

AYLESBURY, BUCKINGHAMSHIRE
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
ISSUE 02: NOVEMBER 2024



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AYLESBURY: CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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SECTION 1

INTRODUCTION

This section provides information about what Conservation Area designation means and its implications for development. It also gives an overview of the Aylesbury Conservation Area, sets out the purpose of the Conservation Area Appraisal and Management Plan and outlines the consultation process that has been undertaken to prepare it.

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What is a Conservation Area?

1.1 A Conservation Area is defined as an area 'of special architectural or historic interest the character of which it is desirable to preserve or enhance.'⁰¹

1.2 Designation of a Conservation Area recognises the unique quality of the heritage of that area as a whole. This quality comes not only from individual buildings but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

1.3 The extent to which a building, or group of buildings or structures, positively shape the character of a Conservation Area is derived from their exteriors, principally those elevations which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Open spaces can be public or private, green or hard-landscaped and still contribute to the special interest of an area. Furthermore, the spaces between buildings,

such as alleys, streets and paths all contribute to appearance and character.

What Does Conservation Area Designation Mean?

1.4 Conservation Area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. Therefore, changes to the external appearance of buildings in the Conservation Area may require planning permission from the Local Planning Authority as certain permitted development rights are curtailed. For example, demolition or substantial demolition of a building will require planning permission and planned work to a tree must be notified to the Local Planning Authority six weeks in advance. There are sometimes further restrictions in place in Conservation Areas through Article 4 Directions, which remove certain permitted development rights. For further information see [page 67](#).

Aylesbury Conservation Area

1.5 The current Aylesbury Conservation Area includes the historic core of Aylesbury, the historic hamlet of Walton and a group of Victorian villas on Wendover Road.

1.6 The proposed boundary on this page includes Victorian development around the Union Canal basin, recent landmark development along the inner ring road, and an enclave of nineteenth century buildings at the southern end of the high street, as well as a number of minor extensions and exclusions. For more information on proposed inclusions and exclusions, see [Section 7.0](#) of this report.

⁰¹ *Planning (Listed Buildings and Conservation Areas) Act, 1990, section 69(1)(a)*



— Proposed Aylesbury Conservation Area Boundary

01 St. Mary's Church

02 Kingsbury

03 Market Square

04 Waterside Theatre

05 The Blue Leanie

06 New County Offices

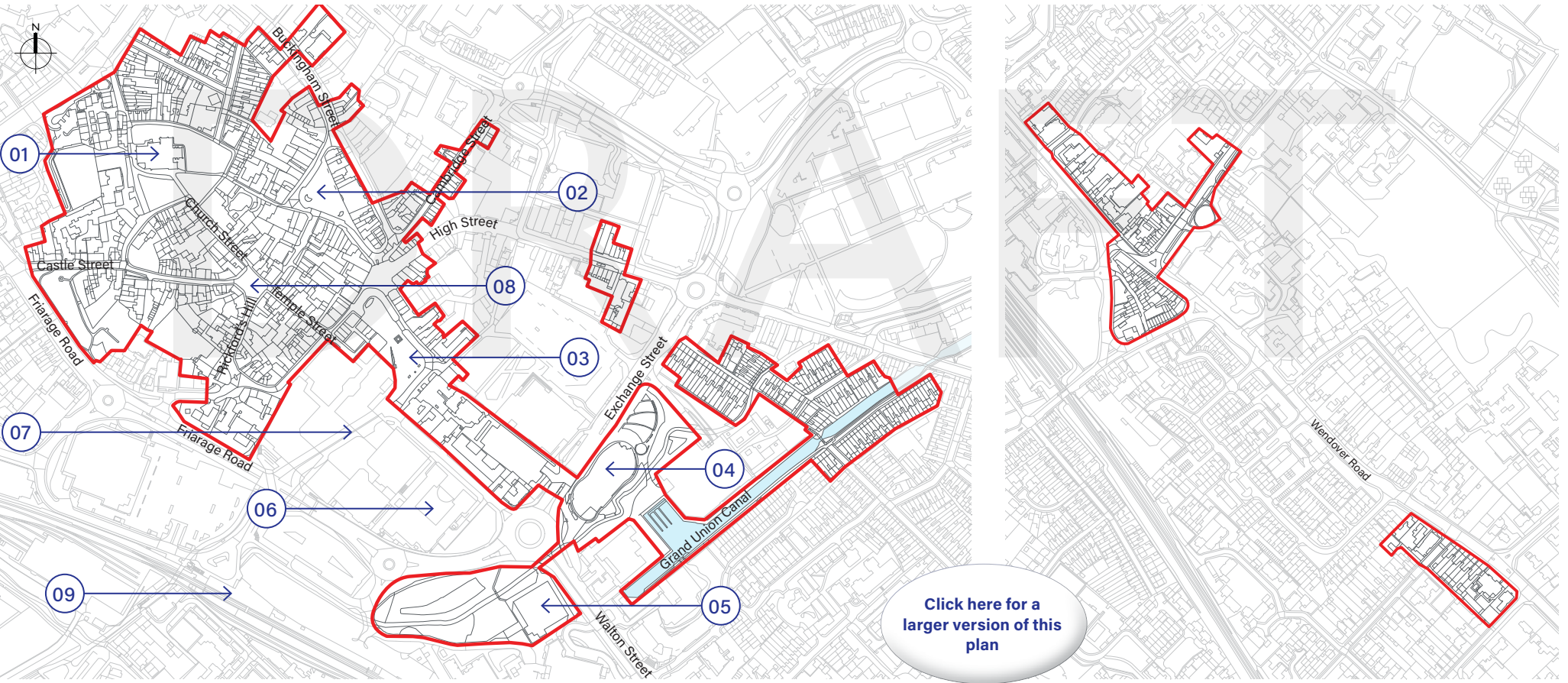
07 Friars Square

08 Temple Square

09 Aylesbury Railway Station

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

This plan is not to scale





Purpose and Scope of the Conservation Area Appraisal and Management Plan

1.7 Understanding the character and significance of Conservation Areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all Local Planning Authorities 'formulate and publish proposals for the preservation and enhancement' of Conservation Areas within their jurisdiction and that Conservation Areas are periodically reviewed.

1.8 The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAAMP), which defines and records the special interest of a Conservation Area, (see [Section 2.0](#)), analyses the characteristics that make it special (see [Sections 5.0](#) and [8.0](#)), as well as setting out a plan for managing change to ensure its ongoing protection and enhancement (see [Section 6.0](#)).

1.9 This CAAMP has been prepared in line with current best practice guidance published by Historic England, the government's heritage advisor and the public body which manages the care and protection of the historic environment.

1.10 The document is intended to be comprehensive but the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 6.0](#) are applicable in every instance.

1.11 The assessments which provide the baseline information for this CAAMP have been carried out using publicly available resources and thorough on-site analysis from the publicly accessible parts of the Conservation Area.

Consultation

1.12 In the preparation of this CAAMP, local stakeholders have been consulted, including Buckinghamshire Council, Aylesbury Town Council, the Aylesbury Society, Buckinghamshire Archaeological Society and local residents at a number of consultation events.



SECTION 2 SUMMARY OF SPECIAL INTEREST

This section provides a summary of the special interest of Aylesbury, justifying why parts of it merit designation as a Conservation Area.





2.1. The Aylesbury Conservation Area principally has special interest derived from:

- a The archaeological interest of the Iron Age hillfort and the town's origins as a permanent settlement in the Saxon period
- b The reflection of different phases of development in its street pattern, from the Saxon period through to the twenty-first century
- c The reflection of the town's history and its changing social and economic factors through its architecture, public monuments and infrastructure
- d Its role as a county town and the resulting high density of good quality civic buildings
- e Its interesting variety of high-quality architecture from different periods and in different styles, though with a relatively consistent palette of materials, creating beauty, cohesion and interest
- f Historic links with its setting, such as the railway, canal and wider agricultural landscape
- g Its green spaces with positive trees, important open public spaces and remnants of historic public realm, notably Denner Hill Setts
- h Its character today as a lively market town which today is rooted in its heritage

2.2. These features are expanded on below.

2.3. Aylesbury's Conservation Area has important archaeological interest and potential due to its constant inhabitation since the establishment of an Iron Age hillfort encircling the location of St. Mary's Church. Significant evidence remains from the Iron Age hillfort, Bronze Age and Roman settlement in Walton, as well as from the Saxon minster and ecclesiastical centre later established in the area of the hillfort.

2.4. The street pattern that remains in the Conservation Area is important as it provides evidence of the layout of the medieval town, as well as showing its commercial importance. It gives a tangible link back to that period, despite only a handful of buildings from that time being externally visible. It is reflected through the large public squares of Market Square and Kingsbury, as well as narrow streets, plots, alleyways and road-fronting buildings, typical of the medieval period.

2.5. Aylesbury has important associations with notable individuals, events and movements from the past, from its pivotal part in the Civil War and its development as a centre of local government, through to its more recent association with the arts and music industry. These are captured in a tangible way through a number of monuments, plaques and sculptures within the town, and in their built legacy.

2.6. The architecture in the Aylesbury Conservation Area is significant due to its high quality and its representation of a diverse and well-preserved cross-section of styles, from the medieval church and timber-framed inns, through widespread eighteenth-century red brick re-facing, Victorian commercial and retail development, late-nineteenth century fashionable villas and regular workers' terraces, and into the twenty-first century with landmark buildings, both civic and commercial.



2.7. This provides visual interest, variety and beauty, adding to the Conservation Area's special interest. Varying scales of buildings also add to this, with smaller domestic-scale buildings on narrow historic streets giving a sense of intimacy, in contrast to notable civic, ecclesiastical and modern landmark buildings set in generous public squares and green spaces, creating a dramatic juxtaposition in massing that is visually striking. Alongside its diversity in architectural styles, the town has a relatively consistent material and colour palette, that creates beauty ensuring unity in tone and material language despite visual design variation between individual buildings.

2.8. The diversity of buildings is an important reflection of social and economic changes in the town, such as the influx of people from the countryside after its enclosure in the eighteenth century, industrialisation during the nineteenth century following the arrival of the railways and canal, and rapid suburban expansion in the late twentieth century when Aylesbury became an expanded London commuter town. There is also a highly important grouping of civic buildings, symbolizing the seat of local government from the eighteenth through to the twentieth

century which demonstrate Aylesbury's important historic social and economic role in the region and show the continual evolution of the civic architecture of local government.

2.9. The Conservation Area has strong historic links with its immediate setting, which includes large functional buildings such as the Railway Station and Royal Buckinghamshire Hospital, and open community spaces such as Vale Gardens and Tring Road Cemetery, though this relationship has been degraded by the separation created by busy dual-carriageways, inner ring road, and large-scale late-twentieth century housing that forms much of the wider urban area. The agricultural setting of Aylesbury is clearly appreciable from distance, with tall buildings visible from rising agrarian land around the town.

2.10. Verdant green spaces, including Green End, St. Mary's Square, the grounds of the Blue Leanie and the treelined Grand Union Canal, add to the special interest of the Conservation Area because they provide beauty and pockets of nature within a dense urban street pattern. Trees in private gardens provide a leafy backdrop to views along historic streets and form focal points and important shade

in public squares, contrasting with the often dense urban form and hard surfaces of the town. Public squares within the Conservation Area are an important feature both in terms of their historic commercial and market functions, and their provision of significant amenity space for the public in an otherwise tight-knit urban area. The retention of Denner Hill setts (a local variant of sarsen) around the public realm, specifically in Market Square and along older streets, forms an important visual and material link to the nineteenth century, when much of the town was resurfaced with the material.

2.11. Today, Aylesbury is a lively market town that feels rooted in its heritage. The town has busy streets and squares, still hosting active markets and maintaining a wide retail offering and many eateries. The Conservation Area's bustling town-centre feeling gives way to—and contrasts with—quiet residential streets and green spaces that provide sanctuary from vehicular and foot traffic.



SECTION 3 HERITAGE ASSETS

Heritage assets are buildings, monuments, sites, places or landscapes 'identified as having a degree of significance meriting consideration in planning decisions, because of [their] heritage interest.'⁰¹ This includes designated assets, such as listed buildings, conservation areas, scheduled monuments, and registered parks and gardens. They also include non-designated assets, which are those identified by local planning authorities, such as locally listed buildings, as contributing to the character and appearance of the local area.

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⁰¹ *The National Planning Policy Framework*, December 2023, p. 70



Heritage Assets

3.1 Within the Aylesbury Conservation Area there are many listed buildings. These are grouped within three categories:

- a Grade I: Buildings that are of exceptional special interest, e.g. The Church of St Mary
- b Grade II*: Particularly important buildings of more than special interest, e.g. Prebendal House and the Discover Bucks Museum
- c Grade II: Buildings that are of special interest. This includes most listed buildings in Aylesbury and nationally

3.2 Listing is not intended to prevent change. Rather, it means that when changes are proposed these need to be carefully considered so that the alterations do not negatively impact the special interest of the building. These changes are controlled through listed building consent applications. Descriptions of listed buildings are available on the National Heritage List for England, accessible via [Historic England's website](#).

3.3 Buckinghamshire Council have compiled a Local Heritage List of buildings, parks and gardens, archaeological remains and public art that are considered to contribute positively to local character and identity but do not meet the threshold for national designation. These sites are referred to as Non-Designated Heritage Assets and are described on the council's [Local List website](#).

3.4 The presumed extents of both the medieval Aylesbury town and Walton are identified as 'archaeological notification areas'. Although not offering statutory protection, archaeological notification areas are a tool for planning control as they highlight areas that are of known or suspected archaeological potential to planners.

3.5 A map showing designated and non-designated heritage assets within the Aylesbury Conservation Area is included overleaf.



Heritage Asset Map



- Proposed Area Boundary
 - Grade I
 - Grade II*
 - Grade II
 - Locally Listed
 - Canal
- This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.



SECTION 4

ARCHAEOLOGY AND HISTORY

This section provides a brief timeline summary of the historic development of Aylesbury. It identifies the key events, features and associations which make the town and conservation area what it is today. The necessary brevity of the section cannot do justice to the area's complete history and comprehensive histories have been prepared by others. Some of these key works can be found in [Further Information and Sources](#).

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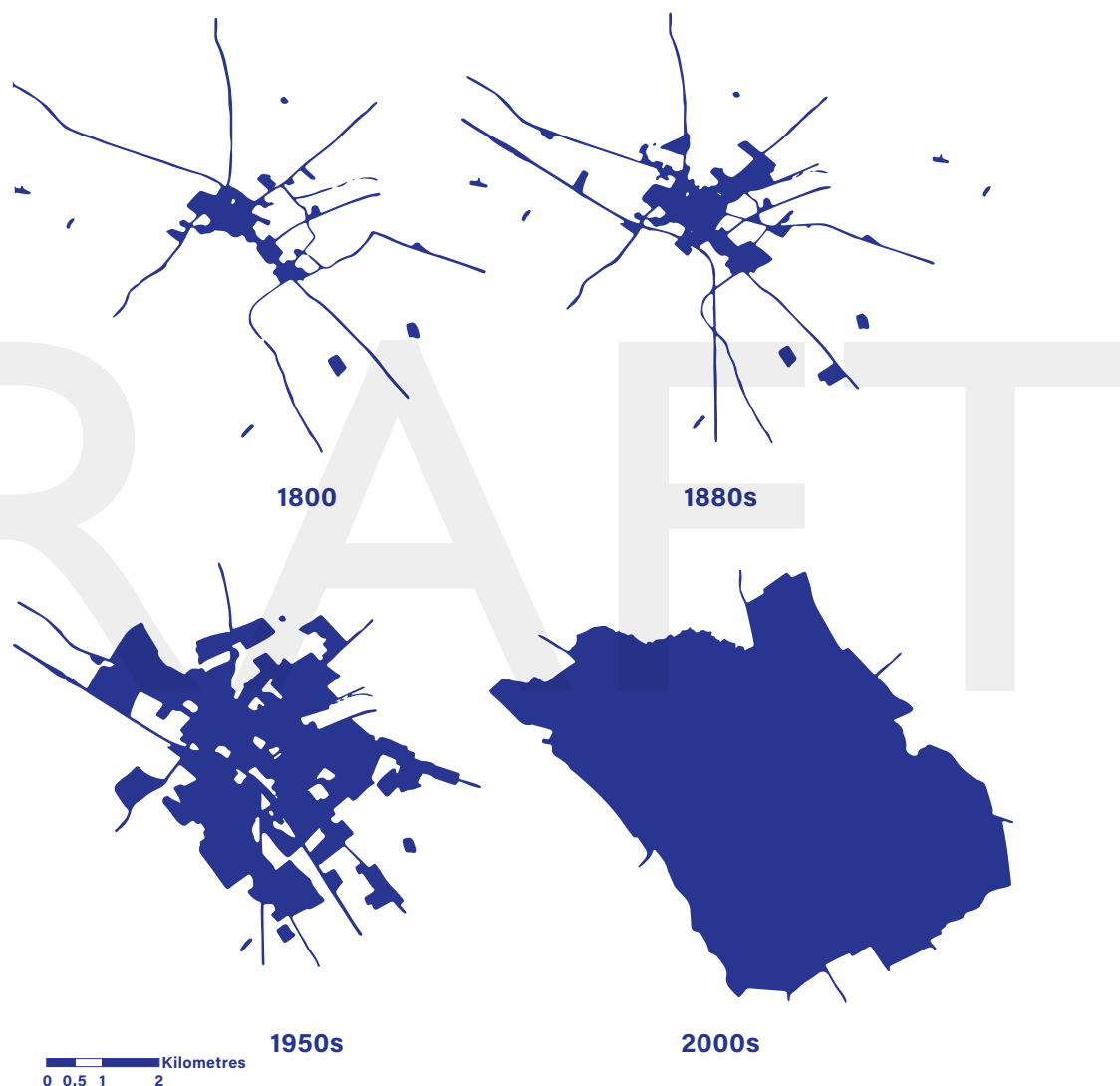
Summary

4.1 With Iron Age origins as a hillfort, Aylesbury was a significant Saxon settlement comprising a religious centre in what is now the historic town, with a substantial lower status settlement at Walton to the south. The current street pattern crystallised in the medieval period. Substantial building occurred in the early eighteenth century and many of the town's listed buildings date from this period. Aylesbury's most significant periods of built development coincided with the arrival of transport infrastructure and industry in the late nineteenth century and in the latter half of the twentieth century after its allocation as an 'expanded town' for London overspill.

Timeline

4.2 The following timeline outlines key dates and periods that affected the development of Aylesbury, particularly in relation to the Conservation Area and its immediate setting. A comprehensive history of the wider town can be found in the *Aylesbury Historic Town Assessment* (2009).

Chronological development of Aylesbury



Replicated from The Buckinghamshire & Milton Keynes Historic Towns Project



Prehistoric

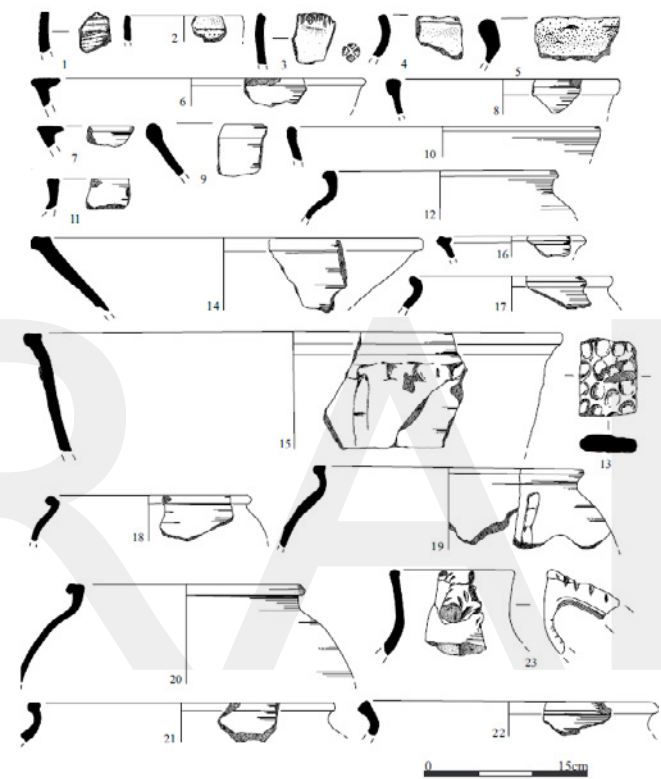
- (c.3200-2200 BC) Late Neolithic
 - 4.3 Excavations in Walton uncovered Late Neolithic to Middle Bronze Age post-holes and beam slots as well as a Middle Bronze Age round-house with lots of Early to Middle Bronze Age pottery and many flint flakes. It is likely that all this early activity in Walton formed a long-lived shifting settlement.
- (c.750-350 BC) Early Iron Age
 - 4.4 Ditches excavated around the historic centre of Aylesbury suggest it sits upon the site of a hillfort, located on a rounded crop of Portland limestone. Structures from an early Iron Age settlement, including a round house, have been found at Walton.



Conjectural boundary of the Iron Age Hillfort Ditch (BAS)

Roman

- (c. AD 43-410) Roman Period
 - 4.5 Although Akeman Street runs immediately east of the town, the hillfort appears to have been abandoned after the late Iron Age. Limited evidence for Roman occupation is mainly located between the hillfort and Akeman Street. Walton was a small rural Roman settlement.



Shards of pottery excavated in Walton (BAS)



Saxon

4.6 The Saxon period is significant for Aylesbury as the period to which the permanent town owes its origin. The 'bury' element of Aylesbury's Saxon name recognises it as a defended place. By the end of the period, the town included a wide market space and manorial site at Kingsbury, a Saxon minster located within the extent of the current church, with a large cemetery and substantial settlement at Walton.

(c.AD 450-600) Early Saxon

4.7 Aylesbury was mentioned in the Anglo-Saxon Chronical annal (AD 571) as a 'British' town that fell to the Saxons. There is considerable evidence of early Saxon settlement at Walton.

(c.AD 600-700) Middle Saxon

4.8 The foundation of a Minster Church within the hillfort established a bi-focal form for the town, with high status religious centre on the former hill fort and substantial but lower status settlement at Walton. During this period, the hillfort ditch was re-cut.

4.9 A fragment of seventh century glass from the church site is the earliest Christian object found from Anglo-Saxon Buckinghamshire. The minster church was associated with St. Osyth, who was born nearby.



The Aylesbury Cross (BAS)

(AD 700-1066) Late Saxon

4.10 Walton has yielded several late Saxon ditches and associated pottery fragments, while late Saxon burials have been discovered around St Mary's in Aylesbury. Evidence shows there was a mint based in Aylesbury under Ethelred II, Cnut, Edward the Confessor, and Harold II.

Saxon Roads

4.11 The basic framework of medium-long distance routeways probably originated in the Saxon period when Aylesbury and Walton were settled on a permanent basis. Aylesbury appears to be a key node in the landscape with most routes converging or emanating from its centre:

- a Northwest-southeast Roman Akeman Street (London to Cirencester) was altered in the Saxon period so passing traffic was forced through the town
- b North-south route (London to Banbury)
- c East-west route (Bedford to Wallingford)
- d A local route (Aylesbury to Wycombe)



Medieval

4.12 Aylesbury's planform crystallised during the medieval period, with a strong influence over the appearance of the current town centre. The open markets surrounded by shops and inns illustrate the increased importance of commercial activities. The church is largely thirteenth century and five buildings along Church and Temple Streets date to the fifteenth century.



The King's Head (c. 1455) is one of England's best preserved coaching inns

(1086) Domesday Book

4.13 Aegelsburh had one Royal Manor, which was the wealthiest in the county indicating a sizable market.

1204

4.14 Aylesbury Manor was originally granted to Geoffrey Fitz Peter, Earl of Essex by King John.

c.1218

4.15 Aylesbury assumed the role of county town, when the assizes were held in the town.

1239

4.16 Market and Fair Charters officially granted to Aylesbury Manor.

The Market

4.17 One theory to Aylesbury's earliest planform is that Kingsbury, Market Square and Temple Square originally formed one large open space used as common land/market, extending from the church as far south as the Crown Court. Over time this large open space was encroached by piecemeal development, forming the principal axial street of Church Street/Temple Street as well as a grid of internal streets such as Bourborn Street, Silver Steet and the former Hog Lane. The only surviving remnants of this large open space are the three squares.



The Market Square



Medieval (continued)

1200s

4.18 Much of St Mary's Church is of thirteenth century construction, probably on the site of the former minster.



St Mary's Church

1332

4.19 The manor passed to the Butler family, the Earls of Ormond.

1386

4.20 The 3rd Earl of Ormond founded a Franciscan Friary at Aylesbury which was situated close to Market Square at Rickfords Hill. Remnants of the Friary are believed to be incorporated into 25 Rickford's Hill.

1400-1515

4.21 With the exception of a relatively brief period of time during the Wars of the Roses, Aylesbury remained within the estate of the Butler family until 1515 when Thomas, 7th Earl of Ormond, died without a male heir.

Sixteenth Century

1515

4.22 The manorial estate passed to Thomas' daughter Margaret, wife of Sir William Boleyn, whose son Thomas was the father of Anne Boleyn.

1536

4.23 Sir John Baldwin, a leading citizen of Aylesbury, purchased the manor after the Boleyn family's downfall.

1538

4.24 The Friary was dissolved during the dissolution.

1541

4.25 John Baldwin obtained the former Friary and converted the buildings to a private residence. After his death the manor of Aylesbury eventually passed to his grandson Thomas Pakington.

1554

4.26 Aylesbury was granted its charter and borough status by Mary Tudor, in appreciation of the town's loyalty against the competing claims of Lady Jane Grey.

Seventeenth Century

(1642-1651) English Civil War

4.27 Aylesbury was garrisoned by Parliamentary troops. Lord of Aylesbury manor Sir John Pakington 2nd baronet supported the Royalist cause and had his estate confiscated. During the Parliamentary occupancy of Aylesbury, Sir John Pakington's manor was demolished and the material used for fortifying the town. Even after the baronet's repossession of his land, the manor was never rebuilt and Sir John became an absentee landlord.

4.28 At the Battle of Holman's Bridge in 1642 the defence of Aylesbury was led by Sir William Balfour.

4.29 John Hampden was one of the two MPs for Buckinghamshire at the time of the Civil War. His refusal to pay Ship Money in 1637 resulted in a test case and he was one of the 5 MPs that Charles I tried to arrest in Parliament in January 1642, leading directly to the outbreak of war. A bronze statue at the top of Market Square commemorates his contribution to the Parliamentary cause.



John Hampden



Eighteenth Century

4.30 Aylesbury expanded and its population grew as people migrated to the town from surrounding settlements from the end of the seventeenth century, primarily as a result of the the countryside's enclosure. Aylesbury's civic and administrative function grew during this period with the establishment of twice-yearly assize courts and the quarterly meeting of the county's magistrates. Most of Aylesbury's listed buildings date to this period, concentrated around the church and Temple Square, also with the addition of the Courthouse southeast of the Market Square.

1771

4.31 The parish of Aylesbury (except Walton) was enclosed by a private Act of Parliament. A third of the 1,740 acres affected by enclosure were allocated to seven landowners with the result that local agriculture gradually changed from mixed arable farming to less labour-intensive pastoral farming.

1760s

4.32 Some of the earliest mapping of Aylesbury town was a block road plan by Jefferys, showing the approximate road and building pattern in block form, clearly depicting the two focal points of the Church to the north and Walton to the south, and the convergence of major roadways at the town.

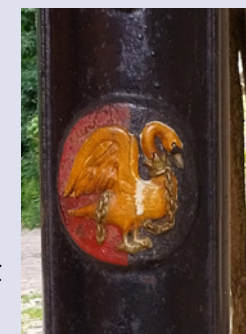


Enlargement of Jefferys' 1860s 1-Inch Map of Aylesbury and District (redrawn 1788, Buckinghamshire Archives)

The Aylesbury Duck

4.33 The precise origins of the breed are unclear, but raising white ducks became popular in Aylesbury in the eighteenth century owing to the demand for white feathers as a filler for quilts. Over the nineteenth century selective breeding for size, shape and colour led to the Aylesbury duck.

4.34 The ducks were bred on farms in the surrounding countryside. Fertilised eggs were brought into the town's 'Duck End' (in the north-western corner of the Conservation Area), where local residents would rear the ducklings in their homes. The opening of a railway to Aylesbury in 1839 enabled cheap and quick transport to the markets of London, and duck rearing became highly profitable. By the 1860s the duck rearing industry began to move out of Aylesbury into the surrounding towns and villages, and the industry in Aylesbury itself began to decline. The Aylesbury Duck can be seen on the town's coat of arms and featured on historic street lamps.



The Aylesbury Duck on a lamp post in St Mary's Square



Nineteenth Century

4.35 Aylesbury's physical expansion remained relatively slow until the middle to latter half of the nineteenth century, with the arrival of the railways and modest industry. Most of its expansion during this period was eastwards.

1800
4.36 Walton was enclosed, with much smaller landholdings than Aylesbury.



1800 Inclosure Map of Walton (Buckinghamshire Archives)

1809
4.37 Rutt's Eye-Draught provides the first detailed map of the town's road layout and the names of burgesses of the town but does not show individual plots or their buildings, though the closely packed names do show the density of the urban street pattern. The Market Square, Kingsbury and Temple Square are clearly marked with areas of established encroachment.



William Rutt's Eye-Draught of Aylesbury



Nineteenth Century (continued)

1815

4.38 The Grand Junction (now Grand Union) Canal Aylesbury Branch was completed, joining Aylesbury to the network via a junction at Marsworth, with its terminus near Walton Street. As Aylesbury's industrial offering grew during the nineteenth century, workers' terraces began to be constructed around the canal area.

1826

4.39 The High Street (then New Road) was created, connecting Walton Road and Tring Road to Market Square.

1863

4.40 Market rights at Aylesbury were purchased by a group of local residents who formed the Aylesbury Market Company, who constructed the Corn Exchange with cattle market to the rear and laid out Exchange Street to bypass the town centre.

The arrival of the railway



1839

4.41 First railway station opens to the east of the town (High Street Station) by the London and North Western Railway Company.

1862

4.42 Second railway station built south of the town, operating a line from Aylesbury to Princes Risborough.

1894

4.43 Southern railway station became terminus to a second line connecting the town to the London Metropolitan Railway.

1899

4.44 London-Aylesbury line extended northwards to the Verney Junction, Brill and Birmingham.

Industry

4.45 The arrival of industry to the town in the second half of the nineteenth century saw a number of important employers, around which substantial terraced housing grew, much of which survives today, though not included within the Conservation Area:

- a 1870: Aylesbury Condensed Milk Company
- b 1879: Hazell, Watson & Viney printing works
- c 1898: Hunt Barnard printing company
- d 1910: Tubular Rivet Company



Nineteenth Century (continued)

1877
4.46 The first OS mapping in the nineteenth century shows the town and its relatively modest size, just prior to expansion beyond the medieval street pattern beginning around newly industrialising areas to the east and north.



01 Wesleyan Chapel, Buckingham Street c.1900



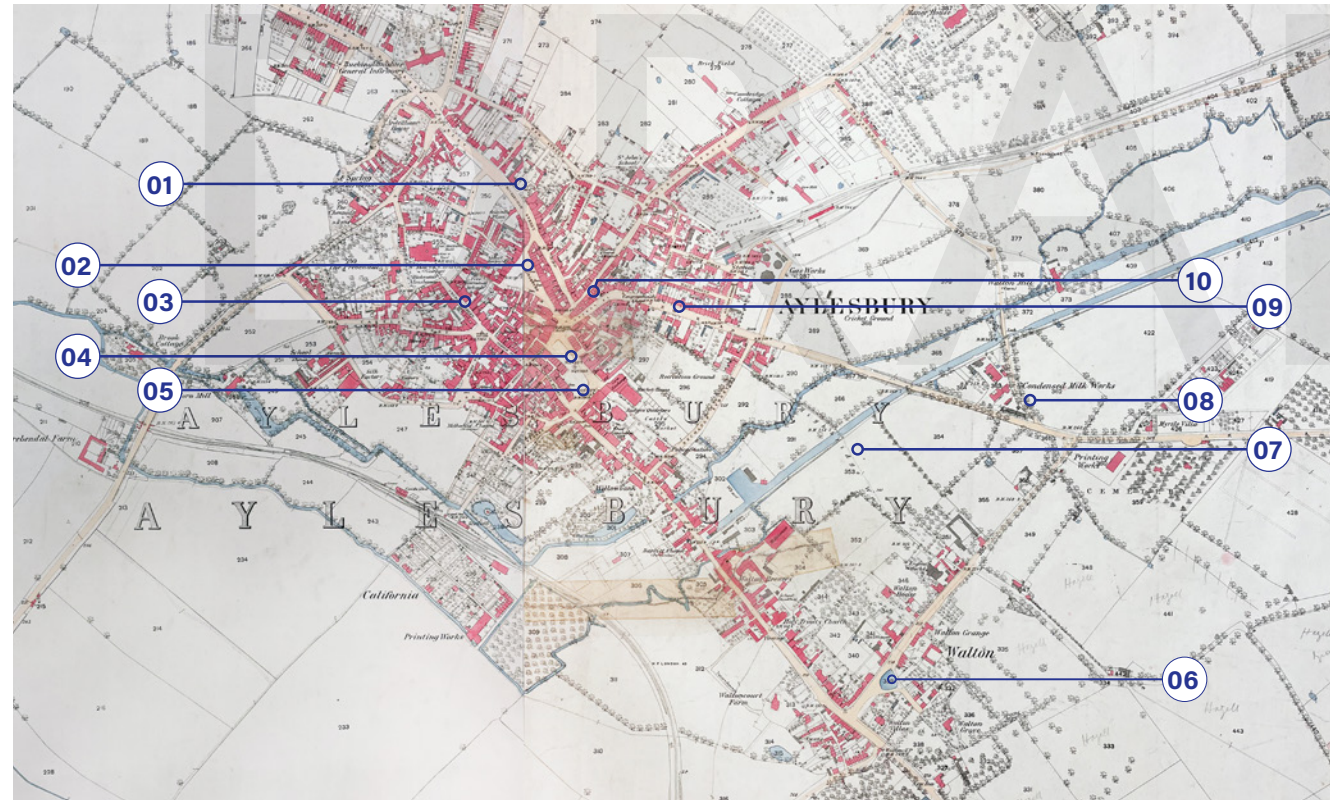
02 Kingsbury c.1920



03 Church Street c.1890s



04 Market Square c.1910



05 Market Square c.1900



06 Walton Pond c.1940



07 Coronation Villas c.1950s (constructed c.1902)



08 Nestle & Nesmilk Ltd c.1910



09 High Street c.1900



10 Cambridge Street c.1906



Twentieth Century to Present

4.47 Over the course of the twentieth century, Aylesbury's suburbs rapidly expanded, while the town centre saw major civic and commercial redevelopment and encirclement by a ring road. Large housing and industrial estates were developed along and west of the railway line.

1901

4.48 The Corn Exchange and market rights were purchased by the Urban District Council.

1928-29

4.49 The County Council constructed a new office building in a neo-Georgian style immediately south of the County Court Building.

1930s

4.50 There was small-scale inter-war residential expansion in distinct pockets along the Tring Road, Bicester Road and west of the railway in the hamlet of California, characterised by semi-detached dwellings in large plots.

1945

4.51 Following the New Towns Act, the town was designated an 'expanding town' for London overspill, causing substantial suburban residential development around Aylesbury as it became part of the London commuter belt.

1966

4.52 The new brutalist New County Offices was completed, featuring a tower of 15-storeys overlooking an enclosed courtyard.



