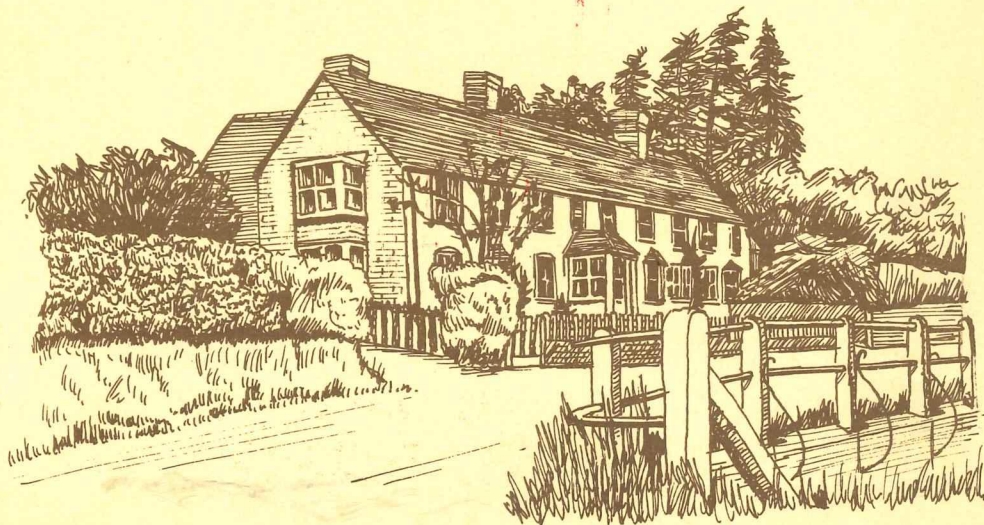
1. Conservation areas are defined in general terms in the 1971 Town and Country Planning Act as:

"an area of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance."

A Conservation Area is, generally speaking, thought of as "townscape"; i.e. a collection of buildings which when viewed together have a special character which it is thought worth preserving.

2. Designation does not mean that all the buildings are of high standard but that the overall defined character predominates. The boundary of the designated area is where the special character stops. A conservation area does not usually include a whole village; new buildings on the edges are excluded unless they blend in particularly well.

3. Areas of open land are included in the following circumstances: where they form the immediate curtilage of a property; where the space forms an important gap in the street or between groups of buildings; where they form an intrinsic part of the setting of building groups and across which there are fine views of buildings; or groups of trees which form a backcloth to the built area.



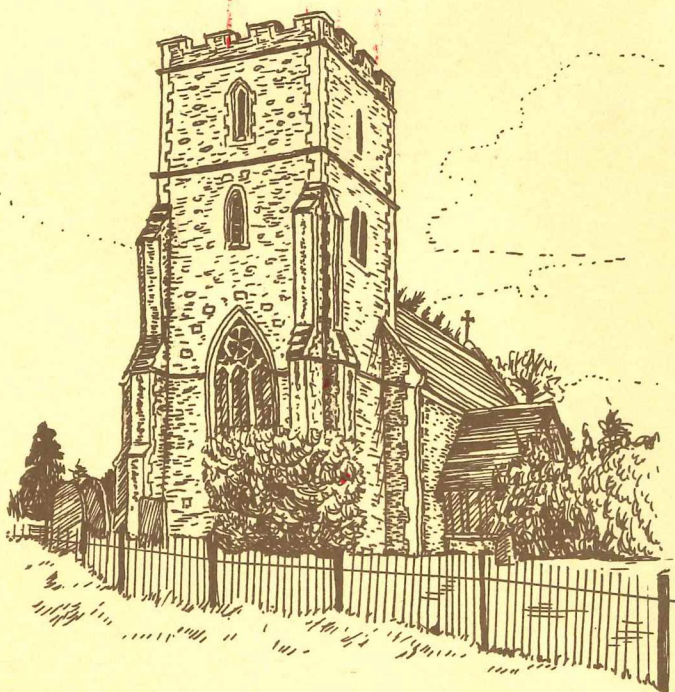
D. The Character of Hedgerley Village Conservation Area

1. Hedgerley Village lies in a typical Chiltern "bottom". Despite the passage of time the village has retained much of its character. More modern development is largely confined to the top of Hedgerley Hill. Although the M40 motorway is only $\frac{1}{2}$ mile from the village the surrounding hills ensure that it does not intrude on the pastoral scene.

2. The character of the village is essentially that of a backwater and one tends to have an abrupt sense of discovery when arriving in the village for the first time which does not altogether disappear on subsequent visits. The village is not compact, the main buildings being strung out along a minor road, but on the other hand there is a sense of enclosure derived from the everpresent backcloth of the surrounding hills.

3. To date there are three buildings in the conservation area that are statutorily listed. However, the list is in the process of being revised and it is possible that some additional buildings will be thought worthy of listing. The woods to the south of the village are protected by a Tree Preservation Order. The village is included within the Metropolitan Green Belt and also an approved Area of Attractive Landscape.

4. Because of the need to protect the amenities of the conservation area special controls are applied, including the control on demolition of all buildings and the protection of all trees. These are set out in more detail in the section on Development Control (F).



