

Aylesbury, Walton & Wendover Road Conservation Areas



St. Mary's Church

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Chapter 1

INTRODUCTION

- 1.1 Conservation Area status recognises that Aylesbury is "an area of special architectural or historic interest, the character or appearance of which is desirable to preserve or enhance".¹
- 1.2 A Conservation Area was designated in Aylesbury in 1969. The boundary was revised in 1988 to include Ripon Street and Granville Street and, in the same year, a separate Conservation Area was designated at Walton.
- 1.3 The review of the existing Conservation Areas at Aylesbury and Walton will influence the way in which the Local Planning Authority applies its planning policies to the areas. It will ensure that any alterations or extensions to buildings within or adjacent to the Conservation Areas, are constrained by the need to respect the special characteristics identified in this document, the Local Plan and Supplementary Planning Guidance.
- 1.4 Designating a Conservation Area does not remove or diminish other legislation that may apply within an area, including Listed Building protection, protection for Ancient Monuments and Tree Preservation Orders. It does however impose planning controls in addition to those that normally apply. For further information please refer to the District Council's advisory leaflet on 'Conservation Areas.'
- 1.5 The following report describes the criteria that have been used, and the judgements made, in defining the Conservation Area boundaries within Aylesbury, Walton and Wendover Road. It provides an appraisal which identifies, describes and illustrates the features and characteristics that justify the Conservation Area designation.
- 1.6 The following principles have also been applied in defining the boundary:
 - Wherever possible the boundary follows features on the ground that are clearly visible, for example walls, hedges, building frontages. This is to minimise confusion.
 - Where there are important buildings, the boundary includes their curtilage. This is due to the importance of the setting of buildings, and also to ensure that the Conservation Area is not eroded if land is sold or sub-divided.
 - Where landscape features such as a row of trees or an important hedge define a land boundary, then the Conservation Area status is assumed to apply to features on both sides of the boundary. It is not therefore necessary to define the width of a hedge or the span of a tree.
- 1.7 Within this document proposals for the enhancement of the Conservation Area have been identified. These enhancement opportunities have been highlighted in order to target investment should resources become available in the future.

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

Chapter 2

APPRAISAL

- 2.1 Aylesbury is the county town of Buckinghamshire and is located approximately 18 miles to the south-east of Milton Keynes and approximately 14 miles north-west of High Wycombe, twenty miles north-east of Oxford, sixteen miles south-east of Buckingham and five miles north of Princes Risborough. Aylesbury is the commercial and administrative centre of Aylesbury Vale District and supports a population of approximately 58,000.
- 2.2 The historic core of Aylesbury including Market Square, Kingsbury, Temple Square and St. Mary's Square was designated as a Conservation Area in 1969. In July 1988 the Conservation Area was reviewed, and the boundary extended to include Granville Street and Ripon Street. During the same period a small Conservation Area was designated at Walton, which included the north-eastern side of Walton Street between Croft Road and Walton Road, the north-western side of Walton Road between William Harding Close and the junction with Walton Terrace and the island of historic development bounded by Wendover Road to the east, Stoke Road to the south-east and Walton Green to the south-west.
- 2.3 This document reviews the existing boundaries of the Aylesbury and Walton Conservation Areas and the new extension to the boundaries which include:-
- the north-eastern side of Walton Street,
 - 3 to 11 Buckingham Street and 4 to 8 Cambridge Street in the historic core of the town.
- In Walton the boundary has been extended to include:-
- the village pond on the south-eastern side of Walton Road
 - the small area of historic development to the south-west of Walton Green including 17 to 23 Walton Green and the Whistling Duck² public house.
- 2.4 A new Conservation Area has been created incorporating 115 to 145, Wendover Road.