The New County Offices under construction, 1966
(Buckinghamshire Archives)

1967-69

4.53 The Friars Square redevelopment west of the market square was completed, built over Great Western Street, Friarage Road and Silver Street. Originally designed as an open market square, it was redeveloped to form a covered mall in 1993.



Friars Square, looking north towards St Mary's, 1980
(Buckinghamshire Archives)



Twentieth Century to Present (continued)

1970

4.54 The inner relief road was completed, encircling the historic town with a series of roundabouts interconnected by mostly dual carriageway.



Aerial of the inner relief road , 1970 (Buckinghamshire Archives)



Twentieth Century to Present (continued)

1949-2003

4.55 Aerial photography illustrates the rapid late-twentieth century expansion of Aylesbury's suburbs. The expansion more than doubled the size of the wider urban area, absorbing the Conservation Area's exclaves at Walton and Wendover Road.

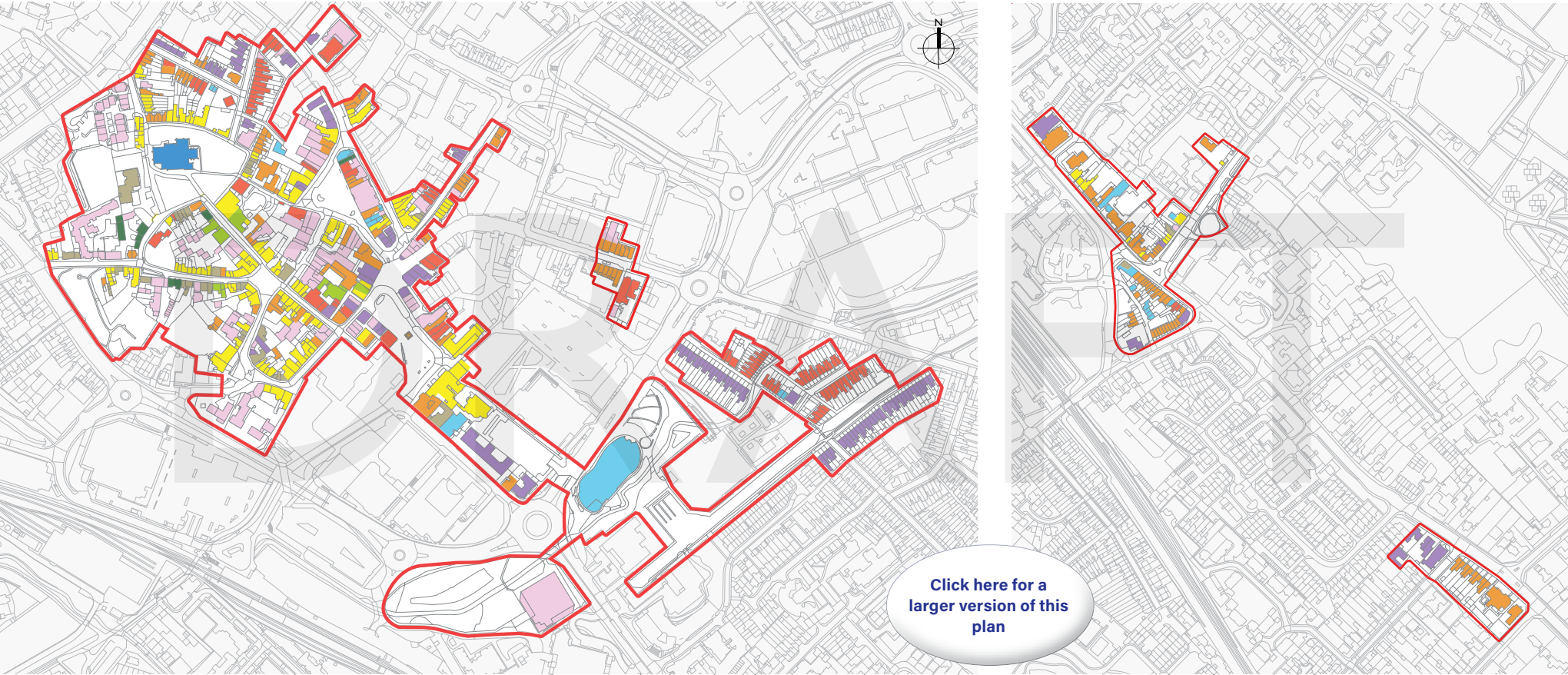


Aerial photographs of Aylesbury in 1949 (NLS) and 2003 (Google Earth) showing the post-war expansion of the town's suburbs

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.



Historic Development Plan



HISTORIC DEVELOPMENT PLAN

- Proposed Area Boundary
- 13th Century
- 15th Century
- 16th Century

- 17th Century
- 18th Century
- 1800-1877
- 1877-1899
- 1900-1939

- 1945-1989
- 1990-Present

This plan is not to scale

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SECTION 5 CHARACTER ANALYSIS

This section provides analysis and assessment of the character and appearance of the Conservation Area and the way in which these contribute to its special interest. It considers the character of the Conservation Area as a whole, covering different elements of character including views, spatial analysis, materials and architectural details, public realm, important views and setting.

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Layout, Planform and Permeability	33
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Views	39
Atmosphere	45
Building Types and Uses	46
Architectural Quality	50
Street Surfaces	58
Street Furniture and Lighting	59
Public Art and Monuments	62



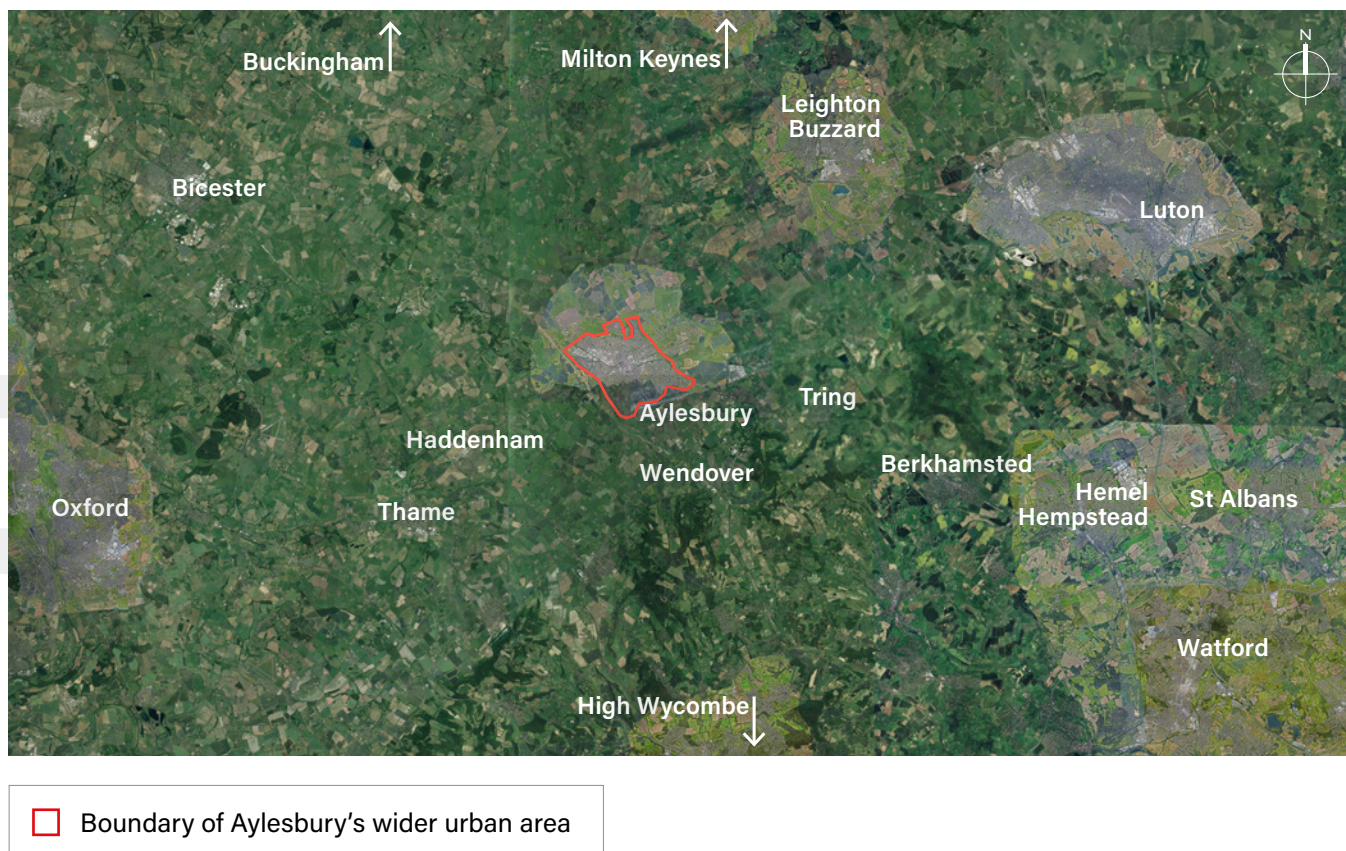


Location and Setting

Location

5.1 Aylesbury sits within a rural, predominantly agricultural wider setting. Its nearest more densely populated centre is Leighton Buzzard, approximately 12km northeast. It is encircled at a distance by larger urban centres, including the historic university city of Oxford, and the more recently expanded towns of Luton, Hemel Hempstead, Watford and Milton Keynes.

5.2 The proposed Conservation Area boundary covers much of the historic town centre of Aylesbury and the Grand Union Canal, which are surrounded by extensive suburbs. Subsumed into these suburbs are the hamlet of Walton and the nineteenth century villas on Wendover Road. As such, much of the Conservation Area's immediate setting is defined by the town's wider twentieth century urban area.





Setting

5.3 Encircling the Conservation Area is the busy inner ring road, which separates it from much of its wider surroundings physically and visually. The road also cuts through the Conservation Area, separating the town centre from the canal and waterside. The immediate setting of the Conservation Area is largely visually detrimental, comprising sprawling generic suburbs, mid-rise commercial buildings, industrial areas, and monolithic retail malls. Buildings within this immediate setting tend not to respond well materially or architecturally to the historic local character within the Conservation Area. The north-western corner of the Conservation Area is adjacent to a large area of significant mature trees on Chadbone Close, within the former gardens of Prebendal House, that create an important green buffer from the Ring Road. Although located just outside the Conservation Area, the striking tower of the brutalist New County Offices provides a visual anchor across the area and wider town, marking its twentieth century expansion.



SETTING	01	Royal Buckinghamshire Hospital and surrounding terraced streets	06	Friars Square	11	Supermarket on the site of former Hazell, Watson & Viney printing works
Proposed Conservation Area Boundary	02	Twentieth century residential suburbs	07	Cinema and parking	<i>This plan is not to scale</i>	
Inner Ring Road	03	Gatehouse Industrial Area	08	Hale Leys	<i>Note that the boundary shown on this map includes proposed changes to the boundary as detailed in Section 7.0 of this report. The boundary may be subject to change following consultation.</i>	
Railway	04	Railway Station	09	The High Street widely redeveloped in the twentieth century		
Arterial Wendover and Walton Road	05	Supermarket & extensive parking	10	Unsympathetic modern development on fringes of town centre		

SECTION 5.0: CHARACTER ANALYSIS



5.4 Within the wider town are buildings and places that, although severed from the rest of the Conservation Area, are of historic and architectural interest and have strong links. The Locally Listed Aylesbury Station Buildings west of the area are a fine example of early twentieth century public infrastructure dating to 1926, with clear communal and economic links to the Conservation Area. The impressive classical Royal Buckinghamshire Hospital (1862), whose planform was influenced by Florence Nightingale, is located north of the area, with clear historic and communal links, having formerly served the whole county. Similarly, Aylesbury's main park, Vale Gardens, is Locally Listed and provides an important public open green space east of the area, created for the benefit of the urban community. The Locally Listed Tring Road Cemetery (1856-7) is expansive, sited north-east of Walton, providing a space of individual and communal remembrance and reflection.



Modern residential and office buildings detract from the immediate setting along Buckingham Street



Blocky mid-rise buildings abutting the northern boundary of the area, viewed across the inner ring road



Main elevation of Aylesbury Railway Station (1926)



View down Castle Street towards homogeneous mid-twentieth century suburbs, across the ring road



View along Walton Street, looking towards Wendover Road, hampered by traffic and street clutter



The Royal Buckinghamshire Hospital (1862)



The monolithic Friars Square shopping centre directly adjacent to the Conservation Area boundary



The New County Offices, viewed from the ring road to the south of the town centre



Chapel in Tring Road Cemetery (1856-1857)



Geology

5.5 The historic centre of Aylesbury sits atop a limestone outcrop, raised above lower-lying surrounding mudstone, originally occupied due to its topographic high as a Hillfort in the Iron Age. Mudstone, with a high clay content, was commonly used to produce bricks, tiles and ceramics. Aylebsury benefited from an abundance of such geology, resulting in a predominance of red brick and clay plaintiles in its historic building stock.

Click here for a larger version of this plan

Proposed Conservation Area Boundary

Limestone

Limestone And Calcareous Sandstone

Mudstone

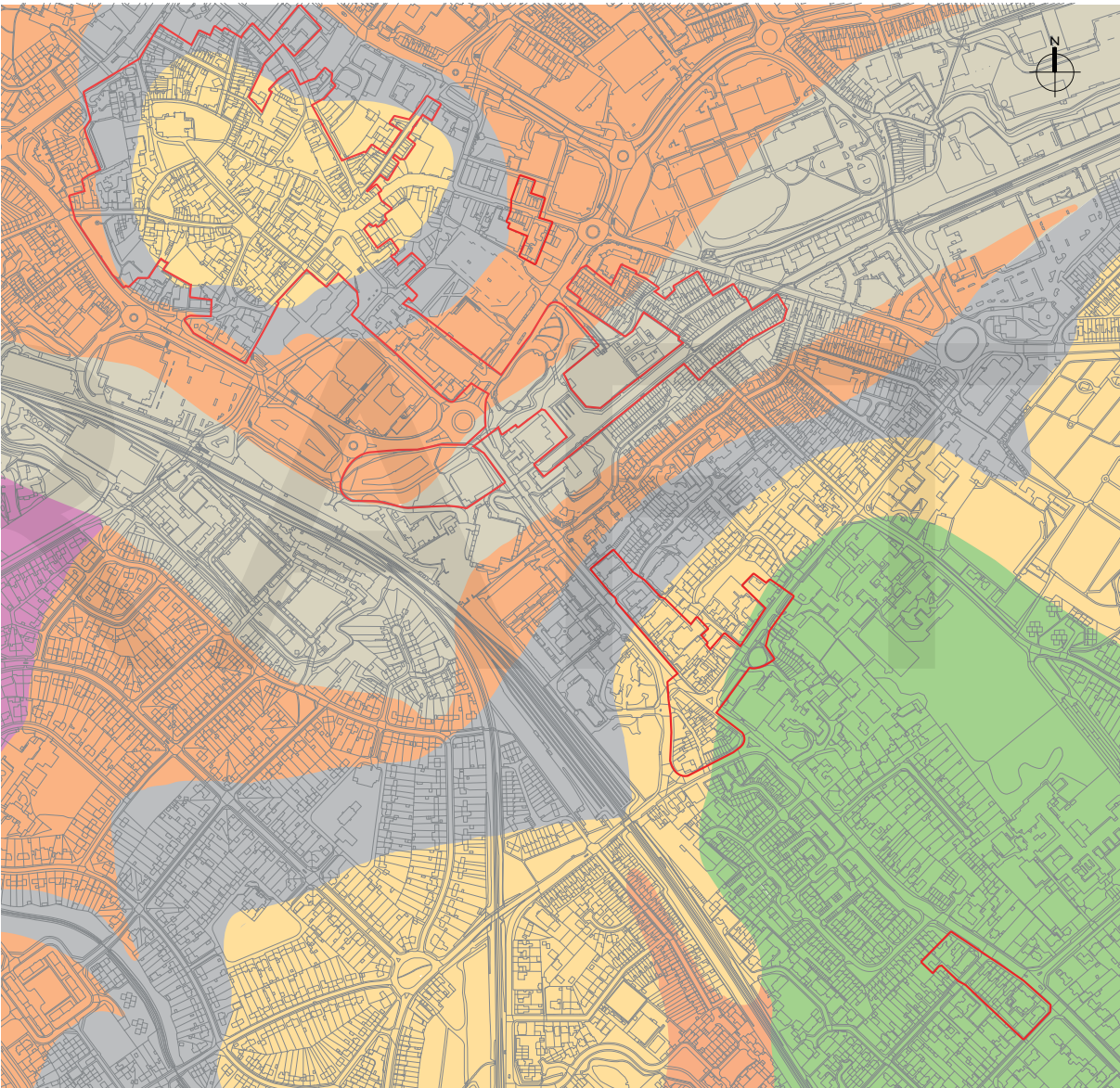
Clay Silt

Mudstone, Siltstone And Sandstone

Sand and Gravel

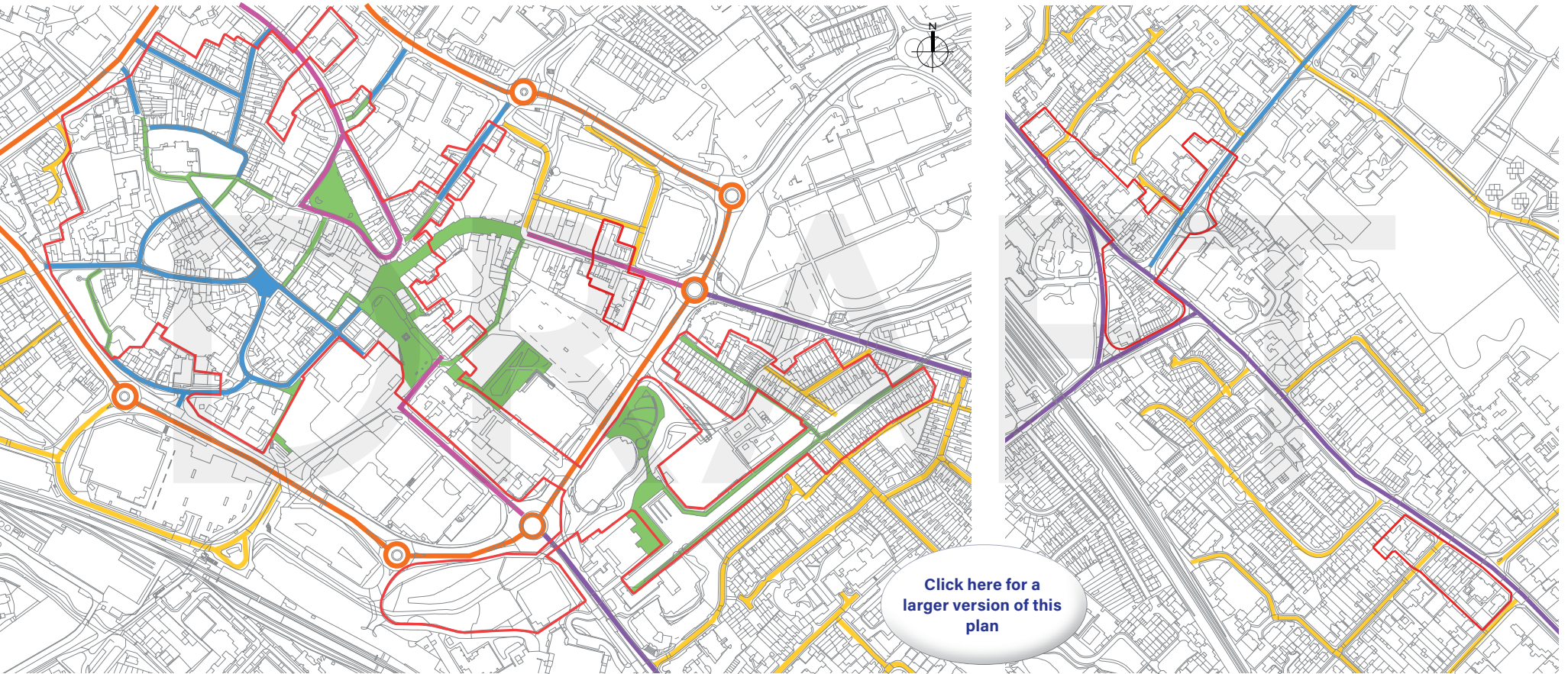
This plan is not to scale

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Layout, Planform and Permeability



- Proposed Conservation Area Boundary
- Inner Ring Road
- Primary Routes
- Former Primary Routes (now secondary)
- Historic Secondary Routes
- Twentieth Century Secondary Routes
- Footpaths, Alleys and Pedestrianised Areas

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.



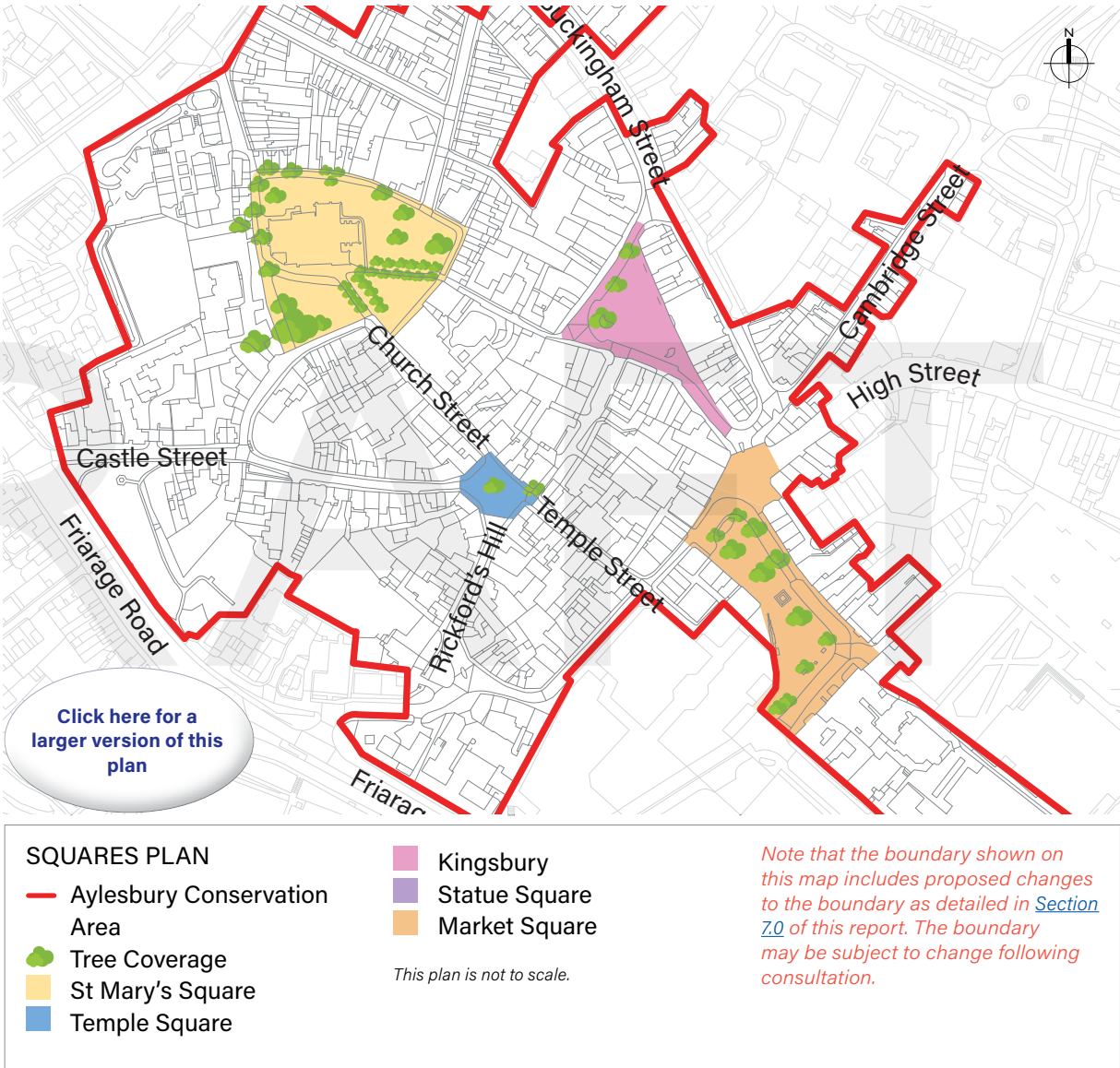
5.6 Development within the centre is largely formed of Aylesbury's medieval street pattern of narrow interconnected roads, lanes and footpaths that form a loose grid interlinking the contrastingly open main market squares and green spaces, most of which are pedestrianised. This makes the town centre highly permeable by foot. The most marked change to the historic street pattern within the town centre was the construction of the High Street in 1826, which has a more notably wide and open character, providing a new primary route. The main approaches into the town centre have been bypassed by the inner ring-road. Access into the town centre by vehicle is largely limited, with High Street, Buckingham Street and Walton Street, which once formed the main approaches, now truncated so that there is no primary through-road within the town centre, limiting vehicular traffic but severing the town centre from its historic approaches.

5.7 The waterside, canal towpath and Highbridge Walk provide a wholly pedestrianised zone around the significant industrial Great Union Canal, isolated from vehicular traffic. Walton and Wendover Road are located on busy arterial routes outside the ring road. Although historically significant as representing the main historic route between Aylesbury and Walton, much of Walton Street is now dual-carriageway, with high levels of loud vehicular traffic that detract from the sensory experience of these areas, while making pedestrian movement harder. Nineteenth and early twentieth century housing within the Conservation Area is typically on linear streets, with regularly spaced small narrow plots.



Public Squares

5.8 Aylesbury contains three primary public squares, which are focal points within the historic town centre, namely the Market Square, Kingsbury and Temple Square. Of these squares, the Market Square and Kingsbury are considerable open spaces lined at street level by retail and hospitality, contributing to their commercial character. Market Square specifically has a large number of important focal public buildings and monuments that add to its civic importance. The junction between Kingsbury, Buckingham Street, Cambridge Street and Market Street is an important and busy convergence, with a high concentration of important focal buildings located on corners and public statues. Temple Square is more compact and residential in appearance, with a focal mature tree at its centre. All of the squares contain positive mature trees, which significantly alter views across the spaces seasonally, with more complete panoramas possible in winter, which are broken by verdant foliage in summer, contributing to their visual amenity. St Mary's Square encircles the Churchyard and is analysed within the **Green Spaces and Waterways** section.





View of civic buildings at the southern end of Market Square



View of the focal clock tower in the centre of Market Square



View from Kingsbury towards key focal buildings and public art at the northern end of Market Square



A mature tree forms a focal point in Temple Square



View from the south of Kingsbury towards the recent hard landscaping forming a pedestrianised zone, with the landmark church spire in the background



Green Spaces and Waterways

5.9 Aylesbury has a number of positive green spaces within its historic centre, concentrated in the north-west. The most prominent is the Churchyard bounded by St Mary's Square and Parson's Fee. The churchyard is crossed by pathways lined by verdant mature trees, creating a sense of isolation and seclusion and framing important views of the church. Despite being the original core of the settlement, this area is now quiet and residential, surrounded by well-preserved historic buildings whose principal elevations front the church, resulting in a pleasing historic character. The gardens of Prebendal House are private and largely inaccessible, though views of the mature trees within the grounds are glimpsed from surrounding streets and spaces. Green End is an open green space with mature trees and shrubs, though it is only visible from the western end of Castle Street and from outside the area along the Friarage ring road. Mature trees in public spaces, such as the main squares, and in private gardens are an important characteristic of the Conservation Area, adding to its verdant qualities and being important to the local and wider landscape. The vegetation surrounding the canal towpath and Highbridge Walk also provide respite from both roadways and buildings, offering a secluded feeling despite its heavily developed surroundings.

5.10 Within the Conservation Area, waterways are concentrated south of the inner ring road and these make an important contribution to the character of the Area. The man-made Grand Union Canal forms the most prominent waterway, while the smaller natural Bear Brook runs roughly parallel to the canal, wending its way through terraced houses and the grounds of the Waterside Theatre, and on towards

the Railway Station. Where Bear Brook runs through the grounds of the Blue Leanie, a small pond (part of the historic gardens once occupying the site) is nestled amongst mature and tall trees and foliage. The village pond at Walton is the only surviving element of the former village green, creating a clearing that allows framed views of historic buildings along Walton Road.



Mature, verdant trees along footpaths frame views of St. Mary's



Green End is viewed from Castle Street



A mature tree forms a focal point on Rickford's Hill



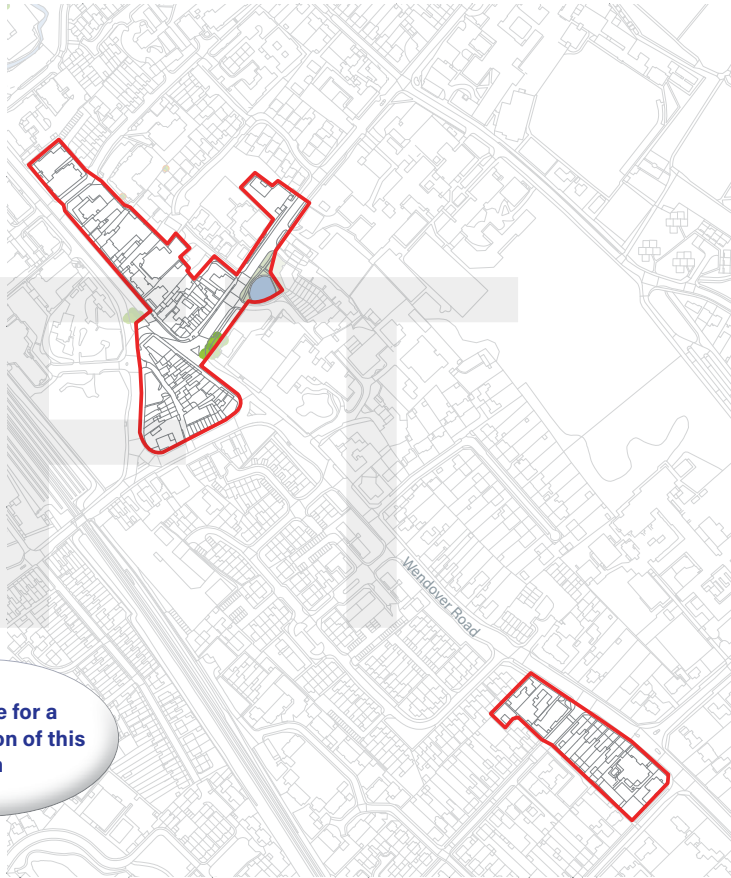
The grounds of the Blue Leanie form an important green space amongst busy roads



Views from High Bridge show the oasis of the Grand Union Canal, away from vehicular traffic



Walton Pond frames views towards listed buildings along Walton Road beyond



GREEN SPACES PLAN

- Aylesbury Conservation Area
- Views
- Tree Coverage

- TPOs
- Water/Waterways
- Green Spaces

This plan is not to scale.

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Views

5.11 Views within, into and out of the Conservation Area help to define its townscape character and setting. Views into the Conservation Area are divided into long, medium and short distance, with each category having considerably different character. This is not a comprehensive study of views and the exclusion of a viewpoint does not mean it is not important.

5.12 The modern built-up wider urban character of Aylesbury means that views within the Conservation Area tend to be insular, channelled and defined by built form or arboriculture. Within the town centre, insular views are themselves contained by the tight-knit street pattern, creating funneled and unfolding views that open into vistas of the characteristic open public squares. Views of Walton and Wendover tend to be from main arterial roads, which disrupt their visual and sensory experience.

Views into the Conservation Area

5.13 Due to the rising topography around the wider urban area of Aylesbury, and the positioning of the historic centre on an outcrop of limestone, landmark tall buildings within and adjacent to the Conservation Area can be seen at a considerable distance and provide a visual

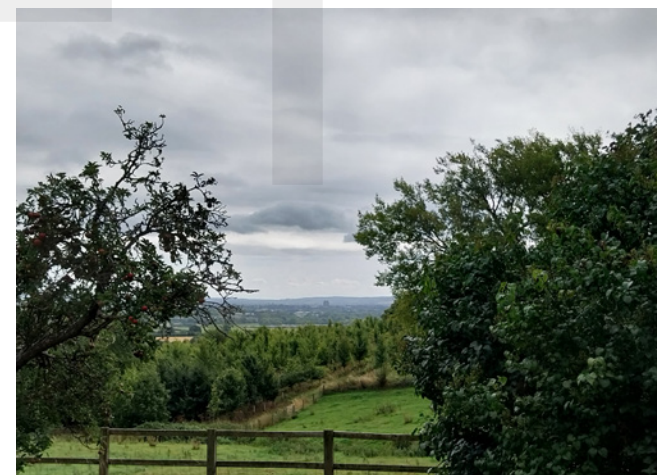
anchor, as well as defining the approach to the town. The spire of St Mary's church is the most visible building in the Conservation Area from a distance, while the tower of the New County Offices is adjacent to the Area. These two buildings define the town's wider skyline from a distance. The wider urban sprawl is largely covered by undulating topography and vegetation. These long-distance views are importantly experienced from within the pastoral countryside, with a foreground of open fields dotted by mature trees and hedgerows that demonstrate clearly the town's wider agricultural setting.



Sample view from The Lines, 6.5km north-east of Aylesbury, where just the tower of the new County Offices is visible



Sample view from the A413, 3.5km North of Aylesbury, where the New County Office tower rises in front of high ground south of the town



Sample view from within the Eyrethorpe Park and Garden on the eastern side of Waddesdon Hill, 5.5km west of Aylesbury, where the silhouette of County Offices and church spire visible



5.14 At a medium distance, views of the Conservation Area are from within the urban area of Aylesbury. As such, views are limited to points at which space opens up away from built form, primarily on arterial roads into or around town. Even then, the only building within the Conservation Area visible from this distance is the church, which rises above lower-level built form in the foreground. None of these views have been identified as significant, with many vantages highlighting the detrimental visual impact of the Conservation Area's wider urban setting. Due to its scale, the tower of the New County Offices adjacent to the Conservation Area is visible from many mid-distance vantages, signaling the location of the town centre.



Sample better-quality view of St. Mary's steeple from Buckingham Road, funnelled by terraced houses and rising topography



Sample poor-quality medium view from Bicester Road, with St Mary's steeple visible in the distance



Sample view from Mandeville Road south of the town centre, near Stoke Mandeville Hospital, with the New County Office tower rising above twentieth century suburbs



Sample view from the easternmost end of the High Street, where a view of the church spire is funnelled by twentieth century residential development



5.15 Immediate views of the Conservation Area are generally from busy main roads and car parks and are of mostly poor quality. Surrounding the main town centre, views into the Conservation Area are from the inner ring road, from which primary street frontages are not visible. In many cases, views are of the rear of buildings and have car parking or roads in the foreground. However, some more sympathetic recent development adjacent to the area has resulted in beneficial framed views. Views into the Conservation Area from the west look over Green End and Rickford's Hill, where mature verdant trees provide important green gateways. Generally, immediate views of Walton and Wendover Road are along the arterial dual-carriageway, and while the principal elevations of their buildings are visible, they are partially obscured by traffic and cluttered road signage. The High Street and Buckingham Street channel immediate views of the satellite portions of the Conservation Area, which have a retail character, but much of the modern development immediately adjacent to these portions detract from the appreciation of their historic appearance. The Grand Union Canal is isolated, with views only accessible from within the basin and on the towpath and bridge within the area boundary.