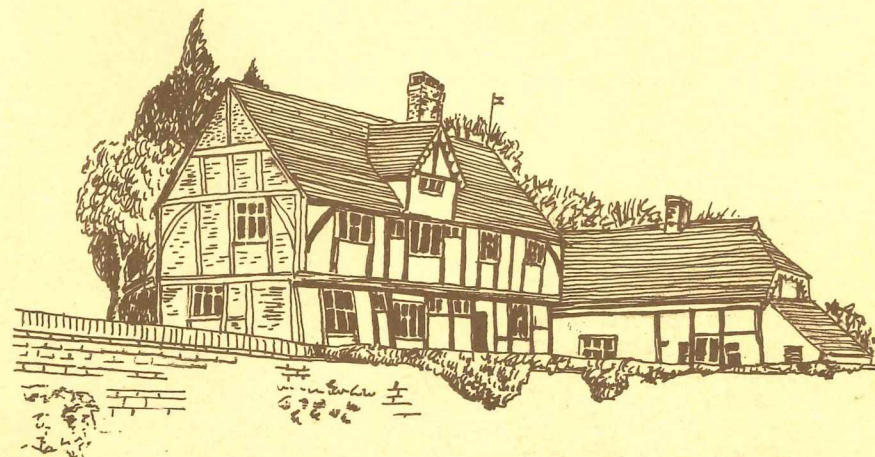
C. Objectives of the Conservation Policy

1. South Bucks District Council's objectives in designating conservation areas are:—
 - (i) To avoid the destruction of the intrinsic character of the area due to neglect and indifference and also by despoilation caused by unsympathetic alterations and redevelopment.
 - (ii) To protect the inward views of and outward views from the conservation area.
 - (iii) To ensure that any new development is designed not as a separate entity but so as to be sympathetic to and blend with or enhance the character of the conservation area.
 - (iv) To encourage the removal or improvement of eyesores which are at present detrimental to the character of the conservation area.
 - (v) To enhance the character of the conservation area; that is to set off its features of merit.

E. A Short History of Hedgerley

1. The name "Hedgerley" dates from the time when the southern slopes of the Chilterns were colonised from the early Saxon settlements on the banks of the Thames; but when people first began to live in the area is uncertain. The largest hill fort in Bucks was built at Bulstrode Park (approximately one mile to the north-east) about the 1st Century B.C. and during the Roman period Hedgerley was an important centre for the production of pottery.

2. Although Hedgerley is not mentioned in the Domesday Survey it is likely that a church was in existence from the middle of the twelfth century. The building was found to be in a state of dilapidation in 1767 and it was demolished and a new building erected in 1770; This in turn became defective, (the site is a difficult one, a clay soil on a sloping hillside full of springs), was taken down and the present structure constructed in 1852.



3. The Old Quaker House, the oldest house in the village, has been dated to 1580, but parts may be even older. George Salter, a prominent Quaker was almost certainly the owner of the house in the late 17th century. He held many Quaker meetings in his house and was fined and imprisoned on many occasions. Near the Old Quaker House is Metcalf Farm, another very old property that was once owned by the daughter of the infamous Judge Jeffries.

4. The current diamond shaped parish boundary, with the Church at the centre, is of comparatively recent origin. For many years the western boundary of Hedgerley parish was down the centre of Village Lane. All land in the village to the west of Village Lane was known as Hedgerley Dean and included in the parish of Farnham Royal, which extended northwards to Seer Green. In 1934 however, Hedgerley Dean was combined with the old parish of Hedgerley to form the current parish of Hedgerley.

F. Development Control

a. Statutory Control

1. In addition to the Town and Country Planning Act 1971, the Town and Country Amenities Act 1974 gives local authorities additional powers of control in conservation areas. Anyone wishing to demolish a building in a conservation area must first get permission from the local authority. Failure to do this can lead to heavy penalties. It should be noted that the 1981 Act defines "building" as including any part of a building. Certain buildings are exempt from these provisions. Details are available from the local authority.

2. Proposals for new development that are likely to affect the character of a conservation area to any significant extent are of general public concern and Section 28(2) of the 1971 Act recognises this by requiring planning authorities to advertise such applications.

3. Section 61A of the 1971 Act requires anyone proposing to do work on trees in a conservation area, which are not already protected by a Tree Preservation Order, to give the local planning authority six weeks notice of their intentions.

b. Planning Policy

1. The following principles will be observed when dealing with planning applications in the Conservation Area:

- (i) The demolition and redevelopment of any building of individual merit or of group value will not be permitted unless the planning authority is satisfied that every possible effort has been made to continue the present use or to find a suitable alternative use for the building.
- (ii) Infilling will be very strictly controlled and care will be taken to ensure that development is in keeping with the character of the area. Backland development will not normally be permitted, particularly where this would result in gaps being created in existing building frontages.
- (iii) Any new buildings must be in sympathy with the character of the area with regard to siting, density, form, height, design and materials. This does not imply that old styles must be copied or that new materials should not be used, but that the new development must fit in with the existing character of the area.
- (iv) Before planning permission is granted, the local planning authority will generally require detailed plans of any proposed development, showing this in relation to the surrounding development, both on plan and in elevation.
- (v) In considering new proposals for development, regard will be given to the amount and type of vehicular traffic which that use generates. Industrial development and other alien uses will not generally be permitted.

2. In dealing with all these matters, special care will be taken to ensure that the views looking out of and into the Conservation Area remain unspoilt.