The Origins and Development of Aylesbury

- 2.5 No archaeological evidence has been found to suggest any significant occupation of Aylesbury during the Palaeolithic, Mesolithic, Neolithic or Bronze Age periods. However, archaeological evidence suggests that there was an Iron Age hill fort located on the rounded crop of Portland limestone which is now occupied by the historic core of the town. Residual Iron Age material has been found at the King's Head and Granville Street, and evidence of a defensive ditch have been found at Kingsbury, within the grounds of Prebendal House and at the junction of Temple Street and Bourbon Street.
- 2.6 To the south-east of the town centre is Walton. Originally a separate and very early settlement situated on a similar limestone outcrop, Walton has, over the course of the 20th century, gradually been subsumed within the expanding boundaries of Aylesbury town.
- 2.7 Relatively little archaeological evidence of Romano-British settlement has been discovered at Aylesbury. The small finds that have been uncovered were concentrated in the Buckingham Street area of the town, on the site of the Hale Leys shopping centre and in George Street.

- 2.8 There is significant archaeological evidence for a Saxon settlement in the Walton area during the 5th century and in Aylesbury by the end of the 6th century. By the mid 7th century Aylesbury formed part of the kingdom of Mercia and between 657 and 674 the Mercian king Wulfhere is thought to have founded a church in Aylesbury on or near the present site of St. Mary's church. A significant number of mid-Saxon burials have been uncovered within a large area of land to the south and south-east of St. Mary's churchyard, in particular around George Street and between Castle Street and Church Street. King Wulfhere installed his sister Edith as abbess at Aylesbury and it was her niece and pupil Osyth, who became patron saint of the town.
- 2.9 During the Late Saxon period there was a mint at Aylesbury and by the 10th century Aylesbury belonged to the Anglo-Saxon kings. It was a well positioned settlement within the county and was served by a good network of important routes which increased its commercial and strategic importance.
- 2.10 The Normans are believed to have constructed a wooden motte and bailey castle within the Anglo-Saxon defences of the town in an area known as Castle Fee (between Bourbon Street, Temple Street, Temple Square and Rickfords Hill). No physical evidence of this castle has survived.
- 2.11 The first mention of a market in Aylesbury appears during the 13th century, although it may date back to the late 12th century or earlier. The market originally occupied a much larger area of land than the present day Market Square and stretched from just south-east of Bourbon Street, encompassed the whole of the present day Market Square and extended down both sides of Walton Street. Over the centuries the size of the market was considerably reduced by encroachment.
- 2.12 Throughout most of the Middle Ages the manor of Aylesbury formed a part of a large territorial estate. This estate was originally granted to Geoffrey Fitz Peter, Earl of Essex by King John in 1204 but later passed to the Butler family, the Earls of Ormond, in 1332. In the 1380s the 3rd Earl of Ormond founded a Franciscan Friary at Aylesbury which was situated close to Market Square at Rickfords Hill. The Friary incorporated an extensive area of land which was bounded on the west by the Bear Brook and extended from Walton Street in the south almost as far as Oxford Road.
- 2.13 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. On his death, the estate passed to his daughter Margaret, wife of Sir William Boleyn, whose son Thomas, created Earl of Wiltshire and Ormond by Henry VIII, was the father of Anne Boleyn. Following the downfall of the Boleyn family in 1536, Sir John Baldwin, a leading citizen of Aylesbury, was able to purchase the manor. In 1541, following the Dissolution, he obtained the former Friary and converted the buildings to a private residence. After his death the manor of Aylesbury passed to his two grandsons one of whom, Thomas Pakington, eventually obtained sole possession.
- 2.14 During the mid to late 17th century the population of Aylesbury began to rise as people began to migrate to the town from the surrounding countryside. Squatters' cottages grew up around the edge of the town and cottage industries such as lace making and duck breeding became established.
- 2.15 During the Civil War, Aylesbury was occupied by Parliamentary troops. Sir John Pakington 2nd baronet (1620 - 1680), the then lord of the manor, supported the Royalist cause and, as

a consequence, his estate was confiscated and only returned to him following the payment of a fine. However, during the course of 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.