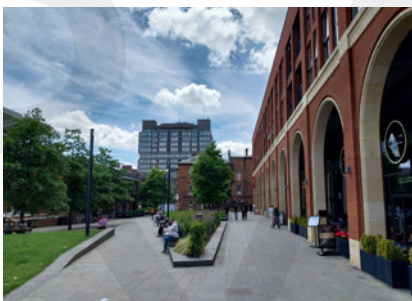
Sample of poor-quality view from the busy ring road to the north, over the backs of houses and with a carpark in the foreground



Sample better-quality view from Buckingham Street, where the curving Granville Street and visible spire draws the eye into the Conservation Area



Sample view north along the High Street, channelled up the retail street and framed by buildings of lesser quality



Recent development and hard landscaping incorporating tree planting on the former cattle market site successfully frames a view of the New County Offices



View into Green End from the ring road, where mature vegetation creates a green gateway into the Conservation Area



View into Rickford's Hill, where mature trees visually shield detrimental buildings and provide a green gateway into the area



Views from Walton Street are disrupted by the busy dual carriageway



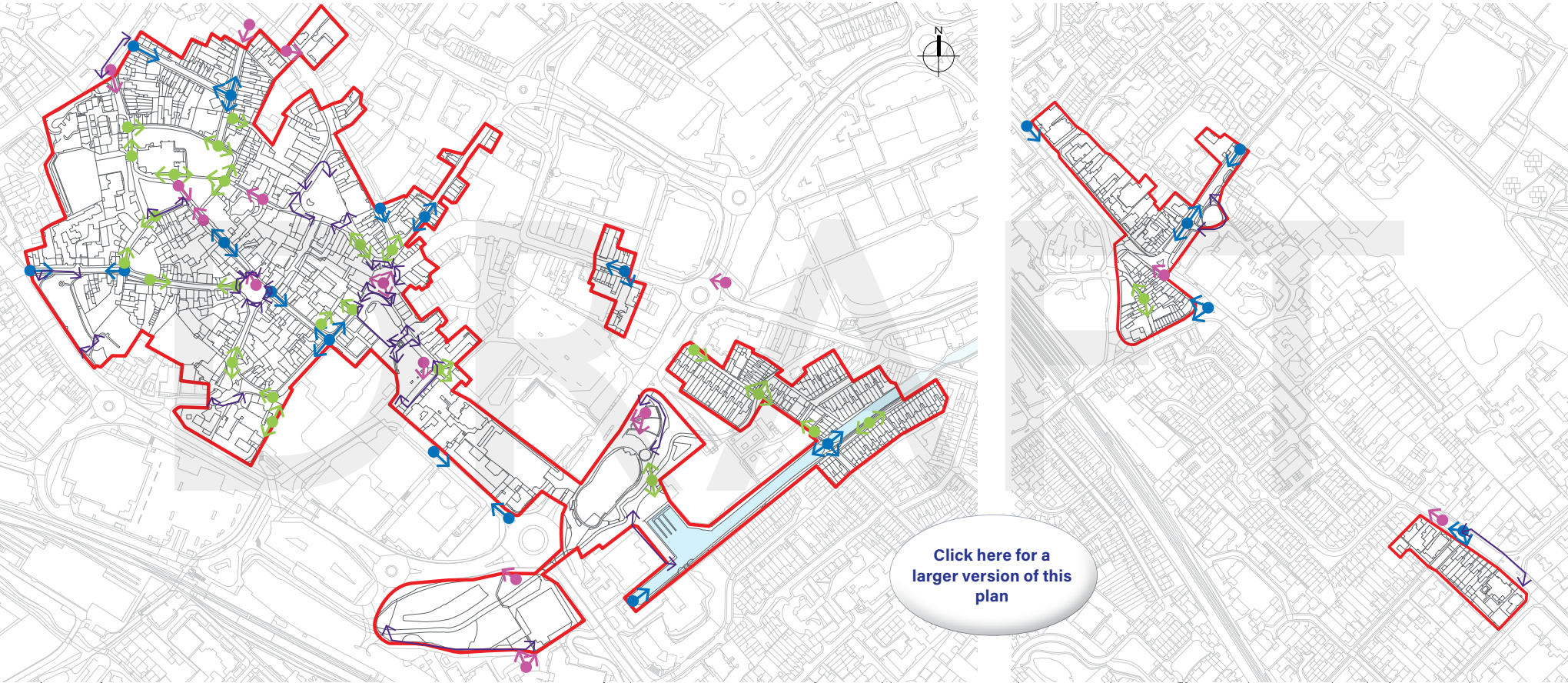
Views towards the island of Walton Green are heavily impeded by traffic and street clutter



Wendover Road villas are immediately experienced from the road, with their high-quality frontages clearly visible



Views Within the Conservation Area



VIEWS PLAN

- Aylesbury Conservation Area
- General View
- View to specific object/landmark

- Unfolding Views
- Vistas

This plan is not to scale. This is not a comprehensive study of views and the exclusion of a viewpoint does not mean it is not important.

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SECTION 5.0: CHARACTER ANALYSIS



5.16 Due to the intimate and curved character of the medieval street pattern of the town centre, views along streets are characteristically unfolding, providing constantly changing scenes. Significantly illustrative of the town's medieval planform are unfolding views funnelled along narrow lanes like Pebble Lane, Long Lionel, Duck Lantern Passage, and

King's Head Passage. A characteristic feature of the town's experience is the contrast between narrow streets within the town centre and the open vistas provided by large squares and open green spaces (See **Public Squares** and **Green Spaces and Waterways**).



Unfolding view along rising topography and curved Castle Street



View channelled down Pebble Lane towards the church



Channelled view down King's Head Passage towards the medieval inn



Sample vista towards the convergence of Market Square, Kingsbury, High Street and Cambridge Street



Channelled view down Nelson Terrace



Unfolding views around St Mary's Churchyard



Sample vista of the south end of the Market Square, featuring Aylesbury's civic buildings



Sample vista of the north-east side of the Market Square with the clock tower



5.17 Key tall landmarks are important in views within the town, notably of the church spire, which provides an anchor for orientation and a defining backdrop for many insular views across the whole area. Similarly, the Blue Leanie and Waterside Theatre dominate the visual experience from the southern portion of the ring road. More local landmarks form important focal points in the Conservation Area, including views of the town’s many statues, and buildings sited in prominent locations, such as at the intersection of High Street, Kingsbury



Sample views of St Mary's whose spire is glimpsed in many insular views of historic streets and squares within the Conservation Area



Sample views of The Waterside Theatre, Blue Leanie and New County Offices, all notable modern landmark buildings



and Market Square, and the collection of Civic buildings south of Market Square.

5.18 Identified general views along streets are those in which the character of that part of the Conservation Area can readily be experienced, showcasing the different periods of the town’s evolution and areas of different character and use.

5.19 Due to its scale, views within the Conservation Area regularly feature the tower of the New County Offices adjacent to the area, which acts as a characteristic backdrop and visual anchor.



Sample view of the New County Offices, visible from many vantages within the Conservation Area and in its setting providing a visual anchor



Atmosphere

5.20 The centre of Aylesbury is a lively place, maintaining a high shop occupancy rate with its squares and High Street often bustling with people shopping and socialising, even midweek. The Market Square hosts regular markets, which enliven the area. Outdoor seating often spills into the market square, Kingsbury and Market Street in good weather, while the recent pedestrianisation of Cambridge Street has allowed for café owners to do similar. This kind of outside activity reinforces these squares as social hubs for the town. Although used for socialisation, the limited provision of street furniture aside from that provided by hospitality means that these public spaces are perhaps not utilised optimally.

5.21 At the fringes of the historic centre, the busy four-lane encircling inner ring road abruptly separates the centre from its wider suburbs, acting as a physical barrier, with little retail overspill outside the road. The atmosphere of the fringes of the town as it reaches the ring road is marred by heavy traffic and audio-visual disruption.

5.22 While there is a regular flow of people through the churchyard, it is generally not a place that people stay, despite its tranquil and quiet nature. Similarly, given its out-of-the-way location, Green End is rarely used and its atmosphere is disturbed by its long border with the ring road.

5.23 The waterside and canal area are further from main thoroughfares and as a result are more secluded and tranquil, surrounded by greenery and low-level residential development, much of which is only accessible by foot along the canal towpath or Highbridge Walk. The waterway also provides a sanctuary for wildlife.



The Market Square busy with weekday trade



The southern end of the Market Square on market day



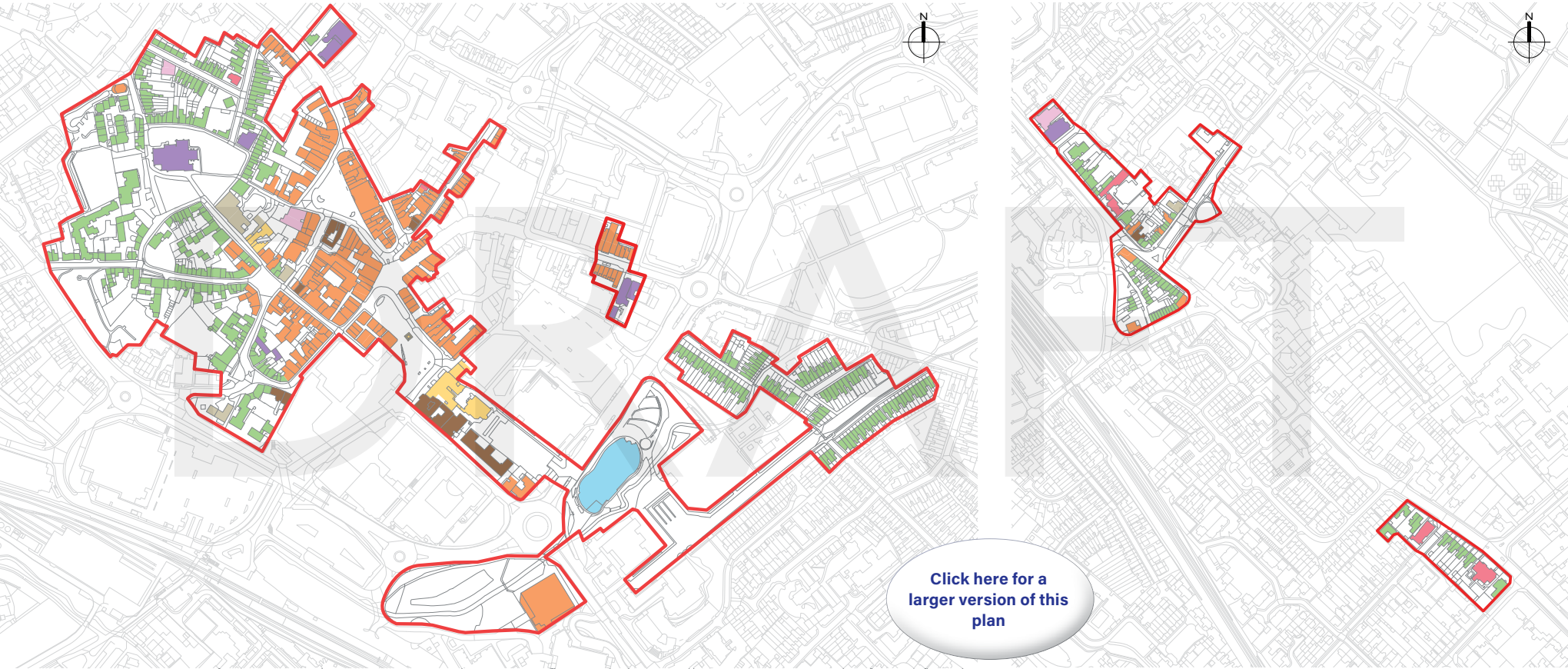
Channelled view along the narrow pedestrian Highbridge Walk, towards the canal



Pedestrianised and secluded Union Canal and High Bridge



Building Types and Uses



BUILDING USES PLAN

- Proposed Aylesbury Conservation Area
- Residential
- Civic

- Educational/Museum
- Commercial
- Health/Social Care
- Places of Worship
- Clubs/Societies

- Vacant
- Arts

This plan is not to scale

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Commercial

5.24 The town retains a broad array of historic shopfronts and commercial buildings, including shops, cafés, banks, public houses and estate agents. These are discussed further in [Paragraphs 6.41-6.48](#) of the Management Plan and are concentrated in [Character Area 5](#). More modern out-of-town office development has proliferated outside of the historic town centre, with a notable example of the Blue Leanie included in [Character Area 8](#).

Residential

5.25 The western portion of the area around Temple Square and St Mary's ([Character Areas 1-4](#)), and southern half including Highbridge Walk and Coronation Villas ([Character Area 7](#)), Walton ([Character Area 9](#)), and Wendover Road ([Character Area 10](#)), are primarily residential. Where the residential area around Temple Square joins Bourbon and Market Streets, former residential properties are prone to being converted at ground floor into commercial premises.



Coronation Villas front onto a footpath on the canal



The Old Town Hall and Corn Exchange south of the Market Square

Civic and Arts

5.26 The town's identity as the County Town is reinforced by an impressive array of civic buildings, dating from the eighteenth century to present, concentrated to the south of the Market Square ([see Character Area 6](#)).

5.27 Although the town has a rich history of modern music, the town has only one open arts venue, namely the Waterside Theatre, completed in 2009 ([see Character Area 8](#)).



The Waterside Theatre



Religious Buildings

5.28 Religious buildings are mostly in the residential west of the Conservation Area, namely the Anglican St Mary's and a collection of evangelical churches and a Quaker Meeting House. Exceptions located further afield are the Wesleyan Church on Buckingham Street, the Anglican Holy Trinity Church in Walton, and the Catholic church to the south of the High Street.



The Wesleyan Church on Buckingham Street



Holy Trinity Church and Parish Hall in Walton



Catholic Church on the High Street



Education and Societies

5.29 There are no schools in the Conservation Area, though the Discover Bucks Museum and Roald Dahl Children's Gallery are located on Church Street. There are sheltered living or care homes on Ripon Street, in Walton and in the Wendover Road area. The Masonic Lodge on Ripon Street and the Victoria Club in Kingsbury are the only private members' clubs in the area.

Vacant Buildings

5.30 There are notable vacant historic buildings at present, namely the former The Harrow Public House on the corner of Cambridge and Buckingham Streets, the former Hobgoblin Public House at 14 Kingsbury, the former Green Man pub on Market Square, The White Swan, Nos.5-7 and adjacent Old County Offices on Walton Street, and the former law offices in The Friarage at 25 Rickford's Hill. Vacant buildings often have a negative impact on the appearance of the Conservation Area, looking neglected and attracting fly-posters. There are a handful of vacant retail units in the Conservation Area, namely on Temple Street.



Discover Bucks Museum and Roald Dahl Children's Gallery on Church Street



The former Hobgoblin on Kingsbury



The vacant former Green Man public house



Architectural Quality

Architectural Style

5.31 Much of Aylesbury's charm and character derives from its broad cross-section of architectural styles and periods. From timber framed medieval buildings and the thirteenth century St Mary's Church through symmetrical and polite Georgian frontages, Victorian villas and workers' terraces, early twentieth century art deco and Arts and Crafts designs, post-war residential and commercial redevelopment, and noteworthy late twentieth and early twentieth century standalone buildings by notable architects.

5.32 Aylesbury has an important collection of civic architecture concentrated at the south of Market Square, from its grand eighteenth century classical former County Hall, mid-nineteenth century Jacobean revival Town Hall and Corn Exchange, and inter-war Neo-Georgian County Offices on Walton Street.

Palette of Architectural Styles



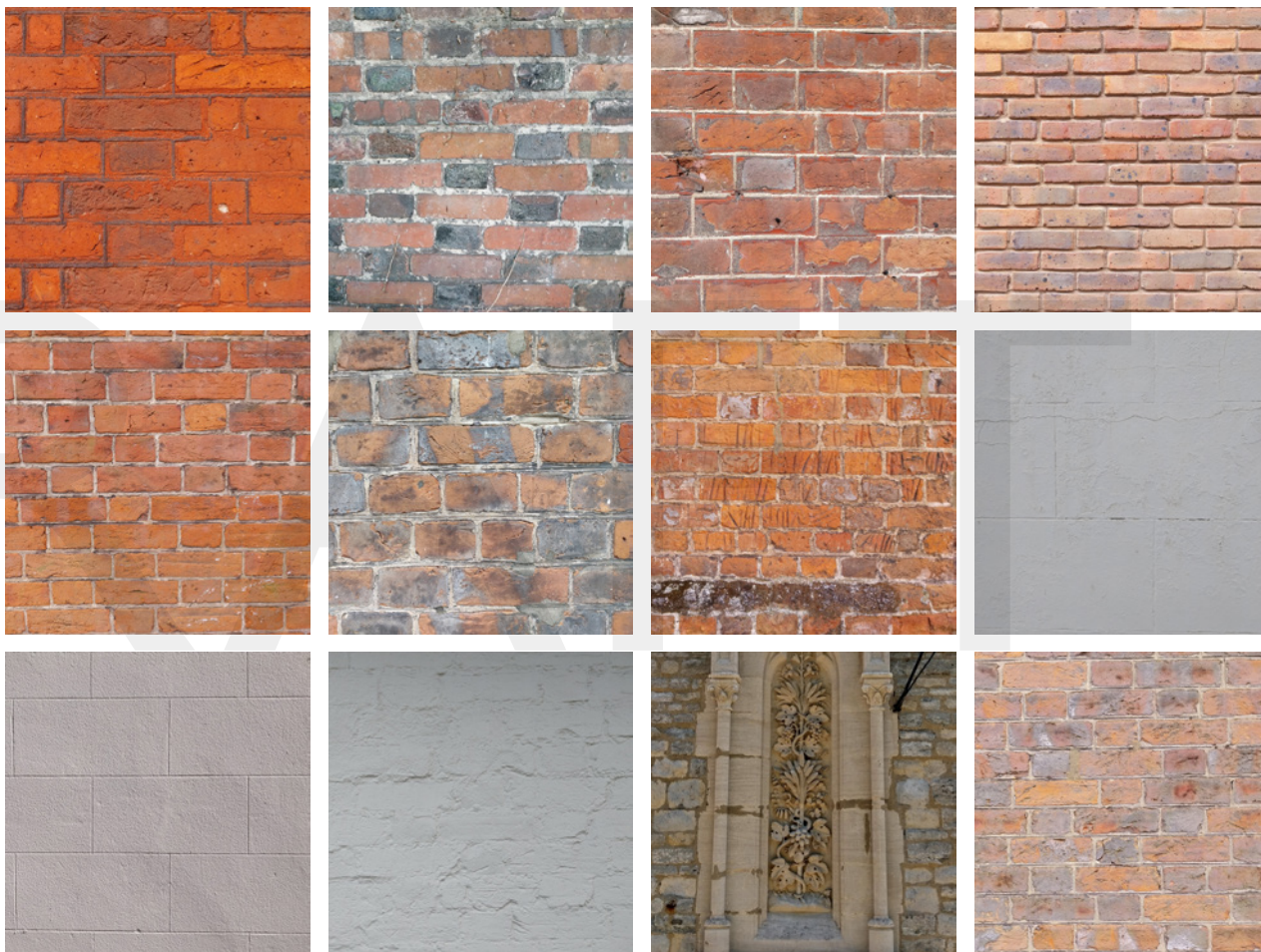


Materials and Detailing

Walls

5.33 Despite its broad array of architectural styles, continuity can be found in the Conservation Area's materiality. The earliest buildings tend to be timber-framed, except for the Church which is one of the few buildings in Aylesbury constructed of stone. Wall finishes for buildings from the seventeenth century through to the nineteenth century tend to be predominantly red brick, laid in English and Flemish bond, but with a variety of pointing styles including tuck and penny-struck. Vitrified brick, fired for longer to give a darker colour, is regularly used for decorative purpose, as quoining (bricks at the corners of buildings), diapering (brick used to create patterns) and to emphasise structural details. The other predominant wall finish is painted render, often scored to give the impression of stonework. Twentieth century buildings stray away from red brick, commonly using a darker brown brick, usually in stretcher bond.

Palette of Wall Styles





Roofs

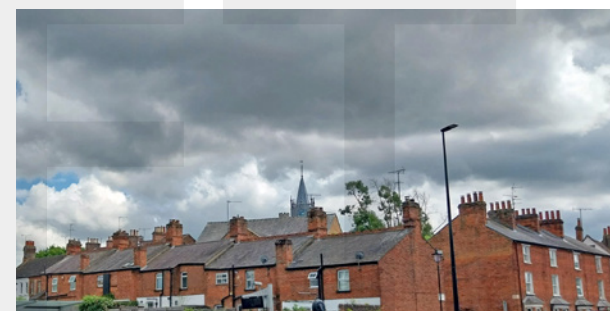
5.34 Roof forms in the Conservation Area vary wildly, ranging from steeply pitched medieval and seventeenth century buildings, to hipped-roofs, street facing gables and modern flat roofs. As is common in dense urban areas, many alterations to rooflines have occurred, making use of attics and land to the rear.

5.35 Roofs are mostly covered in red plaintile, with the occasional use of natural slate. Clay roof tiles dominate particularly in earlier development, with slate roofs more commonly found to the roofs of buildings developed from the end of the eighteenth century. Later twentieth century buildings tend to be flat roofed, with their coverings not visible from the ground.

5.36 Chimneys are an important feature within the town's skyline, often corbelling out and being terminated by tall, clay pots. The topography of the town results in lively, varying roofscapes.

5.37 The leaded spire of St Mary's Church provides a contrasting roof form and silhouette, visible across the Conservation Area.

Palette of Roof Styles





Windows

5.38 Historic windows vary in form, though there is a predominant use of sash windows, ranging from the eighteenth century through to the early twentieth century. More modest dwellings or those not refronted in the eighteenth and nineteenth centuries feature smaller pane timber casements. Some later Victorian windows have particularly elaborate design and detailing, with some residential buildings using bay windows. Later twentieth century buildings utilise stock features, often single pane metal casements, while there are some isolated examples of Crittall windows. Unfortunately, recent window replacement with uPVC has been widely adopted, particularly in residential areas, which are discussed in [paragraphs 6.26-6.27](#) of the Management Plan. Shopfronts are discussed in [Paragraphs 6.41-6.48](#) of the Management Plan. At the fringes of commercial areas, there are a number of residential buildings that are now occupied by offices or shops which retain their original windows, or former shopfronts that are now in residential buildings.

Palette of Window Styles





Doors

5.39 In residential areas, predominantly in buildings faced in the eighteenth century, concentrated around Temple Square, Church Street and in Walton, elaborate classicised doorcases can be found. In areas with a high concentration of listed buildings, notably in the western residential portion of the Conversation Area, there is a high survival rate of historic doors. These include Georgian six to eight panel examples, Victorian four panel and later nineteenth century partially upper-glazed doors.

5.40 In areas of unlisted Victorian and pre-war residential development, such as Ripon and Granville Street, Highbridge Walk, Coronation Villas and the terraces opposite the junction of Walton Road and Walton Street, replacement of doors is common, sometimes with suitable timber examples (often more heavily glazed), but more commonly with uPVC. Some of these replacements attempt to replicate paneled patterns, but few are successful.

Palette of Door Styles





Building Scale, Form and Massing

5.41 In general, around Market Square and Kingsbury, buildings have a commercial ground floor and tend to rise to between three and four-storeys, with roof heights varying from plot to plot given their regular historic redevelopment. Modern commercial infill development or redevelopment within the area tends to be wider, taller and flat-roofed. Buildings around these principal squares range from as little as one bay wide, reaching up to nine bays.

5.42 Civic buildings along the south of Market Square and Walton Street are grand with long street frontages, occupying a dominant and spacious position, extending a considerable distance to their rear. To the south-west of the Market Square civic architecture continues, with the long and well-appointed street frontage of the 1929 County Offices mirrored in length by the 1966 New County Offices adjacent to the Conservation Area boundary, whose megastructure extends all the way to Friarage Road and whose tower rises to 15-storeys.

5.43 Within the main blocks formed by primary roads in commercial areas, rear extension is widespread and covers much of the available land. Where these have occurred in the last century, they are often flat-roofed, filling available space based on ownership boundaries with little architectural articulation. Wall-lines across the whole town centre are mostly continuous, with buildings fronting directly onto the pavement, breaking only for street intersections, narrow passages and rear access. Encroachment on the Market Square and Kingsbury and the creation of the High Street has resulted in effectively double-fronted buildings with complex arrangements, roofscapes and interconnections.

5.44 Buildings around Temple Square, St Mary's Square and streets radiating from them tend to be older and constructed for residential use, rising typically to two-storeys, with pitched roofs in which attic conversion and dormers are common. Nineteenth and early-twentieth century terraces along Ripon Street, Granville Street and around the canal are mostly a uniform two-storeys, commonly in symmetrical pairs. Notable

exceptions include the grand detached and semi-detached Victorian Villas on Wendover Road. In residential areas, modern buildings are smaller in massing, usually scaling their proportions to fit with their context. Extension to the rear in these areas is more conservative and traditional.

Commercial Premises and Shopfronts

5.45 Most of the commercial premises in the Conservation Area are shops, cafés and restaurants with a few public houses and banks. In the town centre, commercial buildings vary significantly in age and architectural style. However, the commercial uses of these buildings contribute to the lively town-centre atmosphere.

SECTION 5.0: CHARACTER ANALYSIS



5.46 Ground floor shop fronts generally follow traditional composition with large windows, fascia signage above, and doors located centrally or to one side (for more details of the features which make up a traditional shopfront see the **Shopfront Terminology** section of the Management Plan). There are a small number of older small-paned and bow-window shop fronts, which have particular value as characterful rare survivors. Hanging signage is common, attached to upper floors on brackets above shop fronts. Often, however, shops have excess signage that covers architectural features, unbalanced proportions, intrusive roller shutters, or overly bright colour palettes, which detract from the appearance of historic host buildings and the character of the area.

Examples of Hanging Signs



Examples of Traditional and Historic Shopfronts



SECTION 5.0: CHARACTER ANALYSIS



5.47 Banks tend not to have shopfronts, such as Barclays, Lloyds and HSBC on the Market Square, with architectural styles comparable to civic buildings. While restaurants and cafés tend to use traditional large-window shopfront design, Public Houses more commonly have typical residential-style doors and windows, with the addition of signage affixed to exterior walls. These tend to be a positive contribution to the streetscape, adding variety and a focal point.



Classicised bank buildings using weightier aesthetic modes and stone walling and dressings

General Views of Commercial Streets



Temple Street



Cambridge Street



Bourbon Street

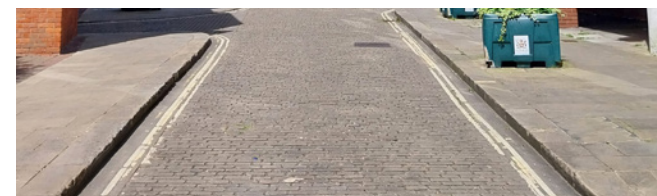


Street Surfaces

5.48 Street surfaces in the town vary considerably in material and quality. A few areas of well-preserved Denner Hill setts survive, notably through St Mary's Churchyard, Parson's Fee, Pebble Lane, and in parts of Market Square. Denner Hill setts (a local variant of sarsen) are a significant local surface finish that once covered many of Ayelsbury's streets, but are increasingly rare. Recent public realm improvement has seen an attempt to compliment these with granite setts, brick and limestone paving, particularly in Kingsbury and Market Square. Replica setts have been used in George Street, for example, to good effect. Outside of these central areas, however, pavements are commonly blighted by street scars of tarmac infill for missing or removed paving. On streets used for vehicular traffic, street surfaces are often tarmac, with pavements of concrete paving slabs.



Mixture of brick and sett paving in the Market Square



Modern Setts in George Street



Modern public realm improvements in Kingsbury



Traffic calming measures blending well into the modern sett paving



Pebble Lane Denner Hill Setts



Historic Denner Hill Setts



Concrete slabs common on pavements



Street Furniture and Lighting

5.49 Aylesbury has a small number of benches and rest places, though these are surprisingly few despite the large areas of public realm. In Market Square these are often individual metal seats lined along a concrete plinth or metal frame. Seating is commonly in poor condition and lacks regular maintenance. In the more recent redevelopment of Kingsbury, a large water feature was incorporated into the square, though the water feature is no longer functional and part of it is now being used as a planter. Plastic planters are inconsistently placed around Market Square and Kingsbury, presumably to prevent street parking, but they appear temporary. Wooden planters have been placed across Cambridge Street and Temple Street, which are now pedestrianised, though these are also temporary in nature and appearance.



Metal public seating in the Markey Square and Statue Square



Public realm planting in former water feature

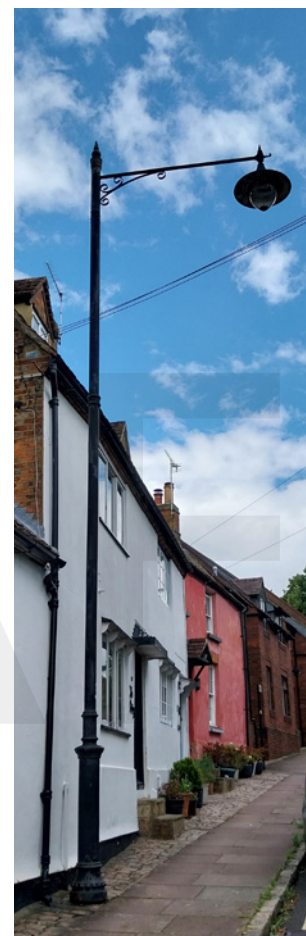


Freestanding historic lamp-style street lighting on Church Street of appropriate scale

5.50 Freestanding street lighting around St Mary's and along Castle Street, Nelson's Terrace and Parson's Fee is in a historic lantern style, with some historic examples featuring the county emblem of a swan cast into their base. Lighting in Temple Square, along Castle Street, Rickford's Hill and Bourbon Street uses a historic style of swan-neck lamp head with decorative metal detailing, though in some cases these are out of scale and visually dominate buildings. Street lighting elsewhere tends to comprise uninteresting stock fittings, in most cases with retrofitted LED lamp heads.



Attached historic-style street lighting on Castle Hill and Temple Street



Although of a historic-style design, some lamp posts are tall and overly dominate buildings



Dual Street Lamp on Walton Street



5.51 Street signs within the Conservation Area are generally of a good quality and have been given special consideration, following a coherent design of painted timber with beaded

frame and protruding lettering in a serif font. Some historic road signs remain in the form of engraved cornerstones. There are relatively few modern street signs in the Conservation Area.

5.52 Around the Waterside Theatre, good quality hard and soft landscaping incorporates bicycle racks, integrated seating, well designed lighting and public art.



Road name signage



Road name signage



Road name signage



Historic engraved road name on Ripon Street



Well-designed public realm around the Waterside Theatre



Seating outside the Waterside Theatre



Public realm around the Waterside Theatre



Public Art and Monuments

5.53 Aylesbury has a large quantity of public art and monuments around its town centre. These tend to depict locally significant historic figures, and contribute to a sense of civic and local pride, while also making for interesting positive contributions to the streetscape.



First World War Memorial



Benjamin Disraeli



John Hampden



David Bowie



Charles Compton and Recumbent Lions (gifted by Baron Rothschild c.1877)



Ronnie Barker



SECTION 6

MANAGEMENT PLAN

This part of the document opens with overarching management principles for the Aylesbury Conservation Area. It then provides brief background on the legislation and control measures which Conservation Areas are subject to, then assesses the issues and opportunities within the Area in more detail and provides recommendations for managing change in a way that is sensitive to the special heritage interest of the Conservation Area.

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Overarching Management Principles for The Aylesbury Conservation Area

6.1 The main aim is for change within the Aylesbury Conservation Area to be planned and carried out in a considered way which is sympathetic to its special heritage interest.

6.2 The historic environment of Aylesbury should be maintained in good condition.

6.3 Proposals for extension, alteration and new development within or in the setting of the Conservation Area should preserve or enhance its special interest through high quality design and construction which is sympathetic in terms of scale, massing, proportions, materials, detailing and response to local context.

6.4 Trees and open spaces which contribute to the character of the Conservation Area should be retained and opportunities for new tree planting and green landscaping should be taken.

6.5 Changes in response to climate change are encouraged but should take into consideration the character and appearance of the Conservation Area.

6.6 Removal of inappropriate and unsympathetic elements of buildings, shopfronts, roof clutter, street surfaces and the street scene is encouraged (details of inappropriate elements are discussed below in [paragraphs 6.25-6.30](#)). For streetscapes changes should be in line with advice in the *AVDC Highways protocol* (2012).

6.7 Reinstatement of lost historic features, such as timber sash windows, is encouraged.

6.8 The viability of an Article 4 Direction should be considered and, if implemented, should be reviewed periodically.



General Management of Conservation Areas

Understanding Special Interest

6.9 All Conservation Areas have special architectural and historic interest. The reasons why the Aylesbury Conservation Area has special interest are set out in [Section 2.0](#). In order to achieve Management Principal a) above and preserve the Area's special heritage interest, change must be grounded in an understanding of why a place is special or 'significant'. This special interest may be derived from the appearance of a building, its design, group value, historical use and the contribution it makes to our understanding of the history of Aylesbury, or its importance to people. The Summary of Special Interest in [Section 2.0](#), the Character Analysis in [Section 5.0](#) and the more detailed reviews of different parts of the Conservation Area in the Character Areas [Section 8.0](#) should be referred to in order to provide those planning change with an understanding of what the special interest, character and appearance of the Conservation Area is so that changes respond appropriately to it.

6.10 More detailed analysis may be required on a specific building or site in order to understand a place in more detail and the impact changes may have. Heritage Statements or Heritage Impact Assessment reports will set out information about the history and special interest of a site, as well as provide advice on whether a scheme will preserve or enhance significance. The process of assessing the impact of a scheme on the special interest of the Conservation Area, the heritage assets within it and their setting is important as it will highlight where schemes may be harmful, as well as highlight opportunities for positive changes, so that designs can be reviewed and updated to reduce harm.

6.11 These reports and advice, usually prepared by specialist heritage consultants, are typically a requirement of planning applications within Conservation Areas and are always required for Listed Building Consents. These reports should be proportionate, so that a small change within a less important building in the Conservation Area would not require such as detailed study as a large-scale redevelopment.

Planning Policy and Guidance

6.12 As well as guidance in this Conservation Area Appraisal, Buckinghamshire Council has planning policies set out within the Vale of Aylesbury Local Plan which relate to heritage. Anyone planning change within the Conservation Area should refer to these policies and ensure their proposals comply with their aims. Policy BE1 regarding heritage assets (which would include the Conservation Area, Listed Buildings and Locally Listed Buildings) is summarised below:

- a All development should seek to conserve and, wherever possible, enhance the significance of heritage assets and their setting.
- b Proposals which affect the significance of either a designated or non-designated heritage asset and/or its setting will need to be assessed to determine whether the impact on the special interest of the asset will be affected.
- c Development affecting heritage assets should achieve a high quality of modern, innovative design that respects and complements its historic context.



6.13 BC's Heritage Team offers a pre-application service, which can be useful for any application. The feedback received can enhance the design quality of a scheme and reduce the likelihood of refusal of planning permission through early-stage identification of issues. This service can also be used to check the suitability of repair work and whether planning permission is required for proposed alterations or repair: <https://www.buckinghamshire.gov.uk/planning-and-building-control/conservation-heritage-and-archaeology/heritage/get-heritage-advice/>. Other Planning Pre-Application services are also available to cover specialisms such as Planning or Environment.

6.14 In addition to legislative and policy requirements there is the wealth of best practice guidance and advice available from Historic England and other heritage organisations. Links and details can be found in [Further Information and Sources](#).