- 2.16 In 1772 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. In Walton enclosure did not occur until 1800 and here individual holdings were much smaller. By 1800 the population of Aylesbury had exceeded 3,000 and would continue to increase throughout the century. The increase in population resulted in severe problems of unemployment which were exacerbated by the decline of the cottage lace industry following the invention of lace making machines in the early 19th century.
- 2.17 In the last decade of the 18th century the construction of the Grand Junction Canal (later called the Grand Union Canal) was authorised by a bill of Parliament. The canal linked the Oxford Canal at Braunston in Northamptonshire to the Thames at Brentford and provided a final link in a system of canal and inland waterways which connected the Thames to the industrialised Midlands. Aylesbury petitioned Parliament for an extension to the Grand Union Canal and in 1814 the Aylesbury Arm was completed. It stretches from the Grand Junction at Marsworth to the canal terminus close to Walton Street.
- 2.18 The 19th century brought improvements to the roads system around Aylesbury and the introduction of turnpikes. Improvements not only included more direct access to the town, such as the creation in 1826 of the High Street (then called New Road) which stretched from Walton Road to Market Square, but also improved coach services to London, road surfaces and street lighting.
- 2.19 In 1833 the London and Birmingham Railway Act was passed and the railway line was opened in 1838. Local landowners in the Chilterns raised objections to the development of the railway line and as a consequence a route was selected which bypassed Aylesbury. However, leading inhabitants within the town obtained their own Act for an Aylesbury branch railway which opened in June 1839.
- 2.20 The 1850s and 1860s saw an increase in agricultural prosperity and an expansion in market trade in Aylesbury. In 1863 the market rights at Aylesbury were purchased by a group of local residents who formed the Aylesbury Market Company. They organised the construction of the Corn Exchange which is situated immediately adjacent to the Crown Court at the south-eastern end of Market Square. As part of this development a cattle market was created to the rear of the Corn Exchange and Exchange Street was created linking High Street and Walton Street, thereby avoiding the need for cattle to be herded through the centre of the town. The Corn Exchange and the market rights were purchased by the Urban District Council in 1901.
- 2.21 Despite the development of the Aylesbury Arm of the Grand Union Canal and the arrival of the railway which brought an increase in population, Aylesbury's physical expansion remained relatively slow until the middle to latter half of the 19th century. The arrival of large scale industry led to a steady increase in development within the town and along its main access routes. The two biggest employers during this period were The Aylesbury Condensed Milk Company (later the Anglo-Swiss Condensed Milk Company and Nestle) who opened a

factory on the Tring Road in 1870, and Hazell's printing works (later Hazell, Watson and Viney) who also opened a factory on the Tring Road in 1879. Other important employers included the printing company Hunt Barnard (1898) and the Tubular Rivet Company (1910). Late 19th century terrace housing grew up close to the sites of these factories adjacent to Cambridge Street, Bierton Road and Tring Road. Substantial areas of this 19th century development still survive today.

- 2.22 Development to the south and west of the town was less vigorous and largely contained by the railway. In 1863 the Great Western Railway reached Aylesbury and a new train station was constructed in the Friarage, which was linked to Market Square by the creation of Great Western Street. In 1868 a local line was opened by the Aylesbury and Buckingham Railway. In 1892, the Metropolitan Railway extended a line directly from London to Aylesbury and in 1899 the Great Central Railway created a route north to Manchester. The station was rebuilt in 1925.
- 2.23 The expansion of the railway and the improvements it brought in transportation and communication helped to revive Aylesbury. Today these important links have encouraged its development and expansion and changed it from a relatively small market town to a commercial, industrial and administrative centre. As well as being a major employment centre, good links to London and other important employment centres such as Oxford, High Wycombe and Milton Keynes means that Aylesbury has a large commuter population. Development has spread around the periphery of the town in the form of large scale, low density municipal housing and increasing pressure for housing is likely to result in the town's continued growth. Aylesbury has a population of roughly 58,000 people which equates to approximately 40% of that of the District. The increase has resulted in a much more culturally diverse and vibrant population.

Landscape and Townscape Quality

- 2.24 The historic core of Aylesbury is situated on a limestone outcrop which rises above the surrounding area. This elevated position gives visual prominence to the centre of the town and emphasises its contained character. The development of the ring road has reinforced the isolated position of the historic core of Aylesbury from the recent expansions of the town's peripheries.
- 2.25 The focus to the historic town is St. Mary's Church which is situated at the highest point of the outcrop. The square tower and leaded spire of the church, set against the trees that grow in the churchyard and the former grounds of Prebendal House, form a prominent landmark.
- 2.26 Despite significant areas of redevelopment especially during the 20th century, the historic core of Aylesbury has retained surviving elements of its medieval street pattern. Of particular interest and note are the various squares within the town including St. Mary's Square, Temple Square, Market Square and Kingsbury. The strong visual contrast between these areas of open space and the narrow streets that connect them is a distinctive element which contributes to the character of the town. Equally important is the contrast in form, scale and design of the buildings which line the squares and streets and create a visually complex and interesting environment. The high density of development and position of buildings in relation to the streets creates a strong sense of enclosure and helps to channel views and pedestrians through the town.
- 2.27 Key elements in the historic character of Aylesbury are the materials used in the construction of buildings. Although many of the buildings were originally constructed of timber frame a significant number of them have been re-fronted in brick during the 18th and 19th centuries. Buildings constructed of brick are generally laid in a Flemish or English bond and there are many examples of the use of vitrified bricks to provide contrast and patterning, or to emphasize individual architectural features. Some of the brick buildings have been rendered; others are painted. The extensive use of brick gives an overall cohesive character to streetscapes.
- 2.28 Built forms within the town vary quite considerably in terms of their design, height, roof form, width of elevations and architectural detailing. However the high density of development and the positioning of the majority of buildings immediately adjacent to the back of the pavement form strong building lines throughout the town which helps to channel views and create a strong sense of enclosure. Boundary walls, such as those along Pebble Lane and around the edge of the churchyards, add definition to streetscapes and are an important characteristic of the Conservation Area.
- 2.29 Street surfaces throughout the Conservation Area vary in quality. In places small areas of historic paving survive, for example along Parson's Fee and Pebble Lane. Paving schemes have been undertaken to improve the visual appearance of public spaces within the historic core of the town for example in Market Square. However, the majority of the street surfaces and carriageways within the Conservation Area are laid in unsympathetic materials that do not reflect the quality of their historic context.



Historic street surfaces

- 2.30 Trees make a positive contribution to the character of the Conservation Area. Within the historic core of the town are remnants of large formal gardens laid out on the south-western slopes of the hill. These areas as well as St. Mary's churchyard contain a few trees of outstanding individual amenity value. Many are landmarks of large stature and some are of unusual species and / or particularly good mature form.
- 2.31 Particularly important groups of trees include those located within St. Mary's churchyard, around the Mount, Friar's Court and Chadbone Close.
- 2.32 The town has few street trees because of the density of buildings, underground services and the compact and rocky subsoil. Those trees that do exist are varied in species and are important focal points which provide settings to views and contrast and relief to the built environment. It is important to retain these remnant treed areas within the town centre and to ensure that replacement planting is undertaken wherever necessary.

Aerial photographs of Aylesbury taken prior to the redevelopment of the town centre during the 1960s



Market Square, Walton Street and the former Cattle Market prior to the development of the Friars Square and Hale Leys shopping centres and the cinema complex.



The historic core of Aylesbury prior to the development of the Friars Square and Hale Leys shopping centres and Buckinghamshire County Council offices.



The historic core of Aylesbury prior to the development of Friarage Road and during the construction of the Buckinghamshire County Council offices.