Restrictions On Permitted Development In Conservation Areas

6.15 Permitted Development Rights are works which can be undertaken without the need to gain planning permission. Some Permitted Development Rights are removed

in Conservation Areas meaning that you will need to gain planning permission for certain works that materially affect the external appearance of buildings. This includes, but is not restricted to:

- a the total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);
- b other partial demolition including new openings in external elevations;
- c works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- d changes to the external finish of a building (including rendering, pebble dash or other cladding);
- e changes to the roof shape including installation of new dormer windows and chimneys;
- f any extension other than a single-storey rear extension of 4m or less (3m or less if the house is terraced or semi-detached);
- g extensions to the side of buildings;

- h any two-storey extensions;
- i erection of an outbuilding to the side of a property;
- j aerials and satellite dishes on chimneys or elevations visible from the street;
- k putting up advertisements and other commercial signage (Advertising Consent may also be required);
- l changing the use of a building (e.g. from residential to commercial); and
- m installing solar panels that are wall-mounted on a wall or roof facing the highway (note that solar panels on a roof not visible from a public space or highway may not require planning permission - see [paragraph 6.87\(d\)](#) for more details).

6.16 For further information and advice about when planning permission is required within a Conservation Area, see the guidance on the Government's Planning Portal <https://www.gov.uk/planning-permission-england-wales> or contact the BC's Planning Department.



Article 4 Directions

6.17 When a Conservation Area is at risk through the loss of historic features and elements which make up its character, bespoke controls called Article 4 Directions can be put in place to ensure that specific elements of a Conservation Area are protected from harmful changes. The application of an Article 4 Direction to a property does not mean change cannot happen but that it must be sympathetic to the character and appearance of the Conservation Area.

6.18 Article 4 Directions remove certain permitted development rights in addition to the list in the previous section, meaning planning permission will need to be sought before work can be undertaken. Buildings usually covered by Article 4 Directions are unlisted or Locally Listed dwellings. The sorts of things that can be covered include changing windows and doors, erection of porches, adding a hard surface such as a driveway, changes or demolition to boundary treatments, or painting the exterior of a property where it has not previously been painted.

6.19 The benefits of Article 4 Directions are that they ensure the special historic character and appearance of a Conservation Area is not further eroded and that gradually changes will be made to properties which reverse any trends where inappropriate alterations have been made, leading to the Conservation Area being a more beautiful place to live. The Directions encourage good design and use of materials which enhance special historic areas.

6.20 Should the Council choose to do so, the process of implementing any new Article 4 Directions will be undertaken at a future date, separate from the adoption of this CAAMP.

Issues, Opportunities and Recommendations

Condition and Maintenance

6.21 Although the majority of buildings within the Conservation Area are in good repair, there is localised evidence of limited maintenance and disrepair which detracts from the special interest of the Conservation Area. The most common problems in this respect are the growth of foliage and shrubbery on building frontages or roofs, slipped tiles, guano build-up, blocked drainage goods, the discolouration of render and stonework, peeling paintwork particularly on timber doors and windows, and rotting timberwork.



6.22 All buildings require maintenance and repair regardless of their age, designation (or lack thereof) or significance. In Conservation Areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and respect and preserve the established character of the wider area. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore cost effective in the long-term. Regular maintenance tasks could include but are not limited to:

- a Regularly clearing gutters and drain grilles of debris, particularly leaves;
- b Clearing any blockages in downpipes;
- c Sweeping of chimneys;
- d Removal of vegetation growth on or abutting a building; and
- e Repainting or treating timber windows and other external timberwork.



Peeling paintwork on an historic timber window



Invasive ivy growth can damage masonry



Discolored masonry from rainwater overflow and lichen on roof tiles



6.23 Repair is work beyond the scope of maintenance, to fix problems caused by decay, damage or use. Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand and fix the cause of the damage or defect so that the repair is long-lasting and the problem does not happen again, such as fixing a leaking gutter rather than just painting over an affected part of the building to disguise the water damage. Consent may be required for some types of repair work, so it is advisable to discuss with the LPA before any work is undertaken.

6.24 Opportunities and Recommendations relating to condition and maintenance include:

- a Carry out regular maintenance to retain the condition and appearance of buildings.
- b The following should be considered when planning repair works:
 - i Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
 - ii Repair is always preferable over the wholesale replacement of a historic feature.
 - iii Use materials and construction techniques to match the original to maintain the appearance and character of the building.
 - iv Like-for-like replacement of a historic feature when it has degraded beyond repair is usually the correct approach. This means replacing the element with the same materials and construction techniques.
 - v However, when previous repair or replacement has occurred using inappropriate materials or techniques (see paragraphs 6.25-6.30), reinstatement of the original historic material is encouraged, such as replacing modern cement mortar with a traditional lime mortar when repointing brickwork.
 - vi Repairs should be carried out to the minimum area possible to fix the issue, so that as much historic fabric as possible is retained.
 - vii Repairs should, where possible, be reversible as better alternatives may become available in the future.
 - c For more detailed information on maintenance and repair, Historic England and other heritage bodies provide a wide range of advice and guidance on how to care for and protect historic places (see **Further Information and Sources**).
 - d Various legislative options are available to the Council to service notices within Conservation Areas and on owners of Listed Buildings to secure their appropriate conservation and repair if they are at serious risk due to their condition, such as Urgent Works or Repair Notices.

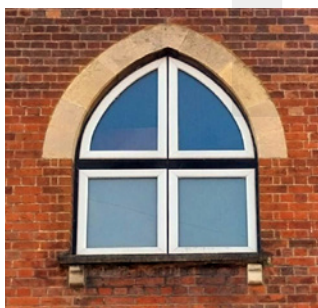
Inappropriate Alterations

6.25 There are certain alterations to historic buildings that are inappropriate in terms of either their compatibility with historic fabric or in terms of their visual appearance.

6.26 A key example is the replacement of historic timber doors and windows with modern uPVC. Typically, these replacements have less refined details, can be chunkier in profile and can change the original type of opening (for example a sash window being replaced with a top-hung casement). These changes mean the original visual intentions of the windows and doors are eroded, with a negative impact on the building's visual appearance. Additionally, the service life of these windows is short (around 25 years)



compared to well-maintained traditional windows (often 100+ years) and they can be difficult to repair. These windows are not widely recycled and often end up in landfill sites. It can therefore take many years to offset the energy and carbon used to produce uPVC windows, compared to appropriately upgrading traditional windows, meaning that over their whole lifespan uPVC windows are not better for the environment. The use of plastic windows and doors also reduces the breathability of traditionally constructed buildings, by trapping moisture with the building, potentially causing damp problems.



Inappropriate uPVC windows



Inappropriate uPVC windows

6.27 Similarly to the use of uPVC windows, cement-based mortar or render used on historic buildings also lacks the 'breathability' of historic lime-based mortars which can also lead to trapped moisture and decay. Replacement cement mortar to pointing can often also be less refined than the original,



Brick that has worn away due to moisture being trapped within the wall because of cement mortar pointing



Poorly executed cement mortar repointing

with thicker bands and raised surfaces to pointing which detract from the appearance of the surrounding brick or stonework. Rendering over the exterior of a historic building also means the loss of attractive brick or stonework originally designed to be seen and appreciated.



Satellite dishes, aerials and electric wires add detritus to building frontages



Loose wires and service boxes



6.28 Loss of traditional materials and details detracts from the overall appearance of buildings and street scenes as the consistent historic character is lost. Examples include replacement of original slate or tile roofs with concrete tiles, loss of decorative ridge tiles and finials, loss of chimneys, replacement of metal gutters and downpipes with plastic. Other modern additions visible throughout the Conservation Area are alien in a historic street scene, adding visual clutter and detracting from the appearance of the Conservation Area. These include satellite dishes and television aerials, electricity, gas and broadband boxes, security alarm boxes and security cameras. On elevations fronting public streets or spaces these can have a detrimental impact, though if located more discreetly they are normally acceptable. Rooflights on historic buildings can also look out of place, especially when located on elevations fronting public streets and spaces, so will not normally be acceptable. Where discreetly located they may be acceptable but should be flush fitted conservation style units.

Digital representation of how piecemeal alterations could harm historic buildings



A late-Victorian red brick terrace that retains its original symmetrical composition and features, including sashes, six panel door and blind window.



The piecemeal insertion of uPVC windows, which do not follow the traditional glazing pattern and require the widening of openings, skew the proportions of details such as window headers and the symmetry of the building.



The alteration of original design features in renovation projects, such as the opening of the central blind window and removal of decorative ridge tiles when re-roofing, remove the building's finer architectural features.



Painting or rendering of masonry walls and replacement of historic door and fanlight in a modern style cover any sense of the building's historic appearance and its relationship with surrounding buildings. The loss of a redundant chimney stack further throws the building's symmetry out of balance.



6.29 In more suburban parts of the Conservation Area, such as Highbridge Walk, the Coronation Villas and at Wendover Road, historic boundary treatments, in particular those demarcating front gardens, have been lost, altered or replaced. Historically, these front boundaries would have typically comprised of brick or stuccoed boundary walls or metal railings on low plinths, depending on the period of the property, with brick gate piers, sometimes stuccoed, and timber or metal pedestrian gates. In more suburban areas, these hard boundaries are sometimes accompanied by hedges or other soft landscaping.

6.30 Changes to historic boundary treatments has caused harm to the area's character, as new boundaries are in a variety of materials, styles and heights meaning consistency in appearance is lost. Sometimes boundaries are removed partially or completely meaning the original sense of enclosure of front gardens is also lost. Timber fencing is not considered an appropriate front or highways facing boundary treatment and will be discouraged. Retention of historic boundary treatment is strongly encouraged and the reinstatement of lost boundary treatments is encouraged. See also [paragraphs 6.73](#) and [6.75\(f\)](#) on parking in front gardens.



Replaced boundary treatments along Highbridge Walk



6.31 Opportunities and Recommendations relating to inappropriate alterations include:

- a Replace uPVC windows and doors with traditional timber units in designs to match as far as possible what would have originally been in place. Future change of traditional timber windows to uPVC should be resisted.
- b Remove modern additions, such as television aerials, especially when the technology becomes redundant.
- c Where new television aerials and satellite dishes are proposed on a wall, chimney or roof slope that faces onto, and is visible from, the public realm of the Conservation Area (principally front and side elevations), this requires planning permission and is generally not acceptable. Site any necessary utilities additions discreetly to be less visually intrusive, such as on a side or rear elevation where possible.
- d Rooflights should be located on roof slopes that do not face public streets or spaces. They should be flush fitted conservation style units to reduce their visual impact.

- e Retain or replace original architectural details and features with designs and materials to match as far as possible what was originally there, in order to retain and re-establish historic character.
- f Where buildings have an unpainted external finish, commonly brick, this should remain unpainted. Where brick finishes have been previously painted, there is a preference for the removal of the painted finish where practicable. Any paint used on water permeable traditional buildings should be breathable. Paint colours on external walls should draw upon their context; within Aylesbury painted walls are largely of light-toned white, cream and pastel colours, though a traditional muted red/pink would also be appropriate. Painted timber doors are an architectural feature capable of receiving more bold, individual colour palettes, and a variety of colours and tones can enliven the street scene.

- g Historic boundary treatments should be retained. Inappropriate replacement boundary treatments should be replaced when opportunities arise. Further detrimental alteration to or loss of historic and traditional boundary treatments will be discouraged. Retaining and adding to greenery in front gardens would have a positive impact on the appearance of the Conservation Area.

Examples of appropriate external wall colours





Demolition, Extension, Alteration and New Development

6.32 Changes to buildings within the Aylesbury Conservation Area must be well designed and be high-quality in terms of materials and construction. Changes must have regard to the setting of the building, therefore reflecting the character of the individual part of the Area in which it is set (see **Character Areas** section for more details) in terms of scale, massing, historic street pattern, and materials.

6.33 If designed and constructed poorly, new buildings, extensions and alterations can detract visually from the Conservation Area. There are some more modern buildings within the Conservation Area or in its setting which already detract because they have a poor-quality design, scale and massing that is out of context with the historic grain, no or low-quality detailing and a general failure to reference or integrate with the surrounding street scene.

6.34 It should be noted that, while detracting examples of buildings are often large and bulky in character, monumentality is not necessarily negative, particularly in the case of the New County Offices, which has become a defining landmark of the town, representative of a period of significant civic investment, retaining its external appearance and articulation. This is, however, recognised as an isolated historic example.



Examples of late-twentieth century buildings with unsympathetic material palette, blocky and functional design



6.35 Detracting buildings therefore offer great potential for enhancement of the Conservation Area. This can be achieved through their refurbishment, upgrading, demolition or replacement as part of future proposals with a carefully considered, sensitive design.

6.36 Given current pressures, there is an inevitable desire for new development in the Aylesbury Conservation Area. In addition, there is a nationwide housing shortage with local authorities under pressure to permit new residential developments. The dense character

of the Conservation Area means there are few vacant sites and therefore limited large-scale development opportunities within the area.



Example of positive new development on Buckingham Street, responding to vernacular styles, details and materials



Courtyard-style residential development at Prebendal Court, which uses modern design that picks on traditional forms and features such as sash windows, with bespoke details like terracotta moldings



6.37 Key opportunity sites for new development are those currently used for inner-town parking. Within the Town Centre, Vale of Aylesbury Local Plan Policies D8 and D9 express the council's support for development on current inner-town car parks for mixed-use development, with 'particular regard to enhancements to the built environment, improvements for pedestrian access and environmental enhancements'.

6.38 Opportunities and Recommendations relating to demolition, extension, alteration and new development include:

- a All extensions, alterations and new buildings must be high-quality in terms of design and construction, and should be planned with reference to historic context. They should consider:
 - i The relationship with any adjacent buildings or open spaces;
 - ii The potential to draw inspiration from the historic use and character of a site;
 - iii The contribution of any gap site (i.e. is it a historic gap within the street frontage or does it detract);
- iv The materials and architectural detailing characteristic of the area. The Character Assessment (**Section 5.0**) and individual Character Area assessments (**Section 8.0**) should be used as a reference to inform the choice of materials and detailing for new design;
- v The texture, articulation and weathered surface appearance that gives the surrounding historic fabric visual complexity;
- vi The scale and grain of the surrounding area, including historic plot boundaries;
- vii Its height in relation to its neighbours and surrounding context (see more specific guidance for individual Character Areas in **Section 8.0**);
- viii The potential impact on local views, town-wide views and prominence of landmark buildings;
- ix The potential impact of the new design on the setting of any neighbouring Listed Buildings or Locally Listed Buildings; and
- x The potential impact of the new design on known or potential archaeological remains.
- b Gap sites can detract from the character of the Conservation Area and therefore demolition of whole buildings will only be permitted where rebuilding is guaranteed, or where the site was historically open and this remains appropriate.
- c The appropriateness of demolition, extension or new building will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another.
- d Extensions should normally be subordinate to the existing buildings in their scale, massing and design.
- e Extension to the side and front of buildings is unlikely to be appropriate as this may infill historic gaps between buildings and change the visual appearance of the streetscape, whereas extension to the rear is more likely to be acceptable.
- f Current identified green spaces and parkland should be protected and retained (see **paragraph 6.68** for more details).
- g Opportunities for new development on town centre car parks could be explored, with regard to the necessary demands for local parking.



- h In line with the Vale of Aylesbury Local Plan Policy D10, residential development could also make use of upper floors above shops, conversion of vacant of underused employment buildings and form a subsidiary part of a wider mixed-use development.
- i Refer to the Aylesbury Vale Area Design SDP when planning alteration, extension or new development, which includes guidance on how to respond to historic context, including local vernacular and distinctiveness, reiterating that development within or adjacent to a conservation area must respect the special character of the area. Other planning guidance and design guides are also available on Buckinghamshire Council's website, including guidance relating to parking, travel and biodiversity: <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans-and-guidance/local-planning-guidance/>.
- j New and replacement development should take account and comply with Policy BE2 of the Vale of Aylesbury Local Plan: Design of new development.

- k Whilst the design of extensions, alterations and new development should typically use materials and finishes which are characteristic of the Conservation Area, including local brick, there may be scope for use of a wider, less traditional material palette where these are part of a high-quality, sensitively designed scheme that complements or enhances the appearance of the original building and the Conservation Area.

Setting

6.39 The setting of the Conservation Area in Aylesbury has been continuously eroded, particularly by the introduction of a ring road, sprawling twentieth century residential development and more recent commercial development, such as the Friars Square redevelopment and Hale Leys shopping mall which break with the smaller scale of historic development within the Conservation Area. As such, the setting of the Conservation Area provides ample opportunity for enhancement to complement its special interest, which reflects the historic character within the area, as well as to use trees and greenery to improve visual amenity. Work to connect the historic town centre more readily to its suburbs across the ring road is encouraged, as are measures to mitigate the disruption caused by the road.

6.40 Opportunities and Recommendations relating to the setting of the Conservation Area include:

- a New development within the setting of the Conservation Area should take account of and be sensitive to:
 - ii Its location within the setting of the designated heritage asset and enhance rather than harm its special interest.
 - iii Be of the highest quality design and execution, regardless of scale, in order to preserve and enhance the character of the Conservation Area and, where relevant, help phase out ill-considered and unsympathetic interventions from the past.
- b Encourage improved green landscaping and tree planting within the setting of the Conservation Area.
- c Improved connections between the historic town centre and areas beyond the ring road are encouraged, particularly where they enhance landscaping and have a focus on pedestrian and bicycle movements.



Shopfronts and Advertising

6.41 Retail is an important part of the Conservation Area and has been for centuries due to Aylesbury's historic status as a county market town. It retains a good array of historic shops and shopfronts, particularly in the historic core of the town centre focusing on Market Square and Kingsbury. Shopfronts help define the character of commercial buildings and create a sense of place, particularly at a pedestrian scale. The design of individual shopfronts may vary from building to building depending on age, architectural style, scale and type of commercial premises. Pilasters, corbels, cornices, fascias, signage and stallrisers are all important elements in traditional shopfronts, creating the visual proportions of the shopfront.

6.42 However, where development pressures are most intense, many historic shopfronts are in poor condition, have been eroded by modern interventions or have been replaced by entirely modern shopfronts. The design and appearance of shopfronts is therefore important to preserving and enhancing the appearance of the Conservation Area. Key issues with interventions into historic shopfronts are:

- a The use of oversized, poorly positioned fascia signs which obscure historic features and are out of proportion with the whole shopfront.
- b The use of inappropriate materials for fascia boards. Where plastic or metal are used, instead of timber, and garish colours are selected fascia boards do not respect the character of either the building in which they are located or the character of the historic street scene as a whole.
- c The use of excessive advertising in the windows or on the building above shopfronts.
- d Removal of traditional glazing, which are replaced with larger windows that have no subdivision, or traditional stallrisers removed or downsized.
- e Inappropriate lighting, such as internal illuminated signage and halo lit signage.

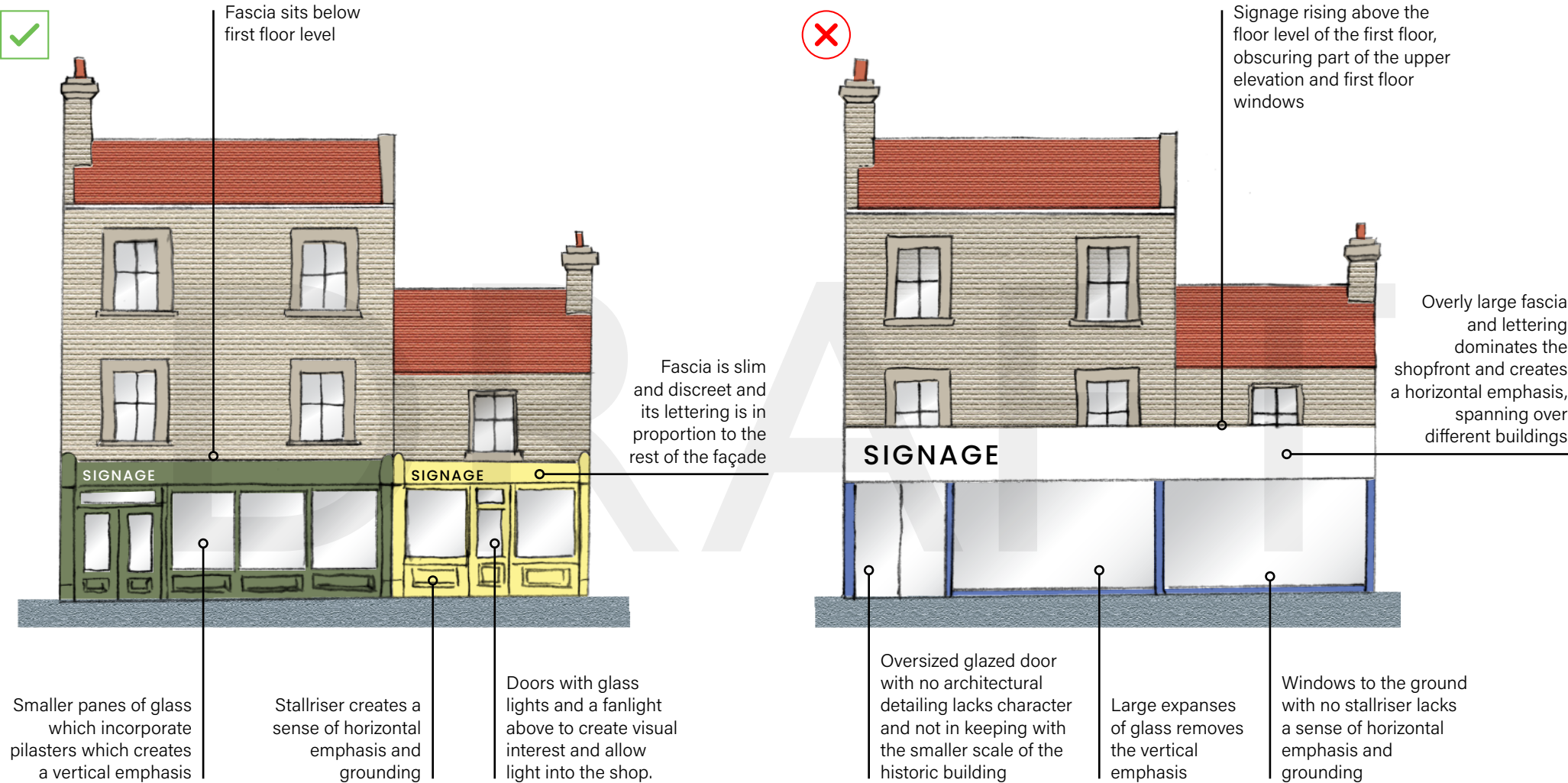


Examples of Positive Shopfront Design in Aylesbury



Examples of Detracting Shopfront Design in Aylesbury







6.43 Opportunities and Recommendations relating to shopfronts include:

- a Where historic shopfronts or shopfront features survive or existing shopfronts contribute to the character and appearance of the Conservation Area, these should be retained and enhanced where possible.
- b Use the detailed guidance on individual shopfront features provided on the following pages to guide alterations to or reinstatement of shopfronts.
- c Where historic features, such as corbels and pilasters, have been lost and vestiges of their original design remain, opportunities should be sought for their reinstatement.
- d Whenever opportunities arise, inappropriately altered shopfronts and shop signage should be returned to a more traditional appearance, employing features or patterns that are in keeping with historic shopfront design and materiality.
- e Where it is appropriate to replace all or parts of a shopfront, traditional styles (or designs that retain the same proportions and materiality) are likely to be most appropriate in historic buildings, but non-traditional, sympathetically designed shopfronts would be appropriate in modern and new buildings.
- f The design of shopfronts needs to reflect the style, proportions, symmetry, vertical or horizontal emphasis and detailing of the rest of the building, particularly the principal elevation, rather than reading as a separate entity; columns for example should be carried down to the ground level.
- g Historic photographs should be used as a point of reference where shopfront alteration or restoration is proposed for historic retail units.
- h Changes to shopfronts will require planning permission, and, if part of a Listed Building, Listed Building Consent. Changes to signage and advertising, including display of an A-board, will require Advertisement Consent.



Shopfront Terminology

6.44 Shopfronts are typically composed of the elements outlined on this diagram. Further guidance on changes to shopfronts or design of new shopfronts is given on the following pages.



A Fascia: The space above the window used to promote the name of the shop, which is often the predominant element of the shop front.

B Cornice: A moulded element across the top of a fascia designed to throw water away from the building.

C Pilaster and Plinth: Pilasters (half-columns) frame the shop front at either edge and provide visual support to the fascia and upper floors. Sometimes these were ornamented. The plinth is a wider element at the base of the pilaster.

D Console/Corbel: These sit on top of the pilasters and protect the end of the fascia.

E Stall Riser: The solid base to the window, helps to protect against damp and damage to the glazing. It also forms a solid base to the shop front, providing it with balanced proportions.

F Sill: The moulded element sitting on top of the stall riser, designed to throw water away from the building.

G Windows: The large area of glazing used to display the shop's goods to the public. Traditionally these were divided up into smaller panes using glazing bars.

H Recessed Doorways: Doors in historic shops were typically recessed to allow for an increased window display area. There were either located centrally or to one side of the shop front.



Guidance on Specific Shopfront Features and Signage

6.45 Fascias:

- a Should be in proportion to the rest of the shopfront and not overly large.
- b Should not extend above cornice level (or, where there is no such feature, should be well below the cill of the window above) or beyond the corbels on either side.

6.46 Glazing:

- a Full height glazing is a modern feature and does not reflect the character of historic buildings.
- b Smaller windows with stallrisers, transoms and mullions are typical traditional features and more appropriate in historic contexts. Some of the earliest shopfront windows in Aylesbury feature multi-paned bow windows.
- c Historic shop doors typically feature fanlights above.

6.47 Stallrisers:

- a Where historic tiled stallrisers remain, for example on the High Street, these should be retained and repaired where necessary.

- b New shopfronts should incorporate a stallriser which provides a solid base for the shopfront, giving it balanced proportions and providing protection from kicks and knocks.

6.48 Signage:

- a The design and detailing of advertising and signage content, both on fascias, hanging signs and any freestanding signage should complement the design of the shopfront and building, conveying a sense of permanence and quality. This would include consideration of colour palettes, lettering style and illumination.
- b Proposals to alter signage and shopfrontages should use traditional and characteristic materials, specifically painted timber and glazing. The use of plastic and metal is not considered to be appropriate in historic contexts.
- c Internally lit or halo lit signage should be avoided as it is not appropriate within a Conservation Area. Where nighttime uses require lighting, subtle external lighting is more impactful and appropriate.

- d Careful consideration needs to be given to the appropriateness of freestanding signage such as A-boards as these can cause visual clutter and physical impediment to pedestrian movement. Fortunately, this is not a big issue in Aylesbury at present.

6.49 Canopies:

- a Historic photos show some of the shopfront properties in public squares featured fabric canopies. Onsite analysis also reveals the remains of associated canopy ironwork mechanisms. These have been lost over time and such features can add interest to the street scene if of an appropriate design suitable for use in the Conservation Area.
- b Canopies should avoid obscuring historic features, should be retractable and made of canvas. Dutch-style canopies, which are visible when retracted are not appropriate
- c Canopies would have traditionally been positioned above fascia signage and this is therefore the most appropriate position for replacement or new canopies; projecting hanging signage will allow the shop name and advertising to remain visible when the canopy is down.



Vacancy

6.50 Although there are not a huge number of vacant buildings in Aylesbury, due to the general decline in high street retail and lesser demand for office space, vacancy in commercial buildings is likely to be a future challenge. Empty buildings communicate an air of neglect, accelerate the dilapidation of old buildings and cost money. Reusing vacant shops for different and mixed purposes can bring new vibrancy and revitalisation to town centres.

6.51 Where buildings are necessarily vacant for any time, consideration must be given to their appearance while unoccupied, so that they do not detract from the street scene and proliferate a sense of decline. Obviously boarded windows and doors are unappealing and will attract vandalism and fly-posters.

6.52 Buckinghamshire Council maintains a list of land and buildings which are of value to the local community. These are called Assets of Community Value (ACVs) and are nominated by local voluntary and community organisations and parish councils. When ACVs come up for sale, community interest groups are able to trigger a six-month window of opportunity or “Moratorium” – a delay before the owner can dispose of the

ACV. This enables the community interest group to prepare a business case and secure funding to bid for or buy the ACV on the open market. There are five such ACVs within the Conservation Area, namely Green End and four Public Houses: The Queen’s Head, the King’s Head, the Green Man and The Harrow. The latter two public houses are currently vacant.

6.53 Opportunities and Recommendations relating to vacancy include:

- a Working with building owners and developers, viable new uses for vacant buildings should be secured where these opportunities arise.
- b Maintain the list of Assets of Community Value.
- c In the short-term, ‘meanwhile’ uses for vacant buildings and retail units should be secured. This will bring immediate activity to the city centre and pave the way for more permanent changes of use. Examples of meanwhile uses that will be considered are:
 - i community spaces
 - ii temporary art exhibitions
 - iii immersive theatre or music performances

- iv a climate hub providing education and workshops on sustainable living
- v affordable space for local small businesses
- vi pop-up shops and markets
- d To counteract the unappealing appearance of vacant buildings, measures can be taken to improve the appearance of shops and buildings in their transitional phase. These include:
 - i Window vinyls depicting local scenes, landmarks, or traditional shop interiors
 - ii Introducing local art commissions into the windows of vacant units
 - iii If a future use is planned, posters explaining redevelopment plans



Open Spaces And Public Realm

6.54 The public realm, namely publicly accessible streets and open spaces, is the area from which the majority of people will experience the Conservation Area. Preserving and enhancing its character and appearance is therefore of considerable importance for maintaining the special interest of the area. The public realm consists not only of surface treatments but also street furniture, street signs and interpretation.

Street Surfaces

6.55 Whilst certain historic pavers and Denner Hill setts survive and there is a good proportion of traditional granite kerbs, the surface treatments within the Conservation Area are varied with plenty of modern, tarmac, brick or concrete finishes. There are many areas where surface finishes are in a poor condition and others which could benefit from replacement with more sympathetic and durable surface treatments. Pavement scars are commonplace where temporary repairs in tarmac have been made between higher quality surface materials or where replacements do not match the overall scheme, creating an incoherent patchwork that diminishes the appearance of streets and often creates uneven trip hazards.

Streetscape and Landscaping

6.56 Positive landscaping around the Waterside Theatre has provided desirable new public realm. Around Highbridge Walk, a pedestrian-only footpath and a strong connection to the waterway create a positive experience. Where renovation of public spaces, such as Kingsbury, has been less successful, the area has not been as well maintained

and added features such as water fountains are not functional. The hardstanding around the canal basin has a very basic design, comprising only flat gridded flagstones with no soft landscaping. Poor connection from the town centre over the ring road towards the Waterside and canal basin is compounded by a lack of flow in the landscape and streetscape from the Market Square southwards.



Pavements scars are common across the Conservation Area and detract from its appearance



Seating

6.57 Whilst benches are provided in some areas, there is limited provision in the most frequented public areas and where they are provided are of poor design, with individual seat designs limiting their capacity. Consultation feedback mentioned that benches available are uncomfortable and often in poor condition. Their design to discourage homeless sleeping has resulted in them being uninviting for public use. The churchyard has no seating, despite being one of the main green spaces in the historic town. Seating in Green End is limited, though is rarely used despite its provision.



Examples of the limited provision of public seating within the Conservation Area



Public Art and Heritage Interpretation

6.58 Public art and monuments are abundant in the main public squares, much of which is referential to important figures in Aylesbury's history, aiding interpretation. Dark brown plaques issued by the Aylesbury Society are appended to many historic buildings within the Conservation Area, explaining the former function or notable residents. However, there is little other interpretation related to the town that is readily accessible to the public.



Aylesbury Society plaques



SECTION 6.0: MANAGEMENT PLAN



Streetlights

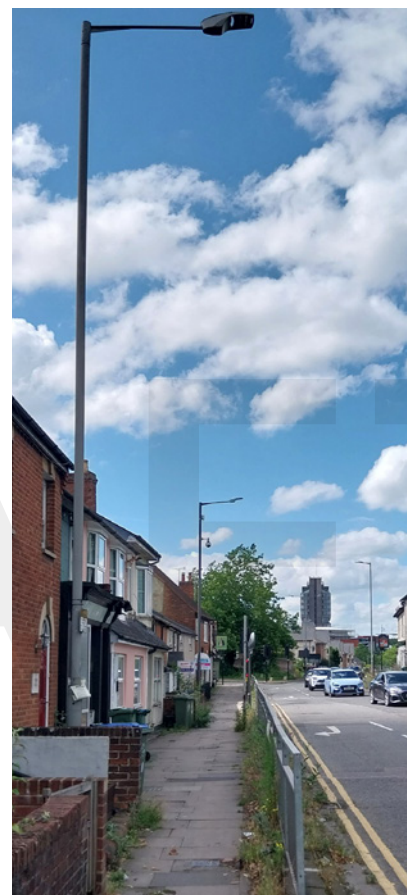
6.59 Much of the town centre, particularly St Mary's and the Historic Residential Core character areas feature a good collection of both historic and historic-style lampposts. However, there remain modern utilitarian streetlights on certain streets, including Buckingham Street, Cambridge Street, Ripon Street and Granville Street, which are not appropriate to the historic character of the Conservation Area. Where streets are narrow, streetlights fixed to building elevations are particularly successful in reducing visual clutter, for example on Temple Street.

The Market

6.60 Temporary market stalls in the Market Square are an essential part of the town's retail landscape but are no longer provided in a unified form by the Council. Instead, each stall keeper erects their own. This results in markets that lack formal layout or coherence in appearance, diminishing their appeal.



Historic streetlamps around St Mary's (See [page 60](#) for more examples within the Conservation Area)



Utilitarian Streetlights in Walton and on Cambridge Street





Other Streetscape Features

6.61 Public bins are typically of a sensitive, traditional style, as are features such as bollards. In more residential areas, lack of storage space for wheelie bins results in their unattractive storage in front of buildings. Commercial refuse is usually well hidden to the rear of properties, though where streets are narrow, such as the characterful King's Head Passage, commercial bins present visual and physical obstacles.

6.62 Finger signs are well designed and a positive contributor to the area, allowing for easy navigation. Signage within the town more generally tends not to be overly intrusive, though clustering of signs in isolated locations causes visual clutter. Portions of the Conservation Area fronting onto main roads such as at Walton, particularly at junctions, often suffer from large directional highway signage placed adjacent to buildings.

6.63 Installation of e-charging points are likely to become a feature of the street scene in the coming years. Although these are relatively unobtrusive, they are likely to increase visual street clutter to a degree and should therefore be integrated with existing street furniture and considered alongside other reductions in street furniture.

6.64 Overhead wires are highly visible in some streets, particularly residential streets such as Granville Road. These modern additions distract from views of the historic street scene.

6.65 Prominent freestanding post boxes add to the town's historic layering.

6.66 Plastic and wooden planters throughout the area appear temporary and are not in keeping.

6.67 There is little bike parking in the town centre, severely limiting access to the town by those without motor vehicles and discouraging sustainable travel.

Green Spaces, Trees and Greenery

6.68 There is good provision of open space and tree planting in Aylesbury, with tree coverage in the public squares having been introduced in the last century, though within the Market Place the trees obscure the clocktower. The canal offers a secluded and peaceful pedestrianised area but connection to the waterside through the town is stunted by the inner ring road. Open green spaces include St Mary's churchyard and Green End, though lack of connection to the latter via routes from the busy town centre and proximity to the busy ring road prevent its regular use, resulting in

the space being rarely taken advantage of. Sett-paved pathways through these spaces are not maintained well, and have become overgrown or infiltrated with vegetation, which will cause their further deterioration.

Detracting Areas

6.69 Car parking and major roads represent the most frequent detracting areas within setting of the Conservation Area, with large areas of poorly landscaped hardstanding, which do not integrate into the Conservation Area's characterful historic streetscape.

6.70 Opportunities and Recommendations relating to open spaces and public realm include:

- a Applications associated with features within the public realm will be carefully considered to ensure that the public streets remain pleasant and attractive places to be, whilst ensuring that commercial activities can continue successfully.
- b A sensitive and holistic approach needs to be taken to changes and improvements to the public realm within an overarching, cohesive strategy.



- c Care should be taken to ensure future public realm works are considered for the long-term and materials both for the street furniture and surface treatments are durable and high-quality.
- d Any additions or amendments to the public realm will also need to take account and comply with *AVDC Highways protocol* (2012).
- e Reinstatement of street surfaces in poor repair and those lost to street scars in a like-for-like and timely manner would greatly enhance the appearance and condition of the public realm in the Conservation Area.
- f Where historic items of street furniture and surface finishes do survive, these should be retained and repaired in situ.
- g New public seating should be encouraged as part of creating an inclusive and accessible public realm. A co-ordinated strategy to seating and other street furniture would also provide coherency of appearance across the town centre.
- h If opportunities arise to relocate cables below ground, where this would not be harmful to historic surface treatments, this would be beneficial to the appearance of the Conservation Area.
- i Further use of streetlights fixed to building elevations in narrow streets should be encouraged, where the necessary wayleaves can be sought from building owners.
- j The current style of streets signage in the Conservation Area should be encouraged, maintained and extended into streets that have not yet received the treatment.
- k The replacement of plastic planters with permanent and in-keeping bed planting or tree planting is encouraged.
- l Trees should be planted away from architectural landmarks.
- m Tree management should be proactive, with dead trees removed and their replacement should be with trees suited to the urban environment.
- n Increasing green infrastructure will improve the visual appearance and amenity of detrimental built features and areas, as well as the setting of the Conservation Area.
- o There is the opportunity for more historic interpretation, to ensure that the public appreciate the heritage and special interest of the Conservation Area. This may take the form of interpretation boards, framed views with historic photographs of the same vantage, and potential digital interpretation. When new interpretation is considered, it should be designed with an awareness of the style, materiality and character of existing signage.
- p The *Design Guide for Aylesbury Vale SPD* contains a number of principles relating to the public realm that should be followed, including key design principles for streets, public open space, and play spaces.
- q Whilst it is recognised that car parking is necessary, improvements could be made to enhance such areas, for example by appropriate vegetative screening, the addition of soft landscaping or, if the opportunity arises, sensitive redevelopment.



Traffic and Parking

6.71 Traffic and congestion in Aylesbury cause a negative impact on the experience of the Conservation Area. Although much of the public centre of the Conservation Area is informally pedestrianised, there is a regular flow of traffic through non-pedestrianised main streets, such as up Buckingham Street and the loop around Kingsbury, particularly in the evenings and often at speed. A number of recently pedestrianised roads, including Cambridge Street and Market Street, and the prevention of through-traffic on George Street have helped to mitigate the impact of traffic to improve one-way flow.

6.72 Within the Conservation Area, there are very few areas of visible parking in public spaces, with the only formal marked car parking spaces being: a large carpark to the rear of the Old County Offices, a small area in front of the same offices, limited spaces on Temple Square, and a number of spaces on Nelson Terrace. However, inappropriate parking, both from designated street/taxi parking and from uncontrolled illegal pavement parking, occurs and causes visual clutter, as well as impeding the accessibility of these spaces. The provision of a taxi rank directly outside of the civic buildings to the south of

Market Square, which have nice entrance and boundary detailing, means that these buildings are rarely fully visible without obstruction.

6.73 Much of the town's residential parking in the Conservation Area is located discreetly to the rear of properties in courtyard access. There is, however, a large volume of street parking, often by permit only, that detracts from historic streets, such as Church Street, Parson's Fee, Rickford's Hill and Buckingham Street. There is also demand to convert front gardens to private parking, which effectively reduces on-street parking spaces and erodes the attractiveness of these parts of the Conservation Area.

6.74 The inner ring road in the area's immediate setting is busy and faces sustained high levels of traffic, which detract from the experience of the Conservation Area. Encouraging non-motorised travel has some potential to reduce the pressure on car parking. However, there are still several large open carparks in the immediate setting of the Conservation Area, including the Exchange Street Car Park, Whitehall Car Park and substantial Morrison's Car Park, which are unsightly in views into and out of the Conservation Areas.

6.75 Opportunities and Recommendations relating to traffic and parking include:

- a Improving cycle routes by providing space for segregated cycle lanes and advanced stop boxes at junctions could help alleviate congestion. Active travel is integral to the Garden Town Vision of Aylesbury outlined in the Vale of Aylesbury Local Plan.
- b There are opportunities to introduce a park and ride facility and ensure that public transport options are adequate to assist in resolving this issue.
- c Relocating the taxi rank from directly outside the civic buildings at the south end of the Market Square would greatly enhance their setting.
- d Car parking to the rear of the Old County Offices provides an opportunity for improving pedestrian connections between the historic town centre Canal Basin.
- e Where car parks are found in prominent locations and are detracting features, opportunities should be sought to provide better screening, landscape buffers and soft landscaping to break up extensive tarmac.



- f Parking Guidance in the *Design Guide for Aylesbury Vale* (Section 5.7) states the key principle is to 'integrate parking to meet needs and support attractive streets and spaces':
 - i The quality of the street environment should be a paramount consideration in designing parking spaces into the street.
 - ii The inclusion of landscape and street trees as well as the provision for pedestrians should be integral to the design.
- g The creation of parking in front gardens, particularly where it involves the loss of historic boundary enclosure, will be discouraged.

Sustainable Development and Climate Change

6.76 The current climate crisis means there is a focus on improving the energy efficiency of our buildings, including historic buildings, in order to reduce carbon emissions, particularly from heating which uses fossil fuel sources. Maintenance and continued use of historic buildings is inherently sustainable and historic buildings in Conservation Areas such as Aylesbury can play a significant role in reducing carbon emissions. However, the conflict between upgrading historic buildings

for sustainability reasons and the importance of retaining and enhancing the special interest of those historic buildings and the Conservation Area needs to be considered. In making sustainability improvements care therefore needs to be taken to find the solutions most appropriate to historic buildings, ensuring breathability is maintained (see [paragraphs 6.25-6.30](#) for more details) and that changes are sensitive to the historic building in question and to its setting within the Conservation Area.

6.77 'Retrofitting' is the introduction of new materials, products or equipment into an existing building with the aim of reducing its energy use. However, a rush to retrofit carries many risks, particularly when it comes to Listed Buildings and buildings within Conservation Areas. The consequences of getting it wrong could cause lasting damage and unnecessary expenditure as there is no 'one size fits all' solution to retrofitting older buildings and what works on one property may not work on its neighbour.

6.78 A 'whole building approach' is recommended for historic buildings, where the different parts of a building, as well as its use patterns and the materials it is built with, are considered in terms of how they interact with each other. This approach is founded on the principle that the greenest (and cheapest) energy is the energy we do not use: much can be achieved by changing behaviour, avoiding

waste, using efficient controls and equipment and managing the building to its optimum performance before more major changes like installing solar panels or changing a heating system needs to be considered. This way the risk of making inappropriate changes to historic buildings is reduced and the character and appearance of the Conservation Area and any heritage assets within it is more likely to be preserved.

6.79 The diagram on the following page illustrates a process of understanding a historic building in order that changes are made appropriately.

6.80 **Knowledge:** Understand the context of your building is the first and most important step: its surroundings and situation; its history, construction, and condition; its energy use and impact; its occupation and patterns of use. Understand the financial context of the project, what is the budget, are there grants or funding opportunities available? Allowing time to properly understand the building, how it is used, and where energy is being wasted will save time and money later.

6.81 **Eliminate** unnecessary energy use: Addressing issues like damp, draughts and other defects can be a cost-effective way of saving energy. Look at how a building is used: is a space constantly heated but only occupied once a week for example?

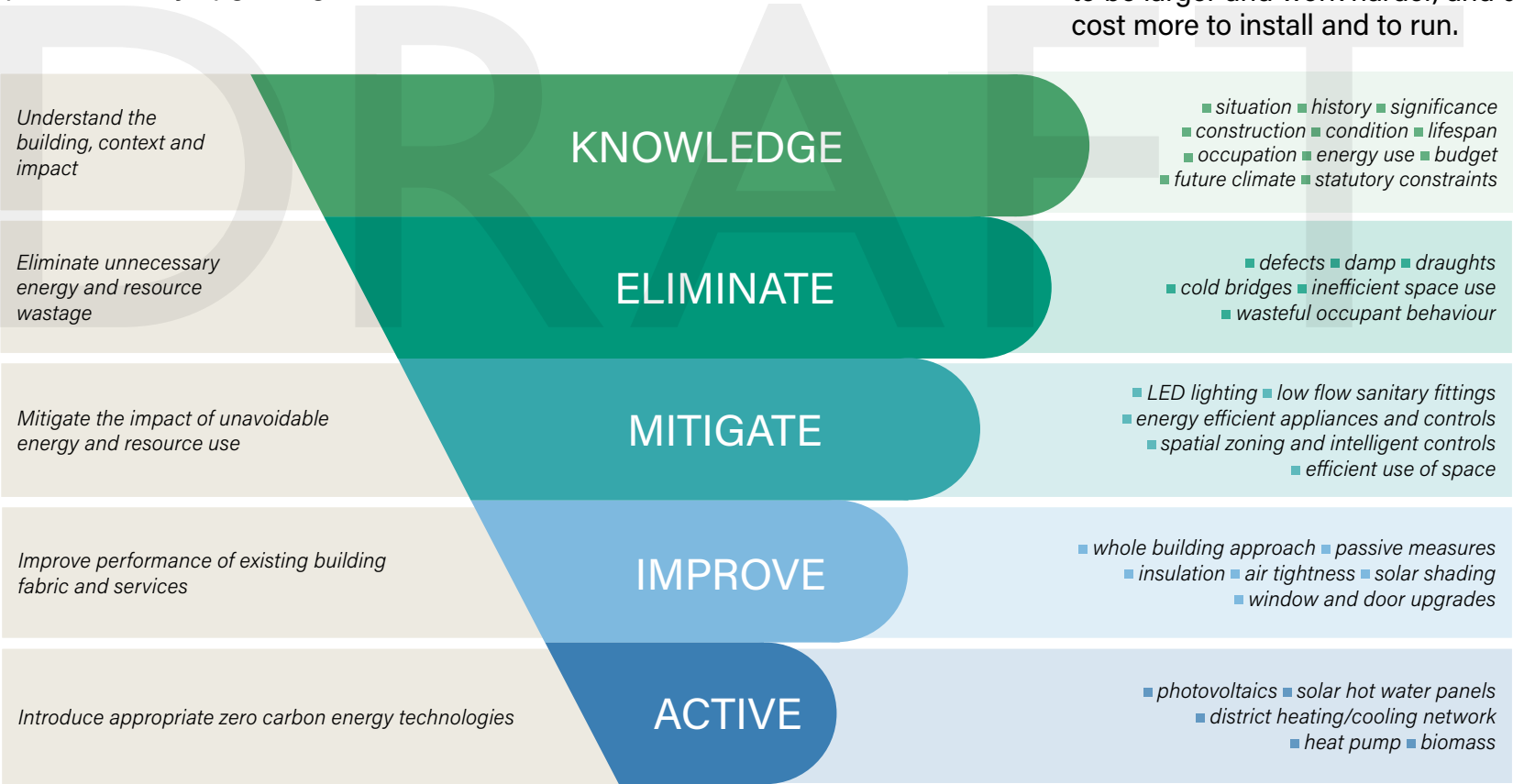


6.82 **Mitigate** the impact of things that are unavoidable. For example, lighting and electrical appliances are essential items so these should be as efficient as possible (LEDs etc). What is the most efficient way of using the spaces?

6.83 **Improve** the existing building’s fabric to reduce energy use further through passive means. For example, sensitively upgrading

windows, insulating the roof, walls, and floors, while considering that traditional buildings need to be ‘breathable’ by using vapour-permeable materials. Incorporating materials that enable this permeability is crucial to avoiding unintended consequences like moisture buildup and damp. Consider occupant comfort, effective ventilation and minimise risks of overheating.

6.84 **Active:** Lastly, introduce appropriate ‘active’ energy technologies that are zero carbon and renewable. This could include solar panels or heat pumps. This final measure is an essential part of addressing the climate emergency but jumping to this step too early could risk implementing the wrong solution. If you do not take steps to reduce energy demand first, the new energy source will need to be larger and work harder, and ultimately cost more to install and to run.





6.85 Landscaping, trees and greenery also play an important role in climate change, with trees playing an important role in urban cooling and the reduction of the 'heat island' effect. Trees in urban areas also reduce surface flooding and the reduction of windspeeds (therefore resulting in reduced heat loss in houses from draughts).

6.86 Key issues relating to sustainability and historic buildings in Aylesbury include:

- a Pressure to replace important historic windows with inappropriate uPVC;
- b Pressure to install solar panels which may be visually intrusive to important historic settings;
- c Pressure to externally insulate historic buildings, potentially covering over important original brick or stonework;
- d The potential for e-charging points for electric vehicles to cause clutter within streetscapes;
- e Little provision within the Conservation Area for cyclists. Pedestrian routes could be improved. A town centre with less of a focus on vehicles is likely to enhance the character of the Conservation Area;

f Issues with vehicular traffic and congestion; and

g Due to the changing climate very few native trees will now tolerate town centre locations, due to lack of water and reflective heat. Native trees can prematurely die and result in excessive maintenance costs for BC and private owners, as well as increase the risk of subsidence.

6.87 Opportunities and Recommendations relating to Sustainable Development and Climate Change include:

- a Physical changes to historic buildings to improve energy efficiency need to be carefully considered in terms of a 'whole building approach', so as to mitigate against harm to the significance of both individual buildings and the Conservation Area, as well as ensure that works are effective and sustainable in the long term.
- b Many improvements to thermal performance of buildings will have no impact on the character and appearance of the Conservation Area and should be considered first, including improving the thermal performance of the building stock through:

i Adding insulation to lofts and below suspended ground floors.

ii Draft exclusion around windows, doors and vents.

iii Installing secondary glazing, thick curtains and internal shutters (if appropriate to the period of the property).

c If windows are beyond repair, modern or insensitive later alterations, replacement could be with slimline timber double-glazed units to improve a building's thermal efficiency. For Listed Buildings proposed replacements should be in timber (or metal if this was the original material) and reflect historic joinery and glazing types. The visual character of the design, materiality and detailing of uPVC windows makes them unsuitable for older buildings and Conservation Areas

d Solar photovoltaic or solar thermal panels must not detract from the historic character of the building and are likely to be only acceptable when positioned on rear roof slopes and not readily visible from the public realm. The topography of Aylesbury also needs to be taken into account as many rear roof slopes are visible. Well-integrated solar slates or tiles may in some circumstances be more visually acceptable, where solar panels are not appropriate.



- e Other renewable energy sources could be considered, such as ground, air or water sourced heat pumps as long as they are not installed on a wall or roof which fronts a highway and do not detract from the appearance of the Conservation Area.
- f Where possible, e-charging points should be integrated into existing street furniture, such as in lampposts, and be considered alongside other reductions in street furniture in order to reduce visual and physical clutter.
- g Materials used for building and landscaping projects should be chosen from sustainable, low-carbon sources and from the local area where possible.
- h Tree planting should be considered both as a way to improve visual amenity of the Conservation Area and its setting, as well as a tool to help combat climate change. It will be advantageous to encourage the planting of non-native species, which have a similar form and structure to those which are native. Non-native trees have a higher tolerance of reflective heat and have lower water requirements, increasing their longevity and safeguarding the character and appearance of the Conservation Area in the longer-term, whilst minimising conflict with existing infrastructure.
- i Encourage biodiversity of flora and fauna and appropriate to the character of historic open spaces.
- j Measures should be taken to reduce or calm vehicle movement in the Conservation Area to improve air quality, make active travel more pleasant and safer and improve the character of the Conservation Area. For example, non-motorised methods of travel could be encouraged by creating more infrastructure to encourage walking and cycling, such as pedestrian routes and cycle paths, as well as appropriate signposting. There is also potential to introduce discrete, well-integrated bike storage. These measures should take care not to add to visual clutter.
- k More detailed guidance on historic buildings and sustainability has been produced by organisations such as Historic England. Links to these can be found in the **Further Information and Sources** section.



SECTION 7

BOUNDARY REVIEW

This part of the document provides details of the review of the boundary of Aylesbury Conservation Area, identifying proposed changes.

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Proposed Additions to the Conservation Area	98
Proposed Exclusions from the Conservation Area	103



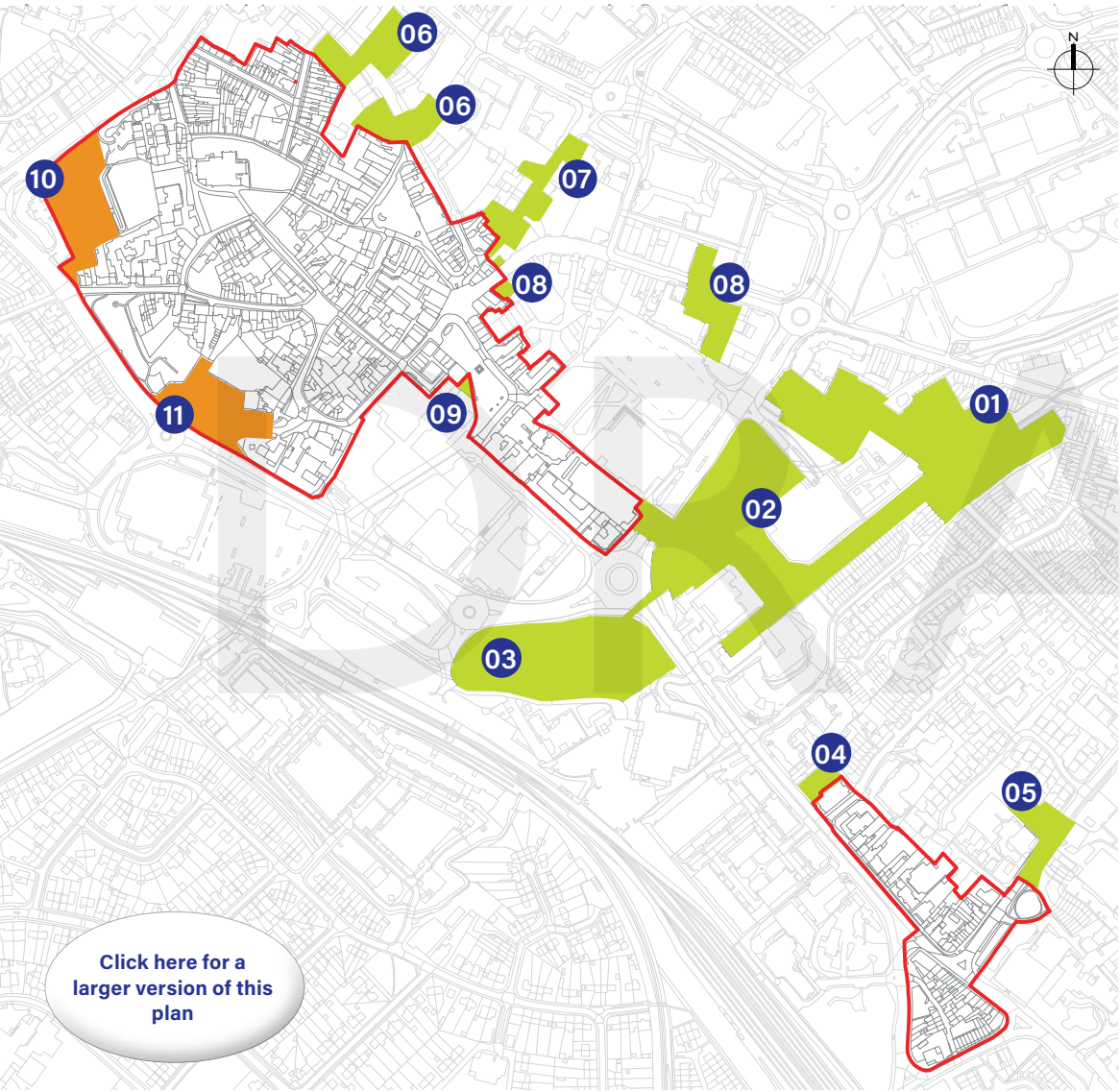


Introduction to the Boundary Review

7.1 Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place. Furthermore, our understanding or appreciation of what is special about an area can change over time, meaning that it is important to review the boundaries of conservation areas and include/exclude buildings and spaces which do/do not contribute to and reinforce the conservation area designation.

7.2 As such, best practice prescribes that conservation area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. A review of the boundary, as well as any accompanying guidance and assessments, should generally take place every five to ten years or in response to a notable change (positive or negative), including any changes in policy or legislation. The boundaries of the Aylesbury Conservation Area were last reviewed in 2004 and are therefore due for a review. This has been undertaken as part of the preparation of this CAAMP.

7.3 Following public consultation, this part of the CAAMP will become the Designation Report for any boundary revisions to the Conservation Area and will be adopted at the same time as the final CAAMP. The changes to the boundary will be incorporated into this document.



BOUNDARY REVIEW PLAN

- Previous Conservation Area Boundary
- Proposed Inclusions
- Proposed Exclusions

Note, no changes are proposed to the Wendover Road Character Area, which is therefore not shown on this map.
This plan is not to scale

[Click here for a larger version of this plan](#)



Proposed Additions to the Conservation Area

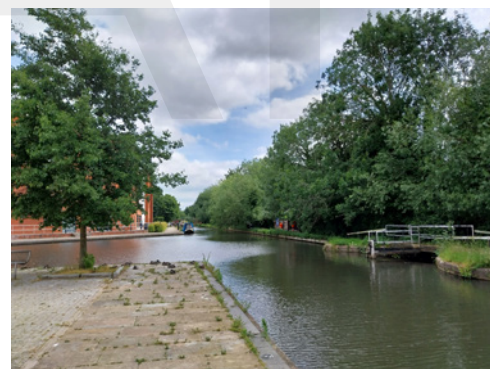
01: High Bridge Walk, Albion Street and Coronation Villas – along the canal

7.4 This collection of late nineteenth and early twentieth century terraced housing, when taken as a group, represents a period of Aylesbury's industrial heritage largely unaccounted for in its current boundaries. These have been chosen particularly for their picturesque setting alongside small tributary waterways like Bear Brook and strong relationship with the Grand Union Canal, which is included in this new part of the area as a legible vestige of the industrialisation of Aylesbury. Their pedestrian-only principal elevations are unique, making clear the importance of the canal to their composition and layout.



02: The Canal Basin and Waterside Theatre

7.5 The canal represents a significant milestone in Aylesbury's early industrialisation, worthy of protection for simply that reason. Its newfound relationship with the landmark Waterside Theatre, with its organic design and complimentary landscaping is a good example of modern design in part by Norman Bragg, responding sensitively to its context and providing a good example of how modern design can compliment the wider urban area, linking the town centre once again to the canal basin from which it had previously been severed, while providing some well-considered public realm, though it is acknowledged that the paved area beyond Waitrose around the canal basin requires improvement and perhaps its inclusion will encourage sympathetic landscaping going forward.





03: The Blue Leanie and Grounds

7.6 This piece, although not GMW's best work (3 of their post-war buildings are already listed), is a striking piece of commercial architecture that echoes the sensibilities of the emerging 1980s. The interplay with brick piers and reflective glass expanse, tilted at a considerable angle with cavernous atrium give the building an unusual visual appeal. Its retention of green space and mature planting to the east that formed the garden of the now demolished Willowbank House are the last remnants of that once substantial estate.

7.7 This parkland now provides a green gateway to the town centre, while contrasting effectively with the building's slick geometric design.

7.8 Although probably not worthy of national protection, the Leanie and its context are worthy of inclusion in the Conservation Area, representing a piece of standalone commercial architecture not represented elsewhere.



04: Walton Parish Hall

7.9 Included as a community meeting place, connected to the church. In the early twentieth century it replaced and enlarged a school founded in 1859 for the education of the local poor and children of boat people. The place is still a valued community centre and adds to the church as a hub in the parish of Walton.

7.10 It is a good example of Arts and Crafts early twentieth century architecture.





05: The Malt House and Granary, Walton

- 7.11 This extension includes the Grade II listed timber-framed Granary building and adjacent substantial nineteenth century villa named 'The Malthouse'.
- 7.12 This extension also includes the historic stone boundary wall in front of Aylesbury High School along the eastern side of Walton Road.



06: Buckingham Street

- 7.13 Inclusion of some areas of Buckingham Street that contribute positively to the street's historic character, notably the Methodist Church and a collection of buildings of varying dates with shopfronts that retain the street's diverse commercial character. Part of the reason for their inclusion is to ensure that this character is not further diminished by modern development.





07: Cambridge Street

7.14 This street includes buildings and shops with historic character that positively contribute to the streetscape, whose protection should be encouraged, particularly towards the north-eastern end, where recent extensive development is considered detrimental.



08: The High Street (southern and northern end)

7.15 Extensions on the High Street (constructed in a single phase in 1826) seek to capture historic buildings on a street that has largely suffered detrimental redevelopment during the twentieth century.

7.16 To the south, this comprises an enclave made up of a row of early nineteenth century townhouses with good terracotta detailing, now converted into retail use, the 1935 Catholic Church and attached earlier presbytery, and a number of smaller nineteenth century retail premises.





09: Friars Square steps from Market Square

7.17 This extension rationalises the boundary of the Market Square, so that the full extent of its public realm is included.



AFT



Proposed Exclusions from the Conservation Area

10: Chadbone Close

7.18 On the western fringe of the town centre as it hits the inner ring road, these areas of late twentieth century residential redevelopment fail to pick up on the character of their historic context, while simultaneously not offering innovative or noteworthy design. A small handful of buildings constructed this century (54 Castle Street and 80-82 Friarage Road) are particularly poorly designed, with no attempt to use good modern design or to respond to historic forms. Broadly within what was once the gardens of Prebendal House, this area retains very little of legible historic ties to that building, with modern boundary treatment and landscaping that intentionally separates them physically from the house.



11: Green End road and the bottom of Rickford's Hill

7.19 This area south of Rickford's House and The Friarage is entirely late-twentieth and twenty-first century. Where they front onto Friarage Road, these buildings are of no architectural merit, while the considerably large Western House and Lincoln Place are both, in terms of massing and materials, detrimental to the appearance of their immediate historic setting, dwarfing their seventeenth century neighbouring buildings.

7.20 This does not exclude the Primary School and its mature trees, which are an important gateway to the Conservation Area.





SECTION 8

CHARACTER AREAS

This section divides up the Aylesbury Conservation Area into smaller character areas. Each area has a different atmosphere and character depending on building types, design and use. The descriptions of each character area summarises their individual characteristics, provides area specific issues, recommendations and opportunities.

This is to provide more detail on variations in character throughout the Conservation Area, in order to inform proposals for change so that they are sensitive to the specific area in which they are located, as what is appropriate for one character area may not be for another.

Character Area 01: St Mary's	106
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SECTION 8.0: CHARACTER AREAS



Click on the map to jump to more information on a highlighted Character Area



CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- Character Area 01: St Mary's
- Character Area 02: Historic Residential Core
- Character Area 03: Modern Residential Development

- Character Area 04: Ripon and Granville Streets
- Character Area 05: Public Squares and Commercial Streets
- Character Area 06: Civic Centre
- Character Area 07: Canal and Highbridge
- Character Area 08: Modern Landmarks

- Character Area 09: Walton
 - Character Area 10: Wendover Road
- This plan is not to scale*

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.



CHARACTER AREA 01: ST. MARY'S



Summary of Significance

8.1 St. Mary's Character Area is important as it represents the oldest part of Aylesbury, illustrated by the oldest surviving building in the Conservation Area, St. Mary's Church dating from the thirteenth century. The Church is built within the boundaries of the Iron Age hillfort and on the grounds of the Saxon Minster, representing an important link to the early history of the town, with high potential for below ground archaeological remains. The thirteenth to nineteenth century buildings illustrate Aylesbury's development from medieval religious centre and market town into a wealthy civic centre. These buildings enclose the Church on all sides, with strong pavement-fronting wall lines that create an intimate sense of enclosure and a quiet, relatively car free space within an otherwise busy town centre. This tranquillity is important for the reflective and spiritual nature of the church and its churchyard. The green, open space of the churchyard, with its mature trees and foliage, is a key part of the character of the area, allowing glimpses, channelled and dappled views of the building's form.

CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- Character Area
- Green Spaces
- Tree Coverage
- TPOs
- Street Views
- Grade I
- Grade II*

- Grade II
- Locally Listed

Local Landmarks:

- A St Mary's Church
- B Former Grammar School
- C Prebendal House

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.



CHARACTER AREA 01: ST. MARY'S

Green Spaces

8.2 The well-maintained grass Churchyard provides substantial amenity, with characteristic treelined pathways and boundary creating a quiet oasis in the middle of the town and an attractive setting for the Church.

8.3 The grounds of Prebendal House contain a dense collection of mature and leafy third-party trees that provide an important verdant background to many views westwards.

Street Pattern and Topography

8.4 St Mary's Church is the highest point of the town, with land sloping away in all directions from the churchyard.

8.5 The large churchyard is crossed by three radiating pathways of Denner Hill setts and encircled by the narrow road of St. Mary's Square.

8.6 Important sense of enclosure, enhanced where streets narrow and are overshadowed by trees, such as at the corner of St. Mary's Passage and at the corner of Nelson Terrace, and down Pebble Lane.

Buildings

8.7 Mostly small-scale and residential, predominantly seventeenth- and eighteenth-century terraced cottages and townhouses of two to three-storeys.

8.8 Principal elevations face onto the churchyard, fronting onto the pavement with strong continuous building lines encircling and enclosing the churchyard.

Local landmarks:

- a St. Mary's Church with its tall spire is centrally located, visible across the area. It is notably one of very few stone buildings in the whole Conservation Area.
- b The Discover Bucks Museum (the former Grammar School) was refaced in the early-eighteenth century, prominent for its long street frontage and grand proportions.
- c Prebendal House is a large eighteenth century detached residence in a generous garden, glimpsed over the church wall and through its grand gate.

8.9 The only example of modern development is the 1960s Granville Street Evangelical Church, in a contrasting minimalist design, shallow pitch roof and buff brick.

Style, Materials and Detailing

8.10 Except from the stone St. Mary's, most buildings are of red and vitreous brick or rendered finish, with one notable timber-framed building at 5-8 Parson's Fee.

8.11 Despite differing scales and phases, building frontages are predominantly a restrained Georgian style with steeply pitched plaintile roofs.

8.12 A variety of historic window forms survive, predominantly small-pane sash windows, with smaller cottages and outshots instead featuring timber casements and a handful of leaded casements.

8.13 Prominent doorcases and hoods are a distinctive and often flamboyant feature of this area, of varying classical designs with the occasional gothic inspiration.



CHARACTER AREA 01: ST. MARY’S

Boundary Treatment and Street Surfaces

Issues, Opportunities and Recommendations

Key Views and Character

8.14 As most buildings front directly onto the pavement they have no boundaries.

8.15 The churchyard is encircled by a low red brick wall, with focal gauged brick and wrought iron gateway at the Church Street entrance and smaller example at the Pebble Lane entrance.

8.16 Prebendal House has a tall red brick boundary wall with that forms the churchyard’s western boundary, accessed from Parson’s Fee through an impressive recessed red brick gateway with rusticated piers and round-head opening.

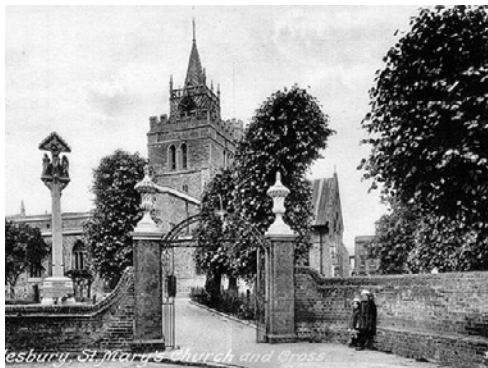
8.17 The paths across the churchyard, Parson’s Fee, onto Nelson’s Terrace and Pebble Lane, as well as gutters, retain positive examples of historic Denner Hill sett surfaces, while St Mary’s Square has a degraded tarmac finish, with pavement of concrete pavers.

8.18 This area is generally well-conserved, though several issues remain that are common throughout the Conservation Area, which provide opportunities for improvement as outlined in the Management Plan. For this area specifically issues include road and pavement condition (see [Open Spaces and Public Realm](#)), excess road parking (see [Traffic and Parking](#)), and cementitious repointing (see [Inappropriate Alterations](#)).

8.19 The area is defined by views that are enclosed and narrowed by the built environment and mature vegetation. These are characteristic of its well-preserved small-scale and tight-grained medieval residential form, which contrast with the grandeur and space created by the church and churchyard.



CHARACTER AREA 01: ST. MARY'S



View 01: Focal view of St Mary's, the oldest building on the Conservation Area and a local landmark, from Church Street and framed by mature trees.



View 02: Unfolding view down Parson's Fee with significant retention of historic Denner Hill sett surface and important characterful vernacular style eighteenth- and nineteenth- century buildings



View 03: View towards St. Mary's passage, narrowed by built form and foliage creating a characteristic funnelling effect



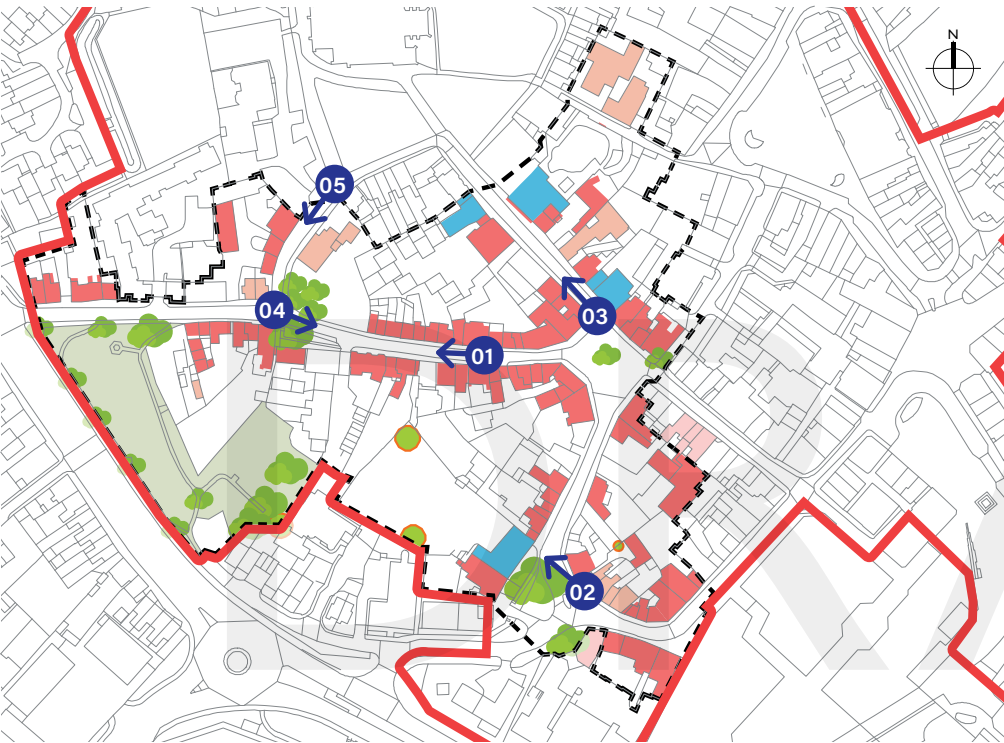
View 04: View of Nelson Terrace, unfolding along the gentle curve of the narrow treelined St. Mary's Square, with characteristic road-fronting buildings



View 05: View from St Mary's Square funnelled by buildings down the narrow Pebble Lane with characteristic Denner Hill setts.