Castle Street, Rickfords Hill and Bourbon Street prior to the development of Friarage Road.

Landscape Context



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90
80
70

Contours are shown in metres at vertical intervals



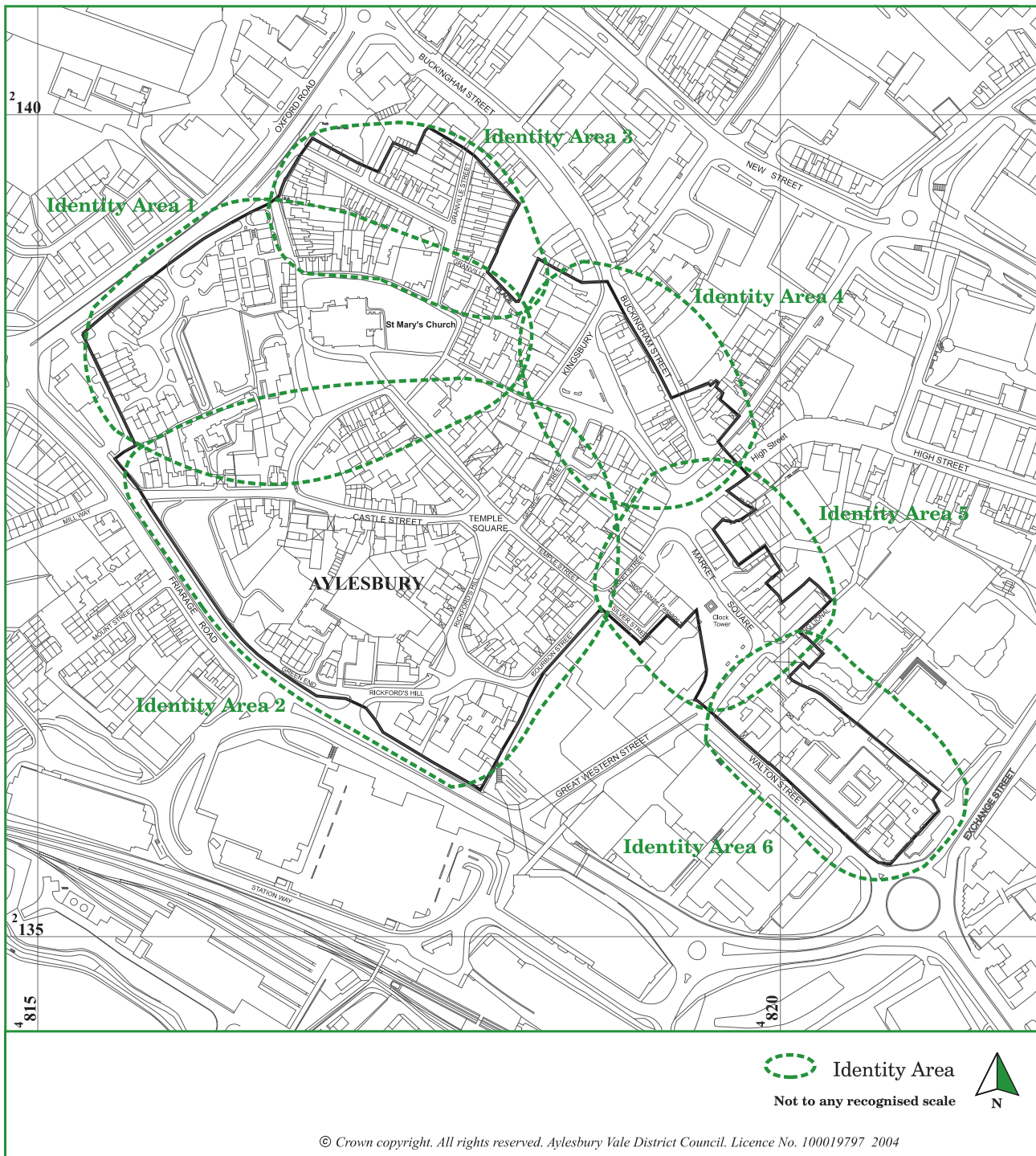
Not to any recognised scale

Chapter 3

IDENTITY AREAS

3.0 Aylesbury is a large and complex Conservation Area which incorporates a number of areas of individual townscape character. Therefore, for the purposes of this appraisal and for ease of interpretation, the Conservation Area has been subdivided into eight identity areas, six of which are located within the historic core of Aylesbury, one in Walton and one in Wendover Road.