CHARACTER AREA 02: HISTORIC RESIDENTIAL CORE



CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- - Character Area
- Green Spaces
- Tree Coverage
- TPOs
- Street Views

- Grade II*
- Grade II
- Locally Listed

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary of Significance

8.20 The historic Residential Core character area is important for its high aesthetic and historic value as the well-conserved domestic centre of the town. The area illustrates Aylesbury's affluent residential development, particularly between the fifteenth and seventeenth centuries, much of which was refronted in fine classical style in the eighteenth and early nineteenth centuries. The aesthetic quality of the area lies in its coherence of materials and massing across broad historic periods. Buildings are exclusively two-storeys of red brick or render and with plaintile roofs. Roads radiate from Temple Square, with pavement-fronting wall lines that create a strong sense of enclosure, generating funnelled and unfolding views. This area has a strong historic urban character, created by narrow, close-knit streets opening onto Temple Square and Rickford's Hill that contain important focal mature trees and relief from dense built form. Green End provides an isolated positive green space to the rear of properties to the west of the area.

Green Spaces

8.21 Green End is a large open area of grassland, lined by verdant mature trees that importantly shield and separate residential buildings to the east from the busy ring road.

8.22 Mature focal trees in Temple Square and Rickford's Hill provide visual anchors and relief from the tight-knit street pattern.

8.23 Trees in private gardens visible over the roofs of houses and glimpsed through courtyards provide an important backdrop to the urban form.



CHARACTER AREA 02: HISTORIC RESIDENTIAL CORE

Street Pattern and Topography

8.24 Streets are narrow and radiate from Temple Square.

8.25 The ground falls away rapidly to the west, causing a dynamic topography of street and building levels and roof heights, partially down Castle Street and Rickford's Hill.

8.26 Important sense of enclosure, enhanced where streets narrow and curve, and buildings front onto the road.

Buildings

8.27 Most buildings in this area are residential but around Temple Square and southwards are a small collection of historic shopfronts and residential buildings converted to commercial use.

8.28 An eclectic mix of building phases, mostly terraced cottages and townhouses of two-storeys, with steeply pitched roofs.

8.29 Rear courtyards and gardens are commonly accessed through archways in principal frontages.

8.30 There is little modern development in this area, with those constructed nearby generally responding well to their historic context (see [Character Area 3](#)).

8.31 Due to the high-quality of the streetscape in this area, and its regular two-storey and street-fronting buildings, individual buildings are less prone to becoming focal, and as a result all views contain buildings worthy of note.

Style, Material and Detailing

8.32 Most buildings are of red brick with vitreous decorations or rendered.

8.33 Roofs are predominantly covered in clay plain tiles, with a handful of buildings using natural slate.

8.34 Windows are mostly sashes, though with differing styles and sometimes elaborately detailed construction. Smaller scale cottages have timber casements.

8.35 Dormer windows are common in street-facing elevations, usually gabled but sometimes hipped, with rendered or timber cheeks.

Boundary Treatment and Street Surface

8.36 With the exception of the Denner Hill sett-laid Parson's Fee and Pebble Lane, roads have a tarmac finish with concrete pavers, though with some granite kerb stones and gutters formed of setts.

8.37 Buildings mostly front directly onto pavement. The larger, well-appointed houses on the west of Rickford's Hill have small front gardens.

8.38 A notable street feature of the area is the tiered pavement at the intersection of Castle Street and Parson's Fee, where the road was regraded in the nineteenth century.

Issues, Opportunities and Recommendations

8.39 This area is generally well-conserved, though several issues remain that are common throughout the Conservation Area, which provide opportunities for improvement as outlined in the Management Plan. For this area specifically, issues include poor road and pavement condition (see [Open Spaces and Public Realm](#)), inappropriate alterations, particularly in the form of aërials and satellite dishes (see [Inappropriate Alterations](#)), and excess road parking (see [Traffic and Parking](#)).



CHARACTER AREA 02: HISTORIC RESIDENTIAL CORE

Key Views and Character

8.40 Characteristic views in this area are funnelled down narrow roads with strong building lines, unfolding along gently curving and sloping streets. These views open into small vistas around the intersection of roads, particularly at Temple Square and Rickford's Hill. Although the area has no focal buildings due to their consistent height and detailing, the Spire of St Mary's is importantly framed by Church Street, dubbed by Pevsner as 'the best street in Aylesbury'.

For key views key views of Temple Square, Rickford's Hill, and Green End, see **Public Squares**, and **Green Spaces and Waterways**.



View 01: Enclosed view of the narrow Castle Street from Temple Square, curving gently towards Parson's Fee, with street-fronting buildings

View 02: The open space at Rickford's Hill contains both well-appointed homes with small front gardens, clearly of higher status, and smaller road-fronting cottages

View 03: Key view of St. Mary's along Church Street, bookended by the landmark leaded spire



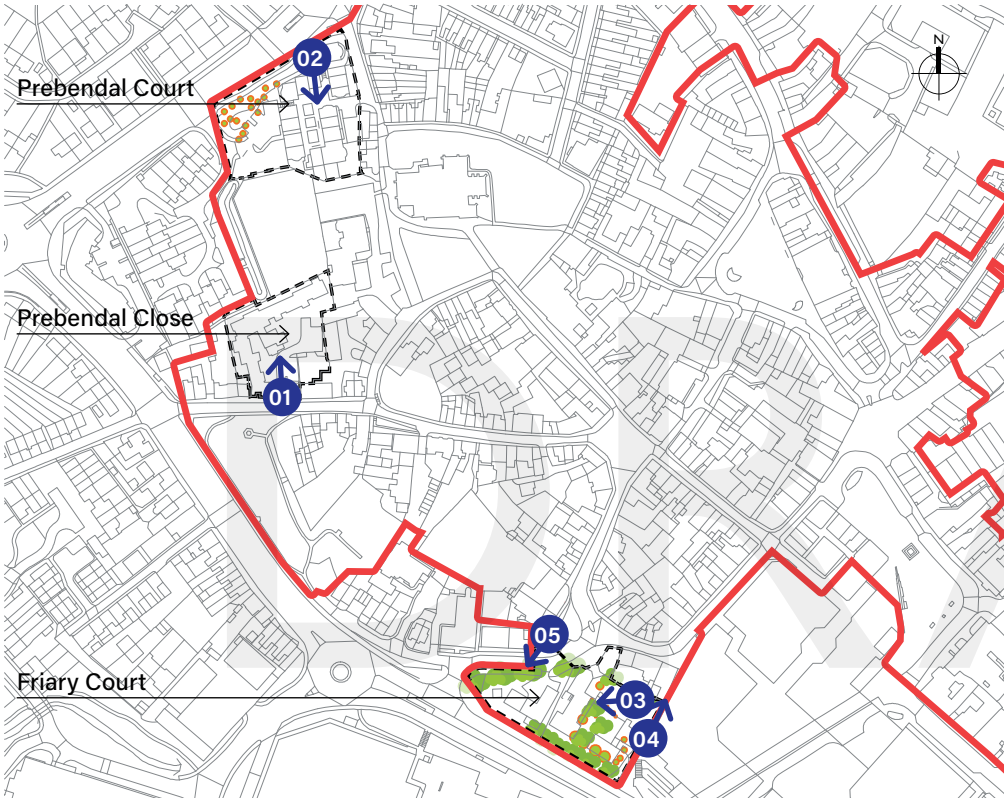
View 04: Mature trees and sloped, curving Castle Street creates an inviting funnelled uphill view



View 05: Unfolding view around the curved and sloping Parson's Fee, featuring important Denner Hill Setts



CHARACTER AREA 03: MODERN RESIDENTIAL DEVELOPMENT



CHARACTER AREAS
PLAN

- Proposed Aylesbury Conservation Area
- - Character Area
- Tree Coverage

- TPOs
- ➔ Street Views

Local Landmarks:

- A St Mary's Church
- B Former Grammar School
- C Prebendal House

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary of Significance

8.41 Modern residential development around the historic core of Aylesbury exemplifies how good design can respond to its historic urban context while remaining clearly contemporary. Mostly from the end of the twentieth century, these areas of redevelopment are small-scale, often formed around courtyard models, modifying their styles and details to blend into the prevailing character of their locale, while being unashamedly new. These areas are of high archaeological significance: during construction of Prebendal Court significant archaeological evidence of the ditch surrounding the Iron Age hillfort was unearthed. Friary Court is located on the area where the medieval Friary was once located, the remnants of which are purportedly incorporated into the adjacent 25, Rickford's Hill.

Green Spaces

8.42 Friary Court and the adjacent pre-school are particularly notable for their incorporation of verdant mature trees, which form an important green gateway into the Conservation Area and shield the area from the inner ring road.

8.43 Mature and tall trees west of Prebendal Court, in the former garden of Prebendal House, form an important green backdrop for the north-western segment of the Conservation Area and provides shielding from detrimental development on Chadbone Close and the inner ring road.



CHARACTER AREA 03: MODERN RESIDENTIAL DEVELOPMENT

Street Pattern and Topography

8.44 Modern developments that utilise the inward facing courtyard or square model, expanding behind their often smaller street-facing elevation.

Buildings

8.45 One to two-storey buildings that fit into their surroundings in terms of scale and massing.

8.46 Archways are often incorporated in street frontages to access buildings to the rear, replicating the archways and rear ranges found in their contexts.

Style, Material and Detailing

8.47 These buildings are often of darker brown brick in stretcher bond, ensuring their legibility as modern.

8.48 Simplified contemporary forms and features such as metal casement windows and doors are used, but are of appropriate proportions to the buildings, preventing pastiche.

8.49 Friary Court and Prebendal Close using variations upon a rear courtyard accessed through an archway in the building line.

8.50 Prebendal Court uses Georgian-style design influences including sash windows, panelled doors and decorative semicircular terracotta details within clearly modern structures.

Boundary Treatment and Street Surface

8.51 Prebendal Court and Friary Court both incorporate nearby historic boundary walls, helping them to fit within a legible historic context and plot pattern.

Issues, Opportunities and Recommendations

8.52 Given the relatively recent development of these areas, there are few obvious issues. However, the uniformity of these developments in terms of their as-built appearance should be retained and piecemeal change should be discouraged.



CHARACTER AREA 03: MODERN RESIDENTIAL DEVELOPMENT

Key Views and Character



View 01: Example of glimpsed view through archway features on modern development off Castle Street



View 02: Important enclosed view within the courtyard of Prebendal Court, with mature trees in the garden of Prebendal House providing a verdant backdrop



View 03: Mature Trees within the courtyard of Friary Court break up the modern form, creating glimpsed views



View 04: Channelled view along Friarage Passage footpath creates unfolding views to the rear of Rickford's Hill



View 05: The green gateway of Rickford's Hill and Frary Court provide shielding from the detrimental setting to the west of the Conservation Area



CHARACTER AREA 04: RIPON AND GRANVILLE STREETS



CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- - Character Area
- Green Spaces
- Tree Coverage
- TPOs
- ➔ Street Views
- Locally Listed

Local Landmarks:

A Masonic Lodge

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary of Significance

8.53 Constructed in the nineteenth and pre-WWI twentieth century, the collection of terraces, semi-detached and detached houses primarily along Ripon and Granville Streets are aesthetically notable for their more formally layout, contrasting with the irregular development in the core of the town, representative of a style and form common in the town's Victorian residential expansion.

Green Spaces

8.54 There are no notable green spaces in this area, though some trees in private gardens and mature hedgerows of 16, Grenville Street and 10, St Mary's Square provide strong boundary lines.

8.55 The churchyard's mature trees provide a backdrop for buildings on Granville Street.

Street Pattern and Topography

8.56 The ground slopes away towards the north-east of the town, with both Ripon and Granville Streets laid out on a slight slope.

8.57 These roads were laid out in the nineteenth century and are largely linear.



CHARACTER AREA 04: RIPON AND GRANVILLE STREETS

Buildings

8.58 Mixture of mostly two-storey terraced houses, semi-detached villas and a handful of individual detached buildings.

8.59 Rooflines gently step downwards as the road descends towards the inner ring road.

Local Landmarks:

a The impressive frontage of the Masonic Hall on Ripon Street forms a landmark.

8.60 Although mostly residential, the Masonic Hall is one of few members' clubs in the town. No.16 Granville Street has been converted into a day care centre and 14 Granville Street is occupied by Mind charity.

Style, Material and Detailing

8.61 The houses in this area are built in runs of uniform styles and arrangements.

8.62 Mostly red brick with stucco detailing. Some painted brick.

8.63 Bay windows are common, some to ground floor and others rising two-storeys.

8.64 Sash windows prevail, though there are a number of unfortunate uPVC replacements, particularly along the east of Granville Street.

Boundary Treatment and Street Surface

8.65 Most of the terraces and semi-detached villas have small front gardens with low boundary walls, most of which are non-historic replacements of original boundary treatments.

8.66 Older terraces front directly onto the pavement.

8.67 No.14 Granville Street features fine symmetrical shouldered flanking walls, while 16 Granville Street is surrounded by a low wall with tall hedgerow growing above.

Issues, Opportunities and Recommendations

8.68 Several issues within this character area are common throughout the Conservation Area, providing opportunities for improvement as outlined in the Management Plan. For this area specifically, issues include the detrimental Whitehall carpark and hardstanding north of Ripon Street ([see Setting](#)) and poor pavement condition ([see Open Spaces and Public Realm](#)), and unsightly modern interventions such as telephone poles, aerials and cement repointing ([see Inappropriate Alterations](#))

Key Views and Character

8.69 Views in this area are generally channelled along straight uniform streets of consistent incline, lined by buildings of similar massing, materials and style, so are direct and of a similar quality. The Masonic Lodge and taller three-storey buildings adjacent create a focal point and variation in the streetscene of Ripon Street.



CHARACTER AREA 04: RIPON AND GRANVILLE STREETS



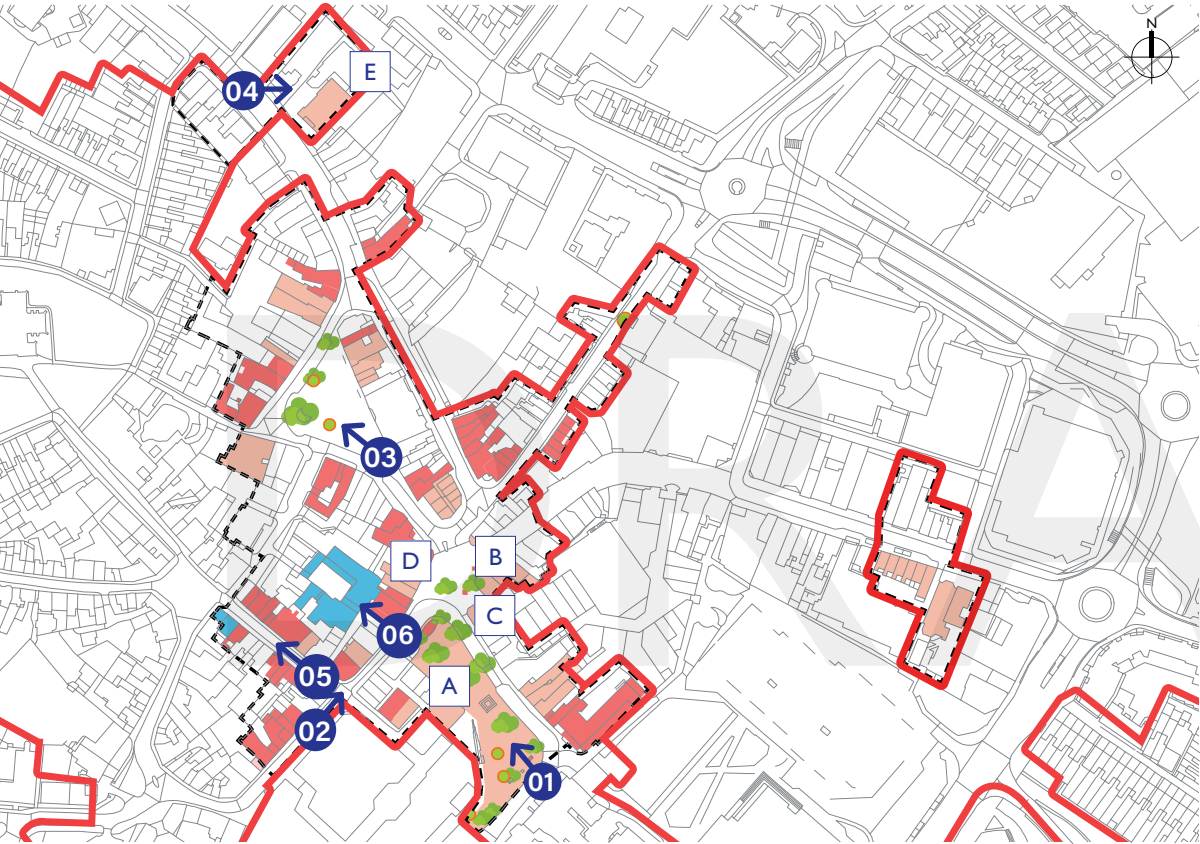
View 01: Direct view uphill from the western end of Ripon Street, with the gable of the Masonic Lodge prominent to the right



View 02: Direct view uphill from the northern end of Granville Street, set against the greenery of the churchyard in the distance



CHARACTER AREA 05: PUBLIC SQUARES AND COMMERCIAL STREETS



Summary of Significance

8.70 This area includes the main open public squares in Aylesbury, namely Market Square and Kingsbury, with commercial streets radiating from them including Market Street, Buckingham Street, Cambridge Street and the High Street (created in 1826), creating a strong and characteristic market-town atmosphere. This pattern of interlinking markets represents Aylesbury’s historic importance as a commercial centre and the home of local county government. Although many of the buildings surrounding the main squares and along commercial streets have been refronted or rebuilt in the nineteenth and twentieth centuries, the layout of these public spaces is clearly legible, forming an intricate, interconnected street pattern of large open spaces and narrow back streets and alleyways. A cross-section of buildings and shopfronts from all periods of Aylesbury’s commercial history are represented within this area, resulting in a pleasing historic layering.

CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- Character Area
- Tree Coverage
- TPOs
- Street Views

- Grade II*
- Grade II
- Locally Listed

Local Landmarks:

- A Clock Tower
- B The Round House
- C HSBC
- D Lloyds Bank

E Methodist Church

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in Section 7.0 of this report. The boundary may be subject to change following consultation.



CHARACTER AREA 05: PUBLIC SQUARES AND COMMERCIAL STREETS

Green Spaces

8.71 Both Market Square and Kingsbury feature twentieth century tree planting. While these provide shade and amenity in busy areas, in places they obscure views of important architectural features such as the Clock Tower.

Street Pattern and Topography

8.72 Large open marketplaces with historic encroachment and characteristic interconnecting narrow back-lanes and alleyways, such as King's Head Passage and Dark Lantern Passage.

8.73 Primary commercial streets, comprising shops, cafés and restaurants.

8.74 Much of the centre of town has been pedestrianised, including Market Square, Market Street, and portions of Cambridge Street and the High Street.

Buildings

8.75 Almost exclusively commercial premises to ground floors, often with storage, office or secondary residential space on upper floors.

8.76 A cross-section of commercial buildings including sixteenth century inns, bank buildings, retail shops, restaurants and cafés.

8.77 Predominantly three to four-storey buildings, though ranging considerably in their length of street frontage.

8.78 Widespread commercial rebuilding in the nineteenth and twentieth century.

8.79 This area contains a large proportion the town's public art and memorials.

8.80 The southern side of Market Square is occupied by civic buildings ([see Character Area 5](#)).

Local Landmarks:

- a Corner buildings at the intersection of Market Square, Kingsbury, and Cambridge Street form focal points in views, namely the Round House, Lloyds Bank and HSBC.

- b The tall Clock Tower in the Market Square forms an important central focal point.
- c The Italianate Methodist Church on Buckingham Street is prominent in the streetscene, particularly amongst other poorer quality modern buildings.

Style, Material and Detailing

8.81 A mixture of shopfront design, most using traditional composition prevalent from the late nineteenth century ([see page 55](#)).

8.82 A few rare examples of earlier nineteenth century shopfronts are retained, holding particular historic streetscape value.

8.83 Most retail buildings, both modern and historic, are of red brick.

8.84 A handful of timber framed, externally rendered buildings survive on Kingsbury and Cambridge Street.

8.85 Bank buildings tend to be clad in ashlar stone.



CHARACTER AREA 05: PUBLIC SQUARES AND COMMERCIAL STREETS

Boundary Treatment and Street Surface	Issues, Opportunities and Recommendations	Key Views and Character
<p>8.86 Commercial premises tend to front directly onto the pavement.</p> <p>8.87 Market Square, Pebble Lane, Market Street, Temple Street and King’s Head Passage retain significant and rare examples of full Denner Hill sett surfaces, though in places these are blighted by tarmac scars.</p> <p>8.88 Recent regeneration schemes have seen the paving of Market Square and Kingsbury with a mixture of limestone, brick, and modern granite setts.</p> <p>8.89 Buckingham Street and Cambridge Street are tarmacked, with a mixture of brick and concrete slab pavements.</p>	<p>8.90 Numerous issues within this character area are common throughout the Conservation Area, providing opportunities for improvement as outlined in the Management Plan. For this area specifically, issues include: poor condition of street furniture and features, a lack of public seating, poorly maintained modern and historic street surfaces, incoherent market stalls, visible refuse bins, and detrimental plastic and wooden planters (see Open Spaces and Public Realm); examples of detrimental shopfront design (see Shopfronts and Advertising); excess legal and illegal street parking (see Traffic and Parking); and vacant buildings (see Vacancy).</p>	<p>8.91 Views in this area are notably diverse, ranging from large vistas of open public squares to narrow and glimpsed views down alleyways and direct views down straight and generous retail streets. These views create a constantly evolving experience of the lively commercial town centre, creating a sense of its historic layering.</p>



CHARACTER AREA 05: PUBLIC SQUARES AND COMMERCIAL STREETS



View 01: Vista of the Market Square from the south towards the focal clock tower, with public monuments in the foreground



View 02: View channelled down the commercial Bourbon Street towards Market Street, with traditional shopfronts to the left and the monolithic Friars Square mall to the right



View 03: Vista from the southern end of Kingsbury towards a well-preserved row of commercial buildings



CHARACTER AREA 05: PUBLIC SQUARES AND COMMERCIAL STREETS



View 04: View of the prominent Methodist Church, dominating Buckingham Street on approach from the north



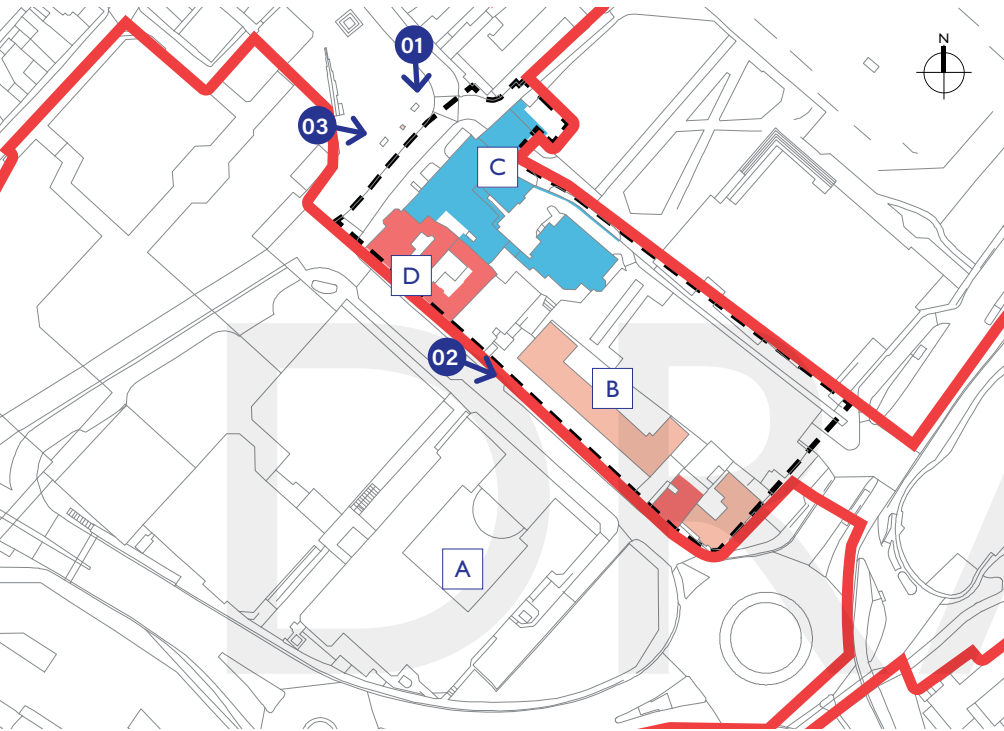
View 05: Funnelled view from the southern end of Temple Street towards Temple Square, lined with historic shopfronts and paved with Denner Hill setts



View 06: The narrow Denner Hill sett-paved King's Head Passage frames the medieval timber framed Public House, a well-preserved example of medieval alleyways in the town centre



CHARACTER AREA 06: CIVIC CENTRE



CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- Character Area
- Green Spaces
- Tree Coverage
- TPOs
- Street Views

- Grade II*
- Grade II
- Locally Listed

Local Landmarks:

- A New County Offices
- B Old County Offices
- C Corn Exchange, Town Hall and County Court
- D The Bell Hotel

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in Section 7.0 of this report. The boundary may be subject to change following consultation.

Summary of Significance

8.92 On the southern side of the Market Square and along Walton Street are a rare and aesthetically striking collection of notable civic buildings, namely the eighteenth-century former County Hall, mid-nineteenth century Jacobean revival Town Hall and Corn Exchange and inter-war Neo-Georgian County Offices. Given Aylesbury’s prominent civic history and position as County Town, these buildings represent an important part of its communal heritage. Opposite the Old County Offices is the brutalist 1960s New County Offices which, although outside the area, provides the mid-twentieth century continuation of the area’s civic development.

Street Pattern and Topography

- 8.93 The Market Square and axial Walton Street were formed early in Aylesbury’s development.
- 8.94 There is a gentle slope from north to south along Walton Street from the Market Square.
- 8.95 The Corn Exchange forms an archway, under which pedestrians can walk.



CHARACTER AREA 06: CIVIC CENTRE

Buildings: Use, Style, Material and Detailing

8.96 Important civic buildings line the southern side of Market Square and both sides of Walton Street within the ring road, following prominent architectural trends of their period:

- a 1723 – County Hall: neo-classical red brick with Ketton ashlar dressings. Two to three-storeys.
- b 1865 – Former Constabulary Headquarters: classical red brick with ashlar dressings. Two to three-storeys.
- c 1856 – Town Hall and Corn Exchange: Jacobean revival, round headed arches, red brick with stone detailing. Two-storeys.
- d 1928-29 – Old County Office: neo-Georgian, red and brown brick with reconstituted Portland stone dressings. Three-storeys with attic.

8.97 Despite their different styles, all these buildings use brick with stone dressings, forming a material continuity.

8.98 This area also incidentally includes an eighteenth century inn and nineteenth century hotel, dwarfed by their civic neighbours.

8.99 The 1966 concrete brutalism of the New County Offices, although not included within the Conservation Area, provides contrast in scale and material while illustrating the continued civic functions of the area into the mid-twentieth century, placed on a symmetrical axis opposite the Old County Offices.

Boundary Treatment and Street Surface

8.100 The Old County Hall and Corn Exchange front directly onto the market, with raised ground floor accessed via short flights of stairs. The Old County Hall has a low metal railing along its frontage, separating the wall line and immediate sandstone flagstones from the brick-paved southern end of the marketplace.

8.101 The inter-war County Offices are set back from Walton Street with a small carpark in front.

8.102 Walton Street is tarmacked with concrete slab pavement.

Issues, Opportunities and Recommendations

8.103 Several issues within this character area are common throughout the Conservation Area, providing opportunities for improvement as outlined in the Management Plan. For this area specifically, issues include the detrimental immediate setting of Friars Square ([see Setting](#)), unsympathetic car parking behind the Old County Offices and the Taxi rank in front of the Old Town Hall that detracts from views of the building ([see Traffic and Parking](#)).

Key Views and Character

8.104 Views of the Corn Exchange and County Hall are primarily formed of vistas of their pleasing principal frontages from Market Square. Views of the Old County Offices are channelled from Walton Street, while the New County Offices opposite are visible across the Conservation Area, though the scale of the building is particularly striking from Walton Street.



CHARACTER AREA 06: CIVIC CENTRE



View 01: Key panorama of the southern end of Market Square, with the Corn Exchange and County Hall providing contrast to the New County Offices towering in the background



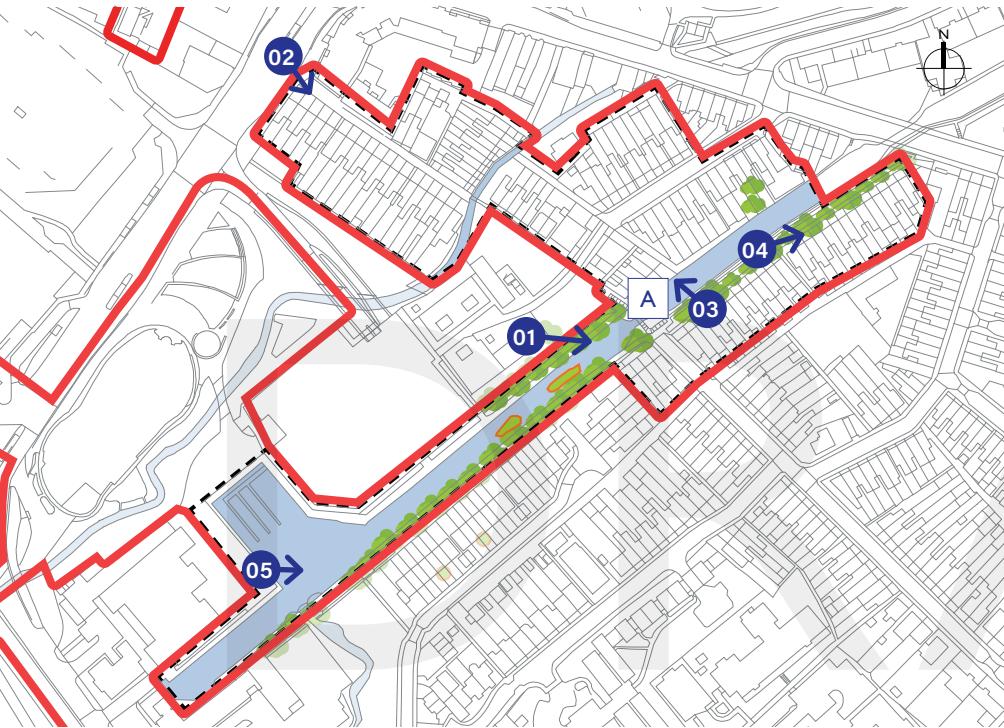
View 02: View down Walton Street towards the ring road, flanked by the Old and New County Offices on the left and right respectively, set symmetrically opposite one another



View 03: View of the Corn Hall and County Hall from the steps of Friars Square



CHARACTER AREA 07: CANAL AND HIGHBRIDGE



CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- Character Area 01
- Water/Waterways
- Tree Coverage
- TPOs
- Street Views

Local Landmarks:

A High Bridge

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary Of Significance

8.105 This area includes High Bridge Walk, Albion Street, Coronation Villas, and the final stretch of the Grand Union Canal's Aylesbury branch along with its basin, finished in 1815. This collection of late nineteenth and pre-war twentieth century terraced houses represent the arrival and flourishing of Aylesbury's industrialisation. The inclusion of a number of workers' terraces is important as it demonstrates the town's working-class heritage. These buildings also have a strong aesthetic connection with the treelined canal, whose principal elevations front the waterway and tributary Bear Brook, only accessible by foot via heavily vegetated narrow footpaths.

Green Spaces and Waterways

8.106 The man-made Grand Union Canal forms a prominent waterway in the area, while the smaller natural Bear Brook runs roughly parallel to the canal, wending its way through terraced houses.

8.107 The vegetation surrounding the canal towpath and Highbridge Walk also provide respite from both roadways and buildings, offering a secluded sylvian feeling despite its heavily developed surroundings.



CHARACTER AREA 07: CANAL AND HIGHBRIDGE

Street Pattern and Topography

8.108 Linear planned residential suburbs fronting onto waterways, close to former factory sites on the Tring Road.

8.109 Largely flat land, defined by the canal running northeasterly from its basin.

8.110 High Bridge is a footbridge connecting Highbridge Road with Highbridge Walk, rebuilt in 1992 to replace a wooden structure.

8.111 The pedestrianised Highbridge Walk and frontages along waterways are lined with mature hedgerows and trees, enclosing and secluding the houses' principal frontages.

Buildings: Use, Style, Material and Detailing

8.112 Exclusively nineteenth and early twentieth century residential terraces of two-storeys.

8.113 Constructed of red brick in Flemish bond, though some have been unsympathetically rendered or painted.

8.114 Ground floor bay windows with slate roofs are common.

8.115 Original roofs are laid with slate, though there is common replacement with composite tiles.

8.116 Original windows are large pane timber sashes, though many have been replaced with uPVC.

Boundary Treatment and Street Surface

8.117 Small front gardens, mostly with non-historic boundary treatments including low red brick walls, wooden fences and hedgerows.

Issues, Opportunities and Recommendations

8.118 Several issues within this character area are common throughout the Conservation Area, providing opportunities for improvement as outlined in the Management Plan. For this area specifically, issues are primarily related to detrimental modern interventions to historic buildings, including installation of uPVC windows, aeralis, rendering and painting ([see Inappropriate Alterations](#)), graffiti on High Bridge and the basic flagstone design of the canal basin area ([see Open Spaces and Public Realm](#)).

Key Views and Character

8.119 Views in this area are characterised by vistas across the canal and its basin, lined on both sides by mature vegetation, which contrast to very narrow views funnelled along the Highbridge Walk. High Bridge forms a focal point for views along both the canal and Highbridge Walk.



CHARACTER AREA 07: CANAL AND HIGHBRIDGE



View 01: View of the focal High Bridge, with Coronation Villas behind, with principal frontages overlooking the canal



View 02: Views along Highbridge Walk are of a more human-scale, without vehicular traffic



View 03: View of terraces off Highbridge Walk, frames by vegetation along the canal



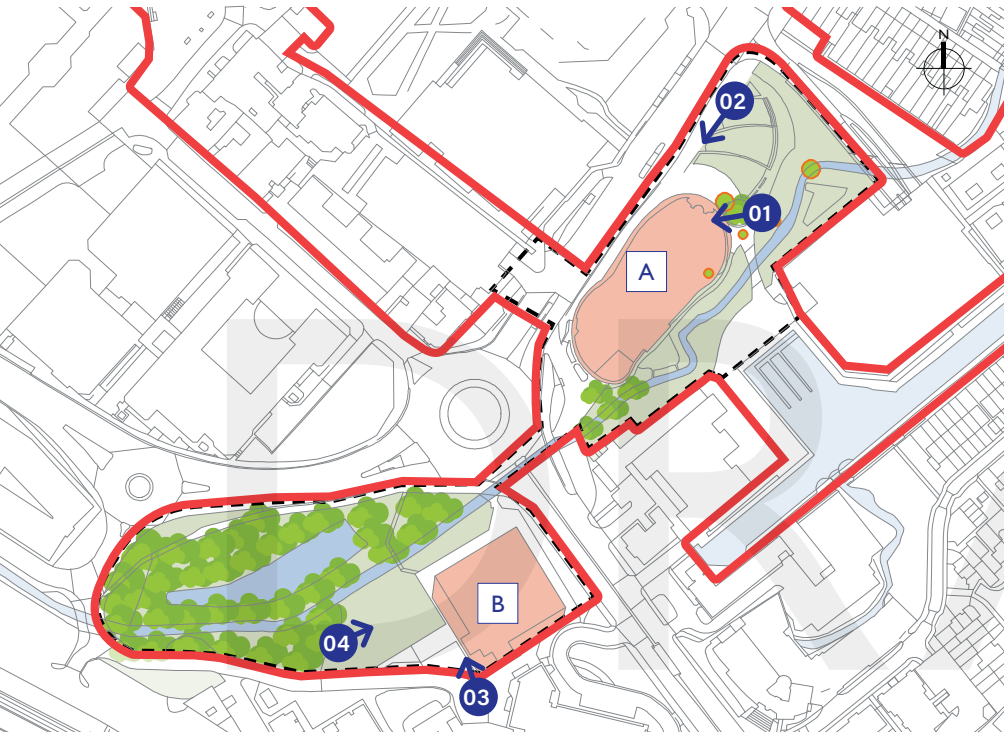
View 04: Funnelled and unfolding view of Coronation Villas at the northern end of the area, narrowed and framed by vegetation



View 05: Vista across the canal basin towards its secluded tow path, enclosed by luscious mature trees and vegetation creating a secluded atmosphere



CHARACTER AREA 08: MODERN LANDMARKS



CHARACTER AREAS
PLAN

- Proposed Aylesbury Conservation Area
- Character Area
- Green Spaces
- Water/Waterways

- Tree Coverage
- TPOs
- Street Views
- Locally Listed

Local Landmarks:

- A Waterside Theatre
- B The Blue Leanie

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary of Significance

8.120 South of the inner ring road, at its junction with Walton Street, are more recent landmark buildings, which represent innovative and striking designs for standalone buildings. Incorporating the colloquially named 'Blue Leanie' by GMW Partnership, finished in 1982, and the Waterside Theatre by Norman Bragg, completed in 2010, they are starkly different in both style and function, forming a contrasting pair flanking the approach to the town from the south.

Green Spaces and Waterways

8.121 Parkland surrounding the Blue Leanie is the grounds of the now demolished Willowbank House, the last remnants of a once substantial estate. It has a substantial woodland to the north-east, through which Bear Brook runs, screening the Leanie from the ring road.

8.122 The Waterside Theatre has an area of modern hard and soft landscaping to its north-eastern elevation, with a number of striking cedar trees to its southern side that provide effective separation between the road and canal basin.



CHARACTER AREA 08: MODERN LANDMARKS

Street Pattern and Topography

8.123 Both the grounds of the Blue Leanie and Waterside theatre are relatively flat and lie on opposing sides of Walton Street, a busy dual carriageway.

8.124 Effective hard and soft landscaping around the Waterside Theatre is carried out with organic forms, plenty of integrated seating and sandstone paving and shade below mature trees, providing a public space with high amenity value.

Buildings: Use, Style, Material and Detailing

8.125 **The Blue Leanie (1982)** - A striking piece of commercial architecture that echoes the sensibilities of the emerging 1980s. The interplay with red brick piers and reflective blue glass expanse, tilted at a considerable angle with cavernous atrium give the building an unusual visual appeal.

8.126 **The Waterside Theatre (2012)** - Arts venue with organic design, clad in timber, and complementary landscaping is a good example of modern design in part by Norman Bragg. This responds sensitively to its context and provides a good example of how modern design can complement the wider urban area, linking the town centre once again to the canal basin from which it had previously been severed.

Issues, Opportunities and Recommendations

8.127 The main specific issue with this area is its stunted link with the town centre, across the busy ring road ([see Setting](#)).

Key Views and Character

8.128 Key views of these landmarks are wide vistas from within the grounds of these two buildings.



CHARACTER AREA 08: MODERN LANDMARKS



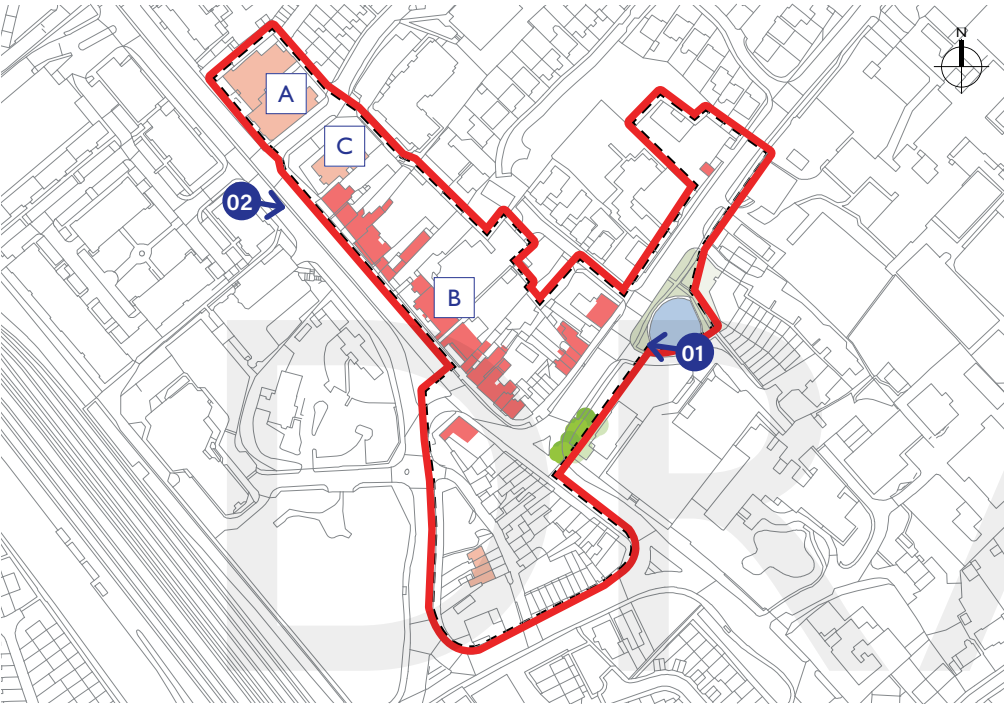
View 01 and 02: Key views of the Waterside Theatre are of its principal sweeping frontage facing east, viewed from the landscaped grounds, framed by retained mature trees on approach from the south and along the ring road from the east



View 03 and 04: Key views of the Blue Leanie are within its precinct, towards its main entrance, where its leaning is notable, as is the thick treelined boundary and landmark New County Offices



CHARACTER AREA 09: WALTON



CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- - Character Area i
- Green Spaces
- Water/Waterways
- Tree Coverage
- ➔ Street Views

- Grade II
- Locally Listed

Local Landmarks:

- A Holy Trinity Church and Walton Parish Hall
- B Walton Lodge
- C Walton House

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in Section 7.0 of this report. The boundary may be subject to change following consultation.

Summary of Significance

8.129 Walton is situated to the south-east of the historic centre of Aylesbury. It was originally a distinct hamlet, separated in part by a stream called the Bear Brook. There is evidence of a Bronze Age settlement in Walton, and it was part of Aylesbury’s earliest Saxon urban form, comprising the southern settlement in a bi-focal arrangement with the ecclesiastical community in the current town centre and lower-status settlement at Walton. It is a significant area of archaeological discovery and holds potential for further discovery. The built form of this area primarily consists of impressive classical eighteenth and nineteenth century frontages, with high aesthetic value, fronting onto Walton Street and Walton Road.

Green Spaces and Waterways

8.130 Walton Pond and a small area of grass is the only remnant of the former village green.

8.131 A run of mature trees run along the south-eastern boundary, providing partial shielding for Walton Road from adjacent modern development.

Street Pattern and Topography

8.132 Walton Street is renamed Wendover Road as it passes through the hamlet, after its intersection with Stoke Road.

8.133 Walton Street-Wendover Road runs north-west to south-east from Aylesbury.

8.134 Walton Road runs north-east from Walton Street to Tring Road.



CHARACTER AREA 09: WALTON

Buildings

8.135 Buildings are mostly residential, though there are two public houses and offices in the converted Walton Lodge on Walton Street, a corner shop at the junction with Stoke Road, and two commercial premises on Walton Road, namely a barber's shop and an Indian restaurant.

8.136 Most buildings are terraced – a mixture of planned nineteenth century terraces west of Walton Street and more eclectic piecemeal eighteenth and nineteenth century frontages including Walton Terrace to the east, many concealing earlier structures.

8.137 Holy Trinity Church is located north of Croft Road and, along with Walton Parish Hall, forms an important community hub.

Local Landmarks:

- a Walton Lodge is a prominent and sizable building, rendered and painted cream.
- b Holy Trinity Church stands out for its Early English style flint exterior with stone and brick dressings and spire, and uncompromisingly contemporary sandstone extension.
- c The Parish Hall is notable for its isolated Arts and Crafts design.

Style, Material and Detailing

8.138 Painted and scored render finishes are prevalent, though there is a good share of red brick fronted buildings.

8.139 Windows are generally a mixture of timber sashes and casements, though many have been replaced with uPVC.

8.140 Most buildings have clay plaintile roof coverings with a handful of slate and modern composite tiled roofs.

8.141 Walton House is isolated in its use of gothic design with sandstone mullion and transom windows.

8.142 A number of shopfronts survive both in occupied commercial buildings and some in buildings now in residential use.

Boundary Treatment and Street Surface

8.143 Most buildings front onto the pavement but where they are set back in grander plots, scored render boundary walls separate front gardens from the pavement.

8.144 Along Walton Terrace and Walton Road, the pavement is raised from the road, retained

by a low brick wall with engineering brick coping and paved with concrete slabs. Some access to the higher pavement is via sett-laid ramps or steps.

8.145 Road are busy main thoroughfares, all tarmac surfaced.

8.146 Guardrails run along the roadside of most pavements, varying in style and quality, some of which have been softened by flower planters.

8.147 Some good quality historic rendered boundary walls and decorative iron railings.

Issues, Opportunities and Recommendations

8.148 Several issues within this character area are common throughout the Conservation Area, providing opportunities for improvement as outlined in the Management Plan. For this area specifically, issues are primarily related to poor road and pavement condition and visible refuse storage ([see Open Spaces and Public Realm](#)), heavy traffic and surface parking ([see Traffic and Parking](#)), and inappropriate alterations to historic buildings ([see Inappropriate Alterations](#)).



CHARACTER AREA 09: WALTON

Key Views and Character

8.149 Views of Walton are principally along the busy Walton Street and Walton Road, over road-facing principal elevations. The wide road provides long and wide views, though the road and associated traffic furniture disrupt the area's aesthetic quality.



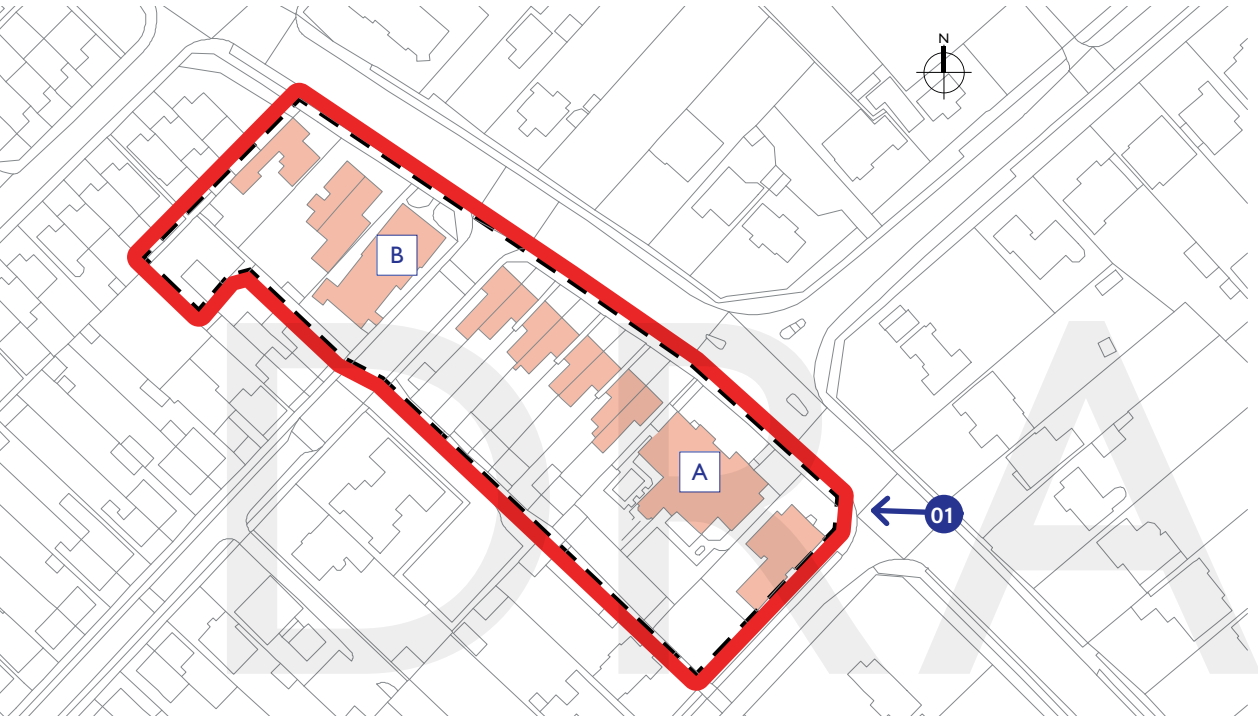
View 01: View over Walton Pond from the former village green towards high-quality listed buildings on Walton Road



View 02: View of Walton Terrace from Walton Street, with its characteristic eighteenth century elevations, fronting onto the pavement



CHARACTER AREA 10: WENDOVER ROAD



CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- Character Area 01
- Green Spaces
- Tree Coverage
- TPOs
- Street Views

Locally Listed

Local Landmarks:

- A Byron, Spencer and Milton Villas
- B The Gables

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary Of Significance

8.150 Located a short distance to the south-east of Walton on the south-western side of Wendover Road between Milton Road and Spenser Road are Nos.115 to 145 Wendover Road, a row of attractive and affluent late Victorian villas, forming a visually important and architecturally coherent group on approach into Aylesbury, illustrative of Aylesbury's affluent nineteenth century expansion.

Green Spaces

8.151 There are no notable green spaces or trees in this area.

Street Pattern and Topography

8.152 Located on Wendover Road, the arterial route into Aylesbury from the south.



CHARACTER AREA 10: WENDOVER ROAD

Buildings: Use, Style, Materials and Detailing

8.153 Nos.115, 119 to 121 and 125 to 139 Wendover Road: semi-detached, three-storey, late Victorian properties set slightly back from the road. They are constructed of brick but either rendered or painted, with ornate and decorative window surrounds, carved bargeboards, tiled gable roofs and prominent chimneystacks.

8.154 Byron, Milton and Spenser Villas built in 1893, these substantial detached buildings are situated slightly back from the road behind a low brick wall and metal railings. Constructed of buff coloured and red bricks, the buildings are three-storeys in height with half-hipped slate roofs and prominent chimney stacks. The buildings maintain many of their flamboyant original architectural features, including ground floor bay windows and highly ornate open porches.

Issues, Opportunities and Recommendations

8.155 This is a well-kept area of affluent housing, with no prominent issues apart from facing a busy main road, though buildings are set well back. A small number of windows are replacement uPVC ([see Inappropriate Alterations](#)).

Key Views and Character



View 01: View from Wendover Road, looking over the well-appointed Victorian villas

FURTHER INFORMATION AND SOURCES

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Further Guidance

Guidance for Repair of historic buildings

Historic England provides digestible guides to maintaining and repairing an older home. These include maintenance checklists, the use of the right materials, and repairs to windows, walls and roofs. <https://historicengland.org.uk/advice/your-home/maintain-repair/tips/>

SPAB Technical Advice Notes. This suite of advice notes provide practical guidance on repair of wood windows and control of dampness, amongst other elements relating to the care and repair of historic buildings. <https://www.spab.org.uk/advice/technical-advice-notes>

The articles page on the Building Conservation website includes a range of articles on conservation and repair of historic buildings. <https://www.buildingconservation.com/articles/articles.htm>

Guidance on Historic Buildings and Energy Efficiency

- Adapting Historic Buildings for Energy and Carbon Efficiency, Advice Note 18. The Advice Note provides: advice on what permissions, such as listed building consent, are needed for some of the common changes required to decarbonise and improve the energy efficiency of historic buildings; advice to assist local planning authorities – and other parties involved in the planning process – in determining proposals to decarbonise and improve the energy efficiency of historic buildings to enable positive climate action. Some typical building adaptations in response to climate change impacts are also included, signposting to other relevant information, advice, and guidance. <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/>

- Energy Efficiency and Traditional Homes, Advice Note 14. This advice note considers energy efficiency improvements to traditional homes that are heritage assets. The importance of the “whole building approach” lies at the heart of the advice note, which seeks the best balance between saving energy, maintaining a healthy indoor environment and sustaining heritage significance, all by understanding the building in its context. <https://historicengland.org.uk/images-books/publications/energy-efficiency-and-traditional-homes-advice-note-14/heag295-energy-efficiency-traditional-homes/>



- **Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency.** This guidance is for anyone who wishes to improve energy efficiency in an historic building. It is underpinned by the “whole building approach” and provides guidance on ensuring energy-efficiency measures are suitable, robust, well-intergrated, properly coordinated and sustainable. Section 3 is particularly useful in summarising practical energy efficiency improvements and considers their respective benefits, costs and technical risks. <https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/heag094-how-to-improve-energy-efficiency/>
 - **Traditional Window: their care, repair and upgrading.** This useful guidance is aimed at building professionals and property owners and provides detailed technical advice on the maintenance, repair and thermal upgrading of windows as well as on their replacement. <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/>
 - **Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures.** This advice sets out Historic England’s position and advice on the care and repair of old windows and improving their thermal performance both within Listed Buildings and Conservation Areas. Historic England encourage owners to conserve significant historic windows wherever possible; repair, maintenance and adaption are often more sustainable than replacement. <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/>
 - **Energy Efficiency and Historic Buildings: Solar Electric (Photovoltaics).** This guidance describes different solar panels available and provides advice on minimising the potential damage to fabric and the visual impact of a renewable installation. It sets out that steps should be carried out to cut energy consumption prior to consideration of installation of renewables in line with a ‘whole building approach’. <https://historicengland.org.uk/images-books/publications/eehb-solar-electric/heag173-eehb-solar-electric-photovoltaics/>
 - **How to Save Energy in an Older Home.** This provides information on saving on energy bills or cutting carbon emissions for people living in older buildings, listing options and considering their benefits, costs and risks. <https://historicengland.org.uk/advice/your-home/energy-efficiency/making-changes-to-save-energy/>
- Other useful guidance is provided by:
- The Society for the Protection of Ancient Buildings (SPAB), which carries out periodical research relating to energy efficiency in old buildings and prepares briefings, research reports and advice on the subject, encouraging the holistic understanding of a building, how it performs, how it is used and how it is inhabited prior to making interventions. <https://www.spab.org.uk/advice/energy-efficiency-old-buildings>
 - The Building Conservation website, which features a useful article, Retrofit in Heritage Buildings. The article stresses the importance of the ‘whole building approach’, when improving the energy performance of buildings, to enable informed decisions to be taken. <https://www.buildingconservation.com/articles/retrofit-heritage-buildings/retrofit-heritage-buildings.htm>



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- ayl1570
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- ayl3248
- ayl3522
- ayl0854
- ayl0178
- ayl0946
- ayl0966
- ayl0855

Archival Material

1800 Inclosure Map of Walton (Buckinghamshire Archives, IR/20)

Walton (in Aylesbury) Inclosure Award and Map, 1800 (IR/20)

Jeffrey's 1860s 1-Inch Map of Aylesbury and District (redrawn 1788, Buckinghamshire Archives MaR/24)

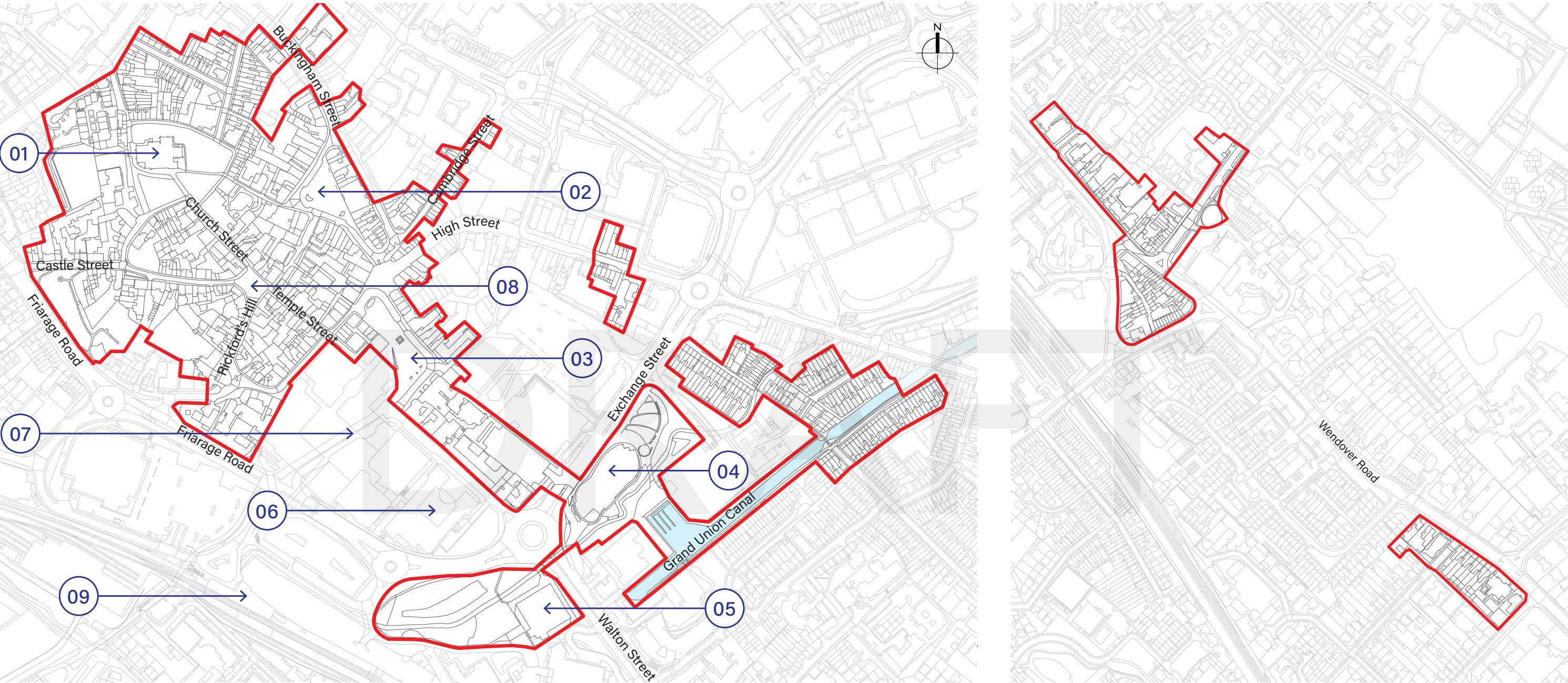
A sketch or eye draught of Aylesbury in the County of Buckinghamshire, 1809 (Ma/11/5)

OS First Edition Town Plans of Aylesbury 1877-8

Revised Aylesbury Town Map for redevelopment of central areas, 1955-1959 (MB_3/10/5/65)



Larger Plans



— Proposed Aylesbury Conservation Area Boundary

01 St. Mary's Church

02 Kingsbury

03 Market Square

04 Waterside Theatre

05 The Blue Leanie

06 New County Offices

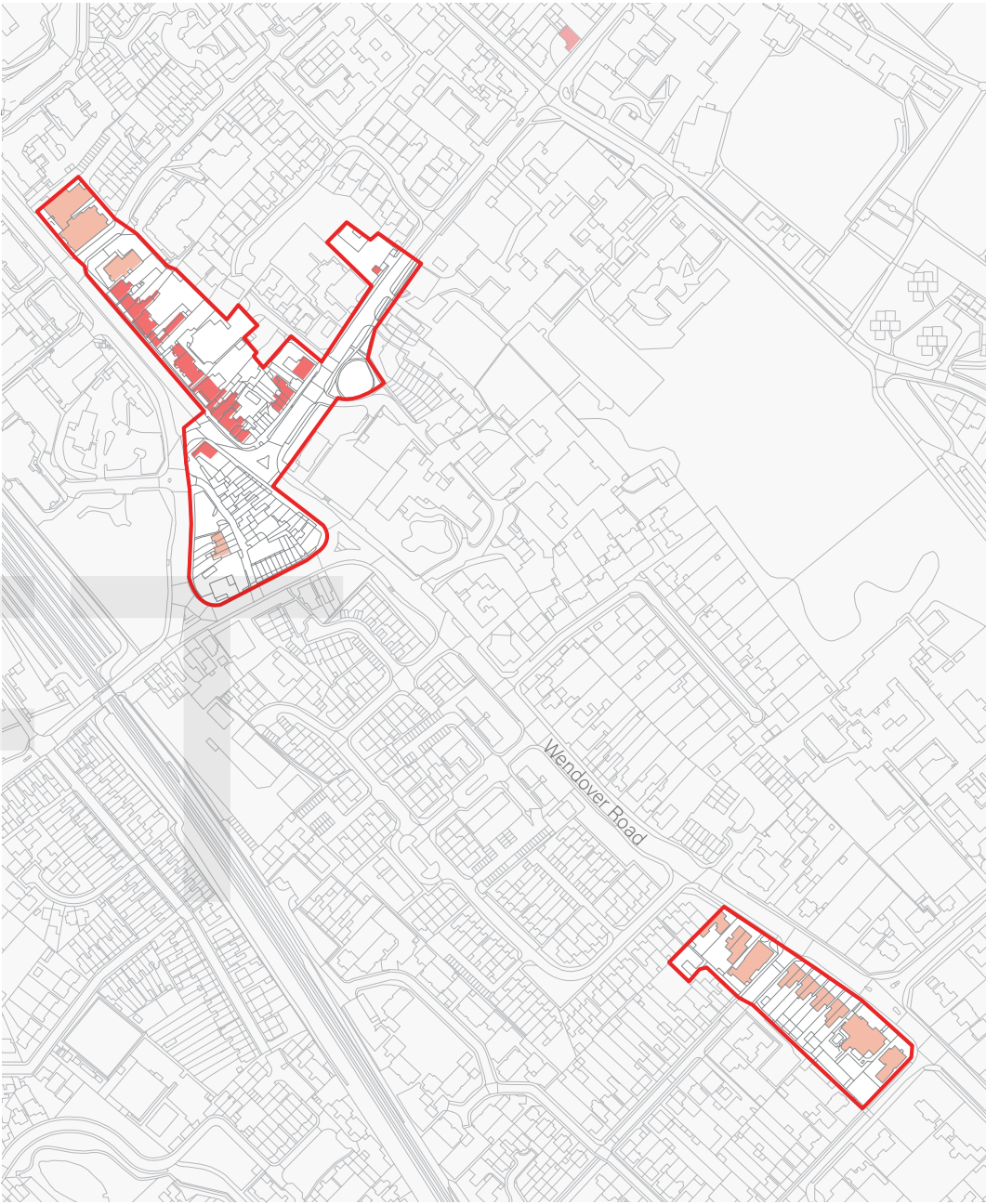
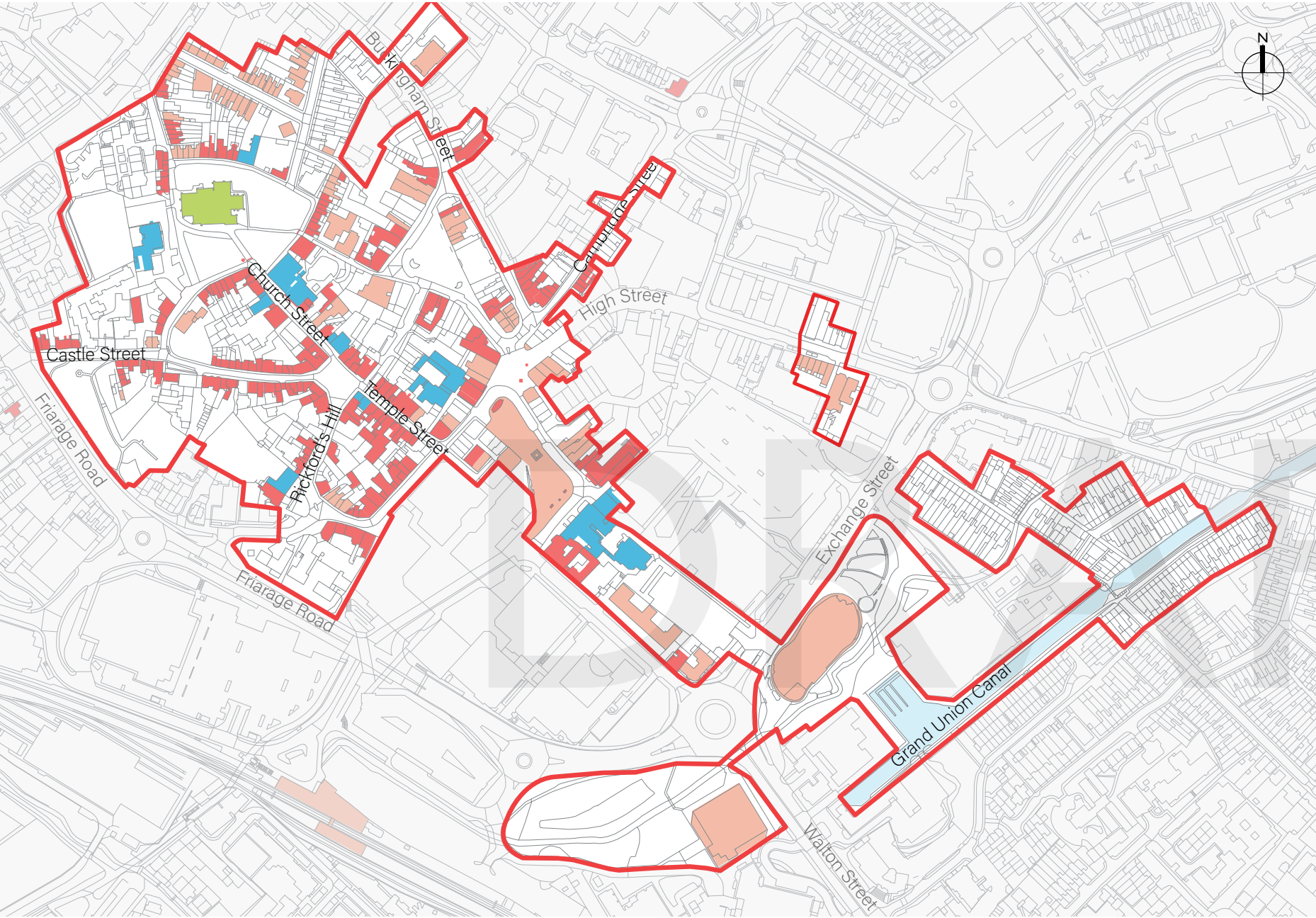
07 Friars Square

08 Temple Square

09 Aylesbury Railway Station

This plan is not to scale

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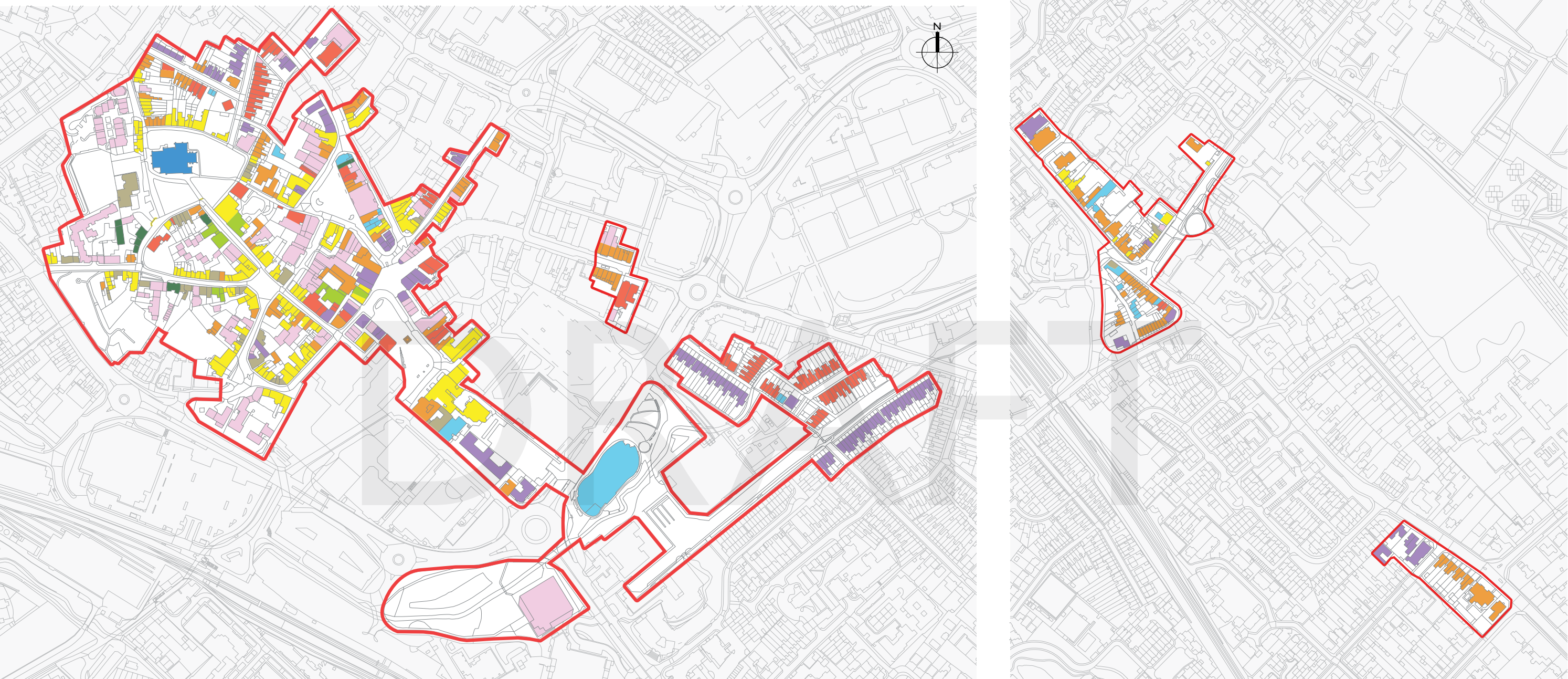
HERITAGE ASSETS PLAN

- Proposed Area Boundary
- Grade I
- Grade II*

- Grade II
- Locally Listed
- Canal

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.