6 Interlocking identity areas within the Aylesbury Conservation Area



Identity Area 1

St. Mary's Church, St. Mary's Square and Prebendal House.

3.1 St. Mary's Church and Square

3.1.1 The Church of St. Mary is situated at the highest point in the Conservation Area within a square lined by buildings which Pevsner described as 'houses so designed and accidentally grouped that they form a setting which suits the Church everywhere, and occasionally heightens its impressiveness'³. The church dates from the 13th and early 14th centuries, but was heavily restored and altered by Sir George Gilbert Scott between 1849 - 1855 and 1866 - 1869.

3.1.2 The square surrounding the church is called St. Mary's Square. It is asymmetrically shaped and the church is located towards its north-western end. Five main points of access converge on St. Mary's Square; these are Nelson Terrace from the north-west, Granville Street from the north-east, Pebble Lane and Church Street from the south-east, and Parson's Fee from the south-west. Within the churchyard three routes radiate from the church; the principal route leads from the southern entrance of the church to Church Street, another leads to Pebble Lane and the third skirts round the western end of the church to Nelson Terrace. The paths leading to Church Street and Pebble Lane are tree lined and form strong visual axes through the churchyard. Trees form an important part of the character of the square, providing a shady oasis of green within the urban setting, containing views, reinforcing the sense of intimacy and enclosure and acting as a foreground and backdrop to views of the church and surrounding buildings.



Footpath running to west of St. Mary's Church.

3.1.3 The slightly raised ground of the churchyard is contained on all sides by a brick boundary wall of varying heights and form. The wall, which is buttressed at regular intervals, is laid in a Flemish bond and sections of it show evidence of holes within the stone coping, which would indicate it was once topped with metal railings. At the south-western corner of the churchyard, close to the entrance to Prebendal House, large triangular shaped stone blocks form the coping stones to the boundary wall. Between the churchyard and Prebendal House the wall is over two metres in height with a high brick plinth, dogtooth cornice and clay tile coping. The churchyard wall is an important and attractive feature of the Conservation Area which provides enclosure and channels views along the surrounding footpaths and roads.



Swan motif on street lamp in St. Mary's Square.

3.1.4 Features of note within the St. Mary's Square precinct include the attractive wrought iron gates, which mark the entrances to the churchyard from Church Street and Pebble Lane, the traditional black metal streetlamps adorned with swan motifs, Dennehill sett paving, and the simple but elegant, street signs positioned at each entrance to the square. All these features contribute to the visual character and quality of the street scene and respect the sensitivity of their historic context.

3.1.5 Between the churchyard and the buildings are the main circulation routes around the square. Between Parson's Fee and Church Street, Pebble Lane and Nelson Terrace, the circulation

³ Pevsner, Nikolaus, 'The Buildings of England, Buckinghamshire' Penguin Books 2000. pg.158

route is open to vehicular traffic. However the section between Church Street and Pebble Lane consists of a narrow footpath with a central gutter and traditional Dennehill setts. Other areas of historic paving that survive around the square include the footpath and the carriageway along Parson's Fee. These areas of traditional paving emphasise the visual importance of the quality and texture of the spaces between buildings.

- 3.1.6 Pevsner's description of the buildings that line St. Mary's Square as being 'accidentally grouped' perfectly captures the picturesque charm and eclecticism of this area of the town. Dramatic contrasts