HISTORIC DEVELOPMENT PLAN

Proposed Area Boundary

13th Century

15th Century

16th Century

17th Century

18th Century

1800-1877

1877-1899

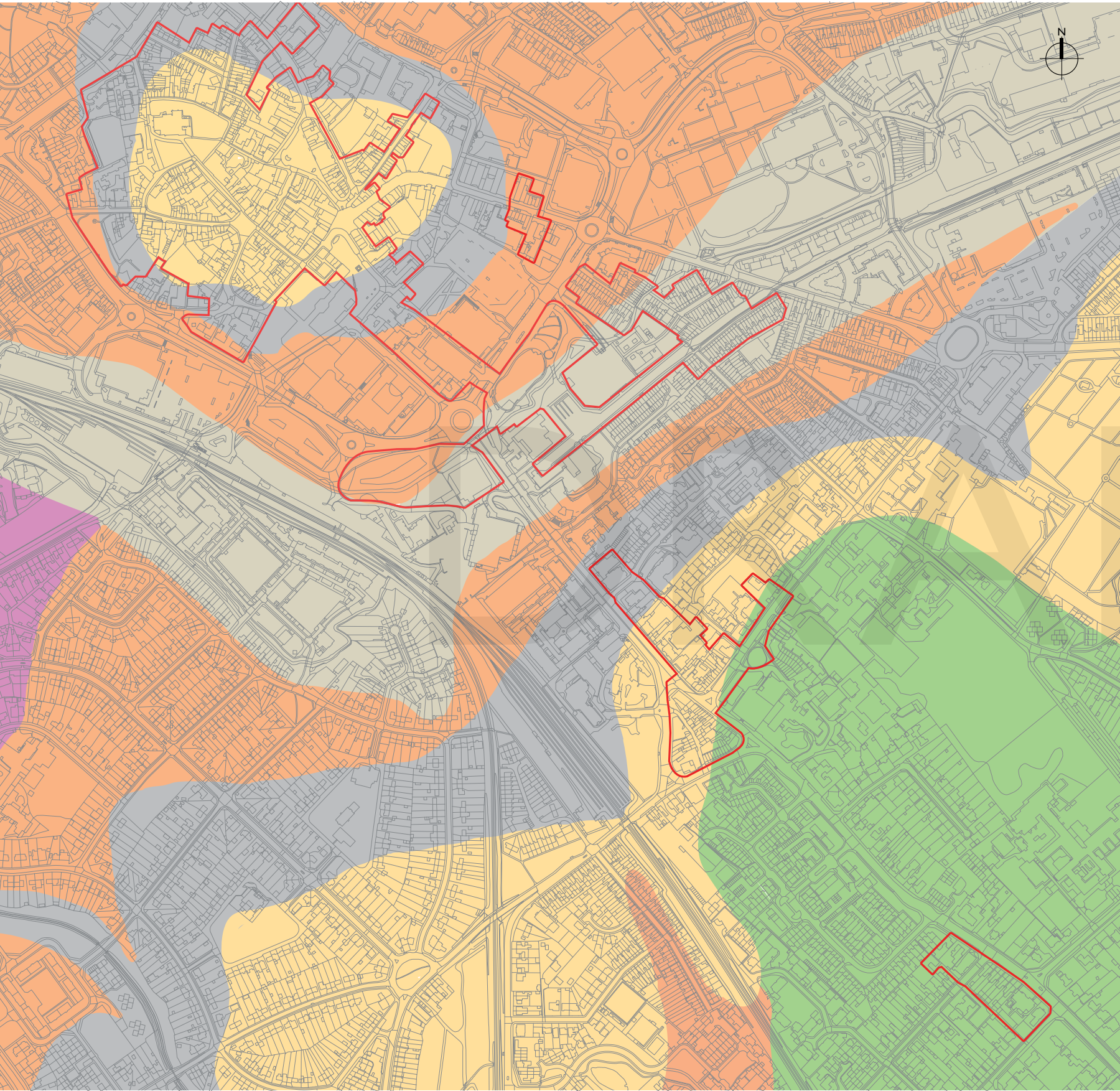
1900-1939

1945-1989

1990-Present

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.



Proposed Conservation Area Boundary

Limestone

Limestone And Calcareous Sandstone

Mudstone

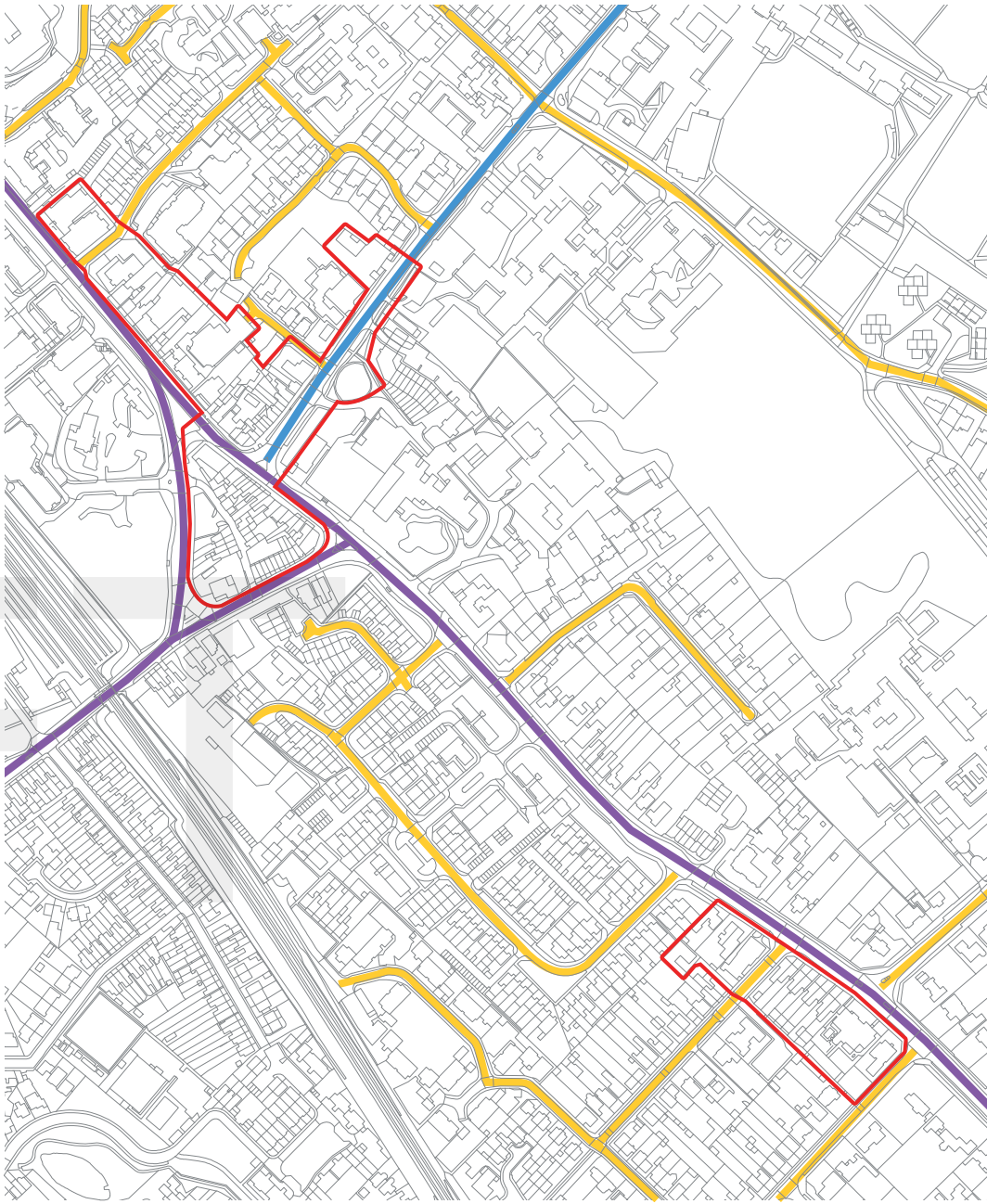
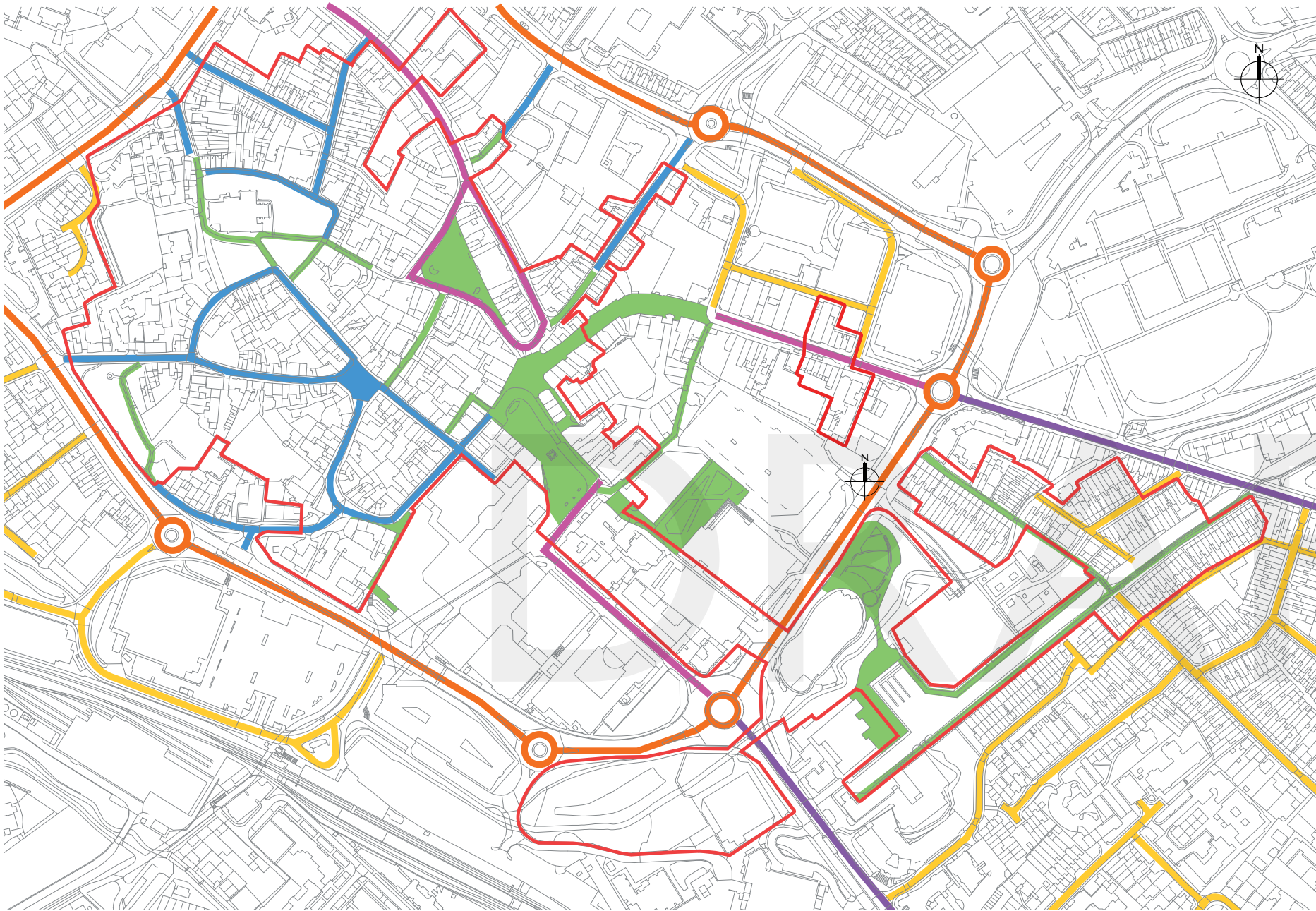
Clay Silt

Mudstone, Siltstone And Sandstone

Sand and Gravel

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.



LAYOUT, PLANFORM AND PERMEABILITY

- Proposed Conservation Area Boundary
- Inner Ring Road
- Other Primary Routes
- Former Primary Routes (now secondary)

- Historic Secondary Routes
- Twentieth Century Secondary Routes
- Footpaths, alleys and Pedestrianised Areas

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

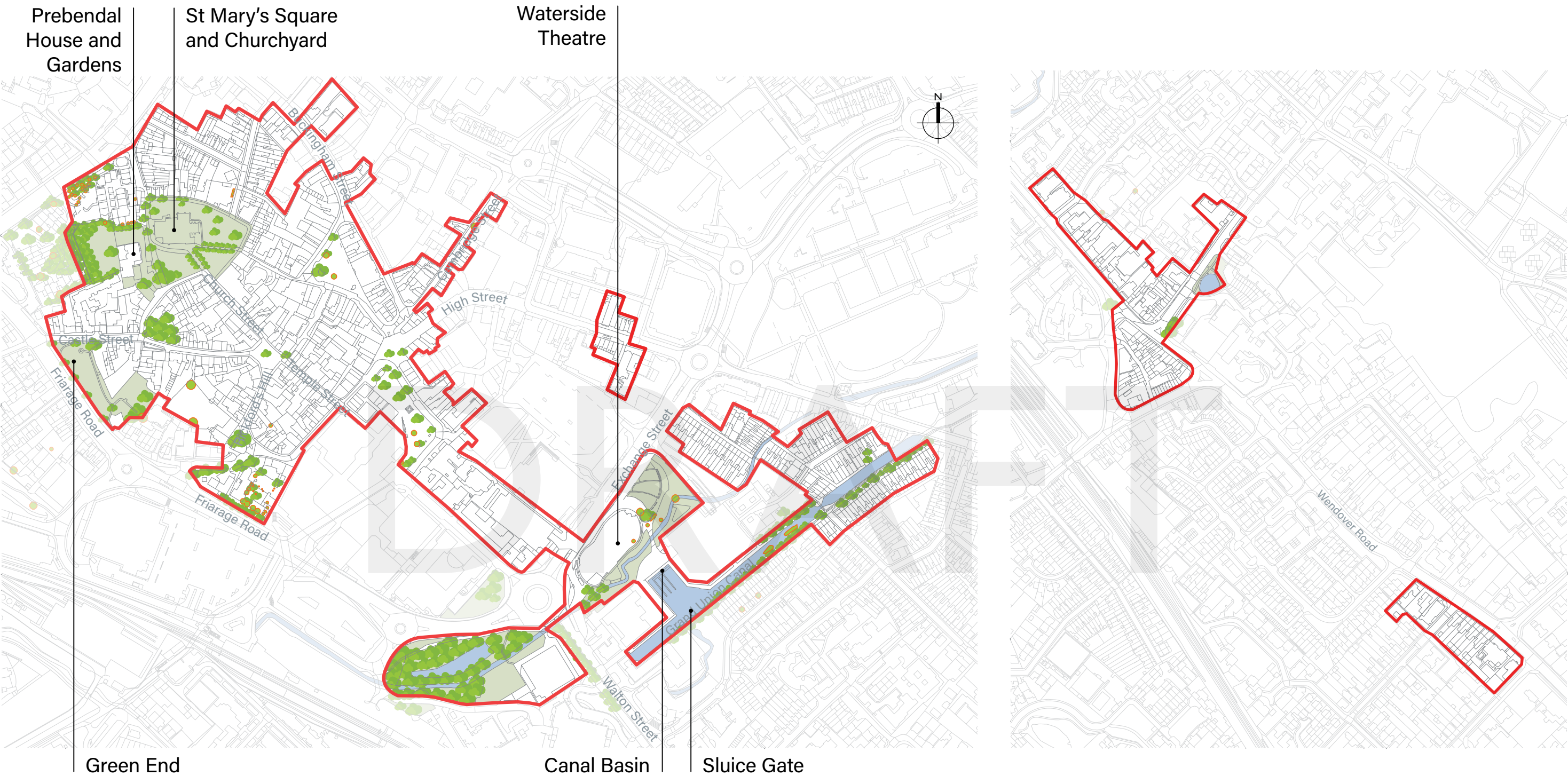


SQUARES PLAN

- Aylesbury Conservation Area
- Tree Coverage
- St Mary's Square
- Temple Square
- Kingsbury
- Statue Square
- Market Square

This plan is not to scale.

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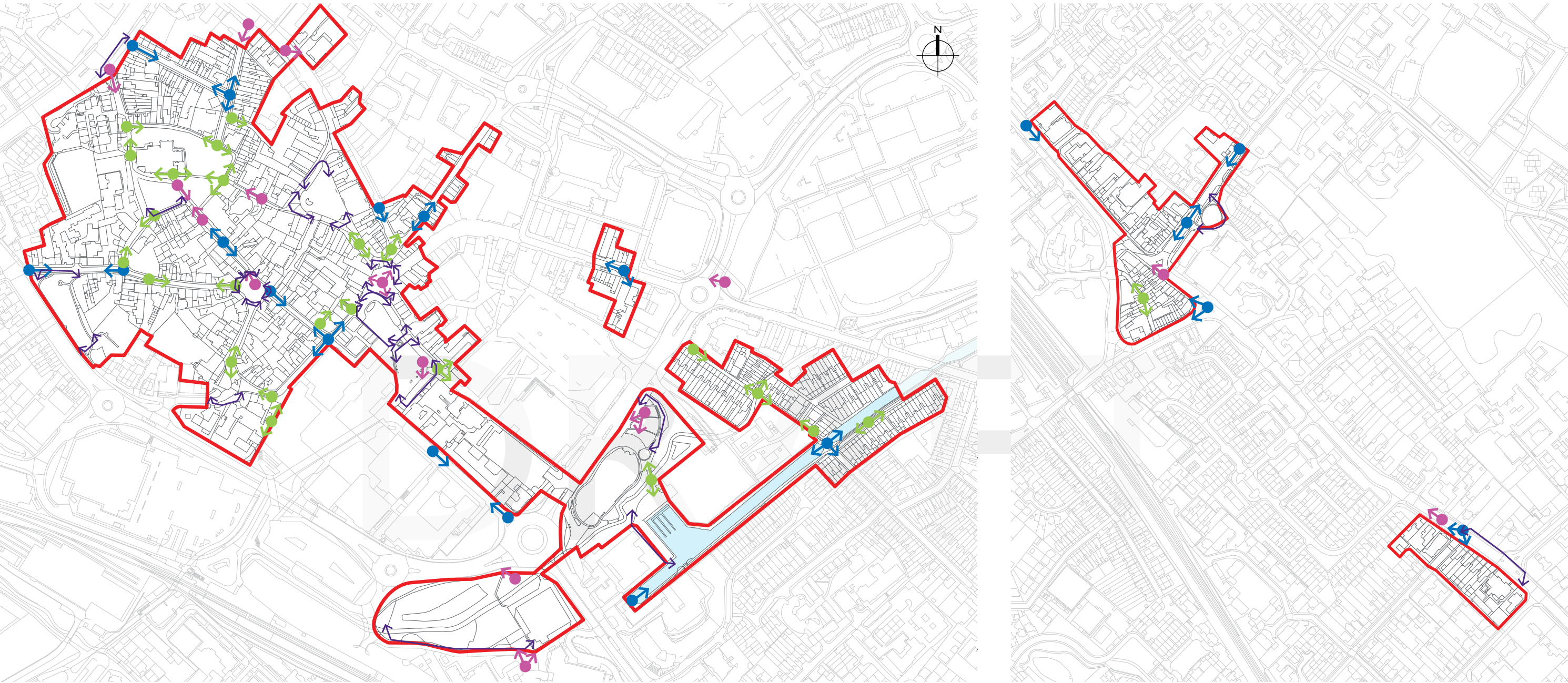


GREEN SPACES PLAN

- Aylesbury Conservation Area
- ➔ Views
- Tree Coverage

- TPOs
- Water/Waterways
- Green Spaces

This plan is not to scale.
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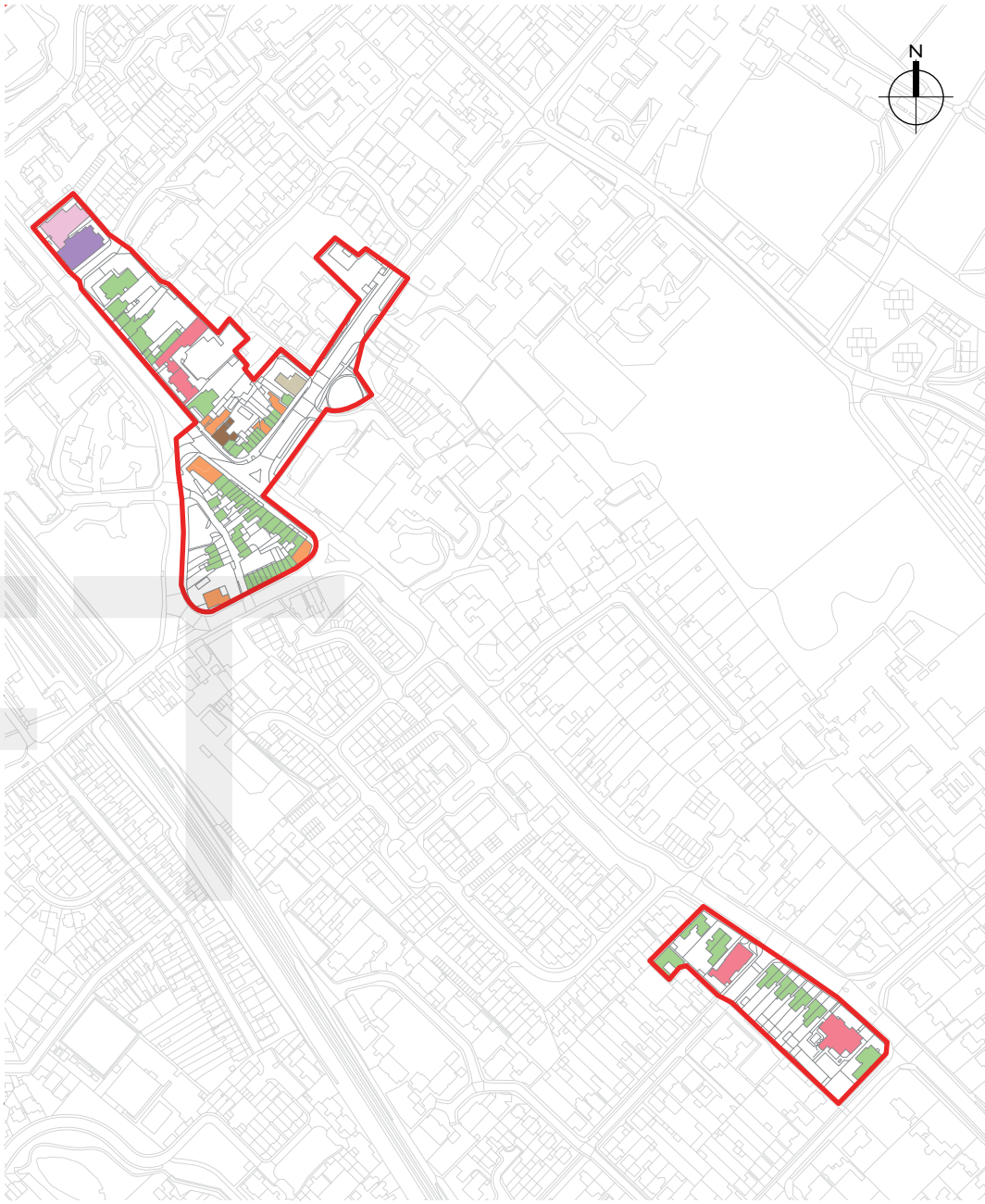
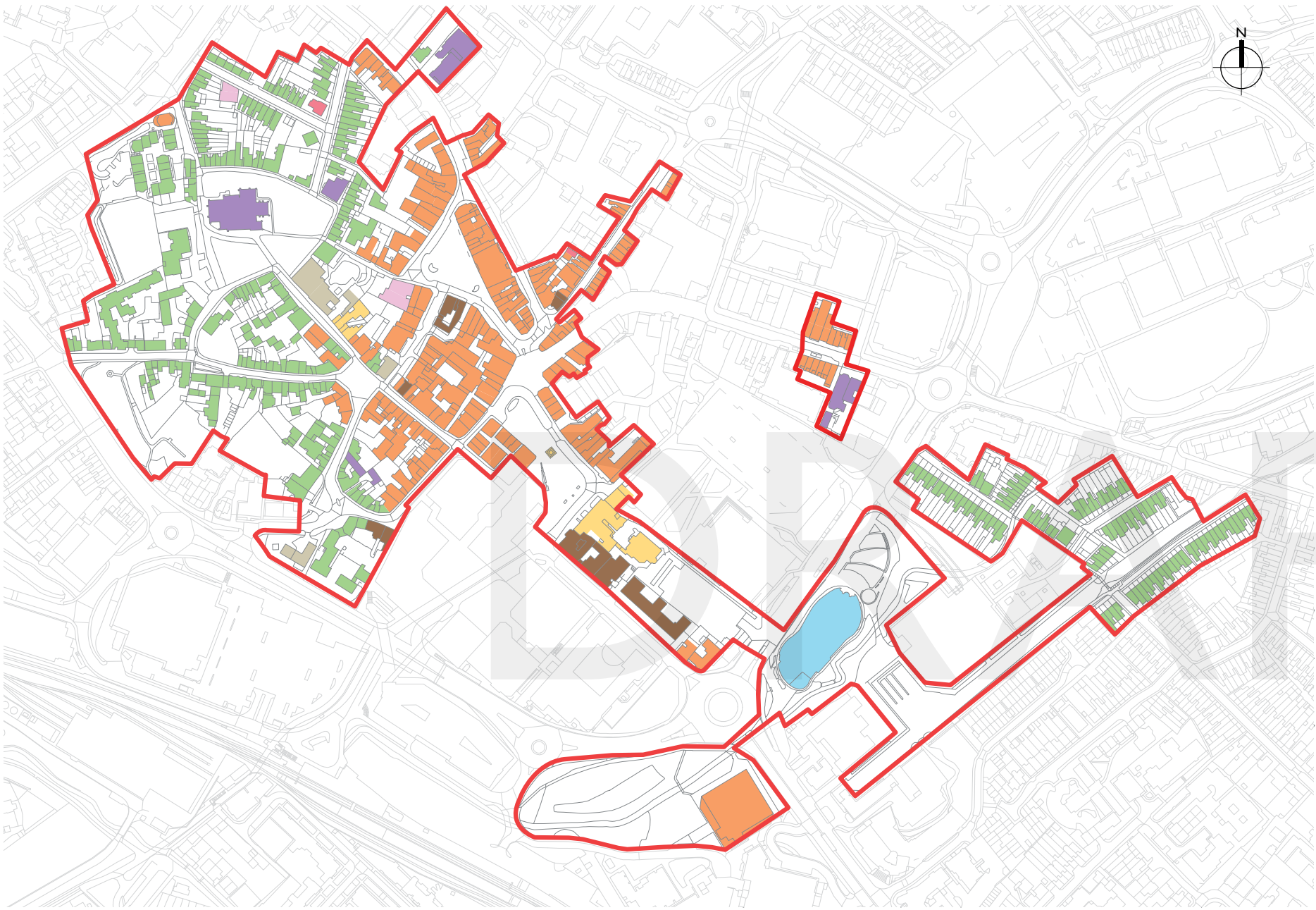


VIEWS PLAN

- Aylesbury Conservation Area
- ➡ General View
- ➡ View to specific object/landmark
- ➡ Unfolding Views
- ↔ Vistas

This plan is not to scale. This is not a comprehensive study of views, and the exclusion of a viewpoint does not mean it is not important.

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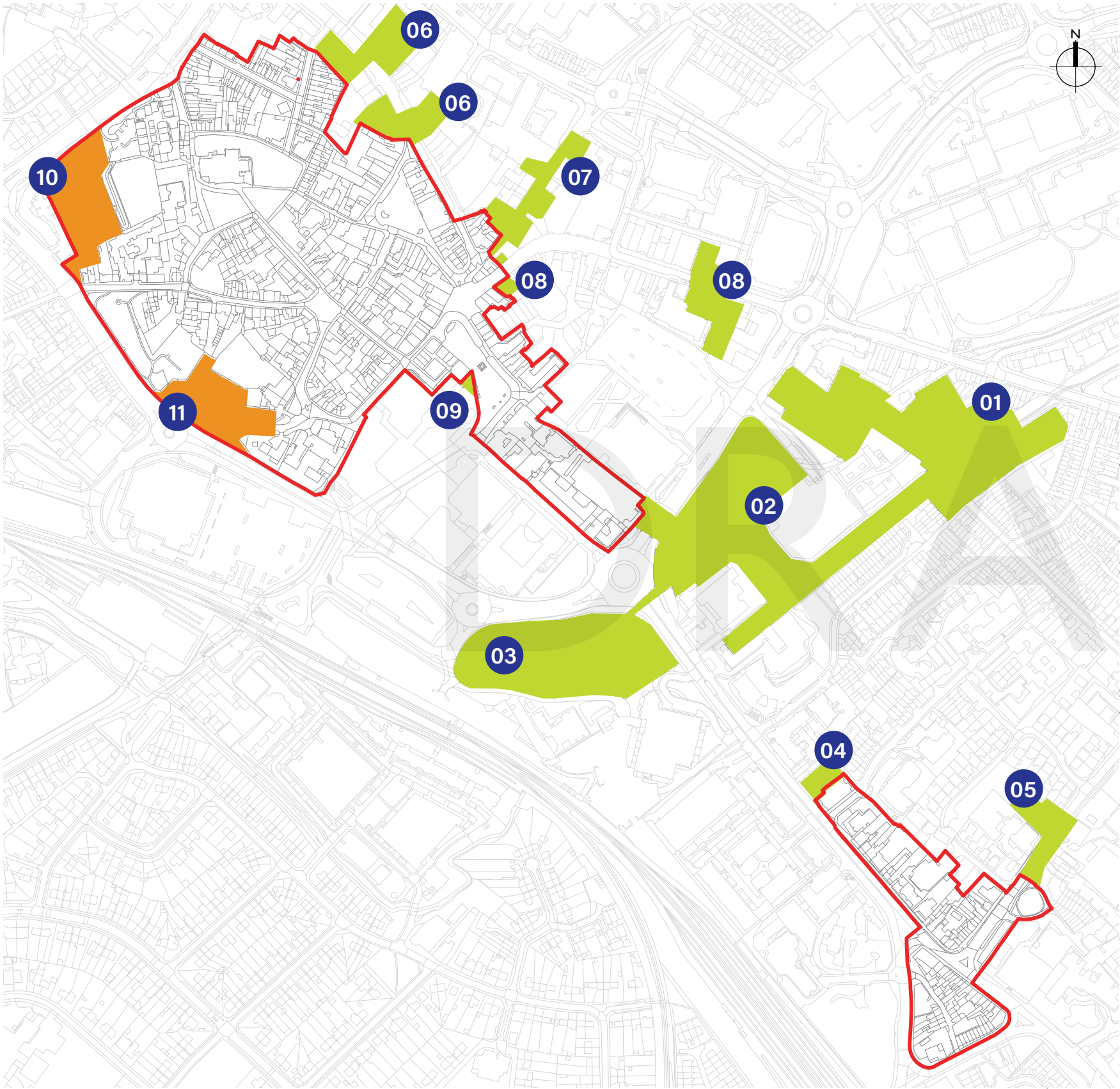


BUILDING USES PLAN

- Proposed Aylesbury Conservation Area
- Residential
- Civic
- Educational/Museum
- Commercial
- Health/Social Care
- Places of Worship
- Clubs/Societies
- Vacant
- Arts

This plan is not to scale

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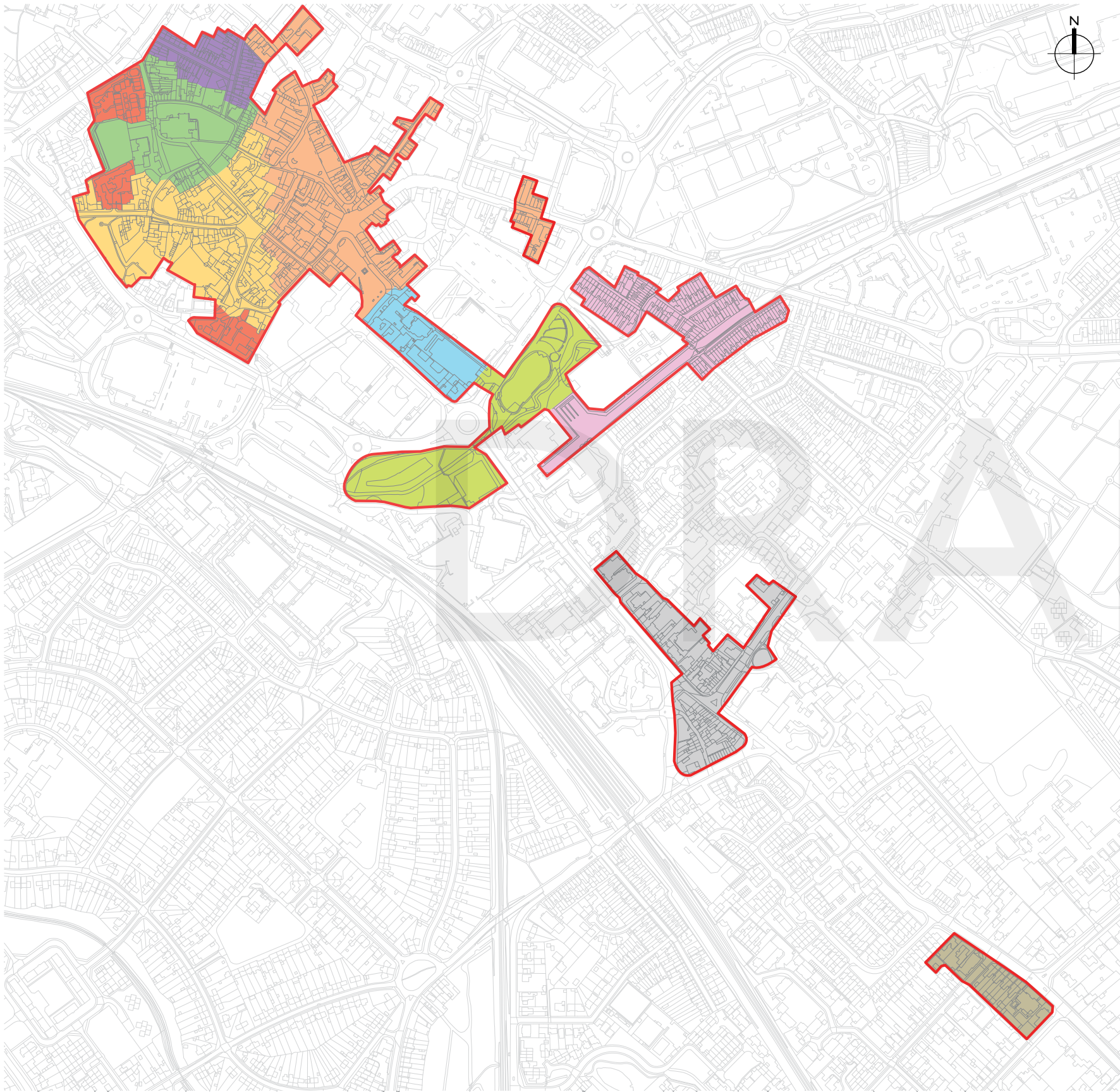
BOUNDARY REVIEW PLAN

- Previous Conservation Area Boundary
- Proposed Inclusions
- Proposed Exclusions

Note, no changes are proposed to the Wendover Road Character Area, which is therefore not shown on this map.

This plan is not to scale

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CHARACTER AREAS PLAN

- Proposed Aylesbury Conservation Area
- Character Area 01: St Mary's
- Character Area 02: Historic Residential Core
- Character Area 03: Modern Residential Development
- Character Area 04: Ripon and Granville Streets
- Character Area 05: Public Squares and Commercial Streets
- Character Area 06: Civic Centre
- Character Area 07: Canal and Highbridge
- Character Area 08: Modern Landmarks
- Character Area 09: Walton
- Character Area 10: Wendover Road

This plan is not to scale
Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

DRAFT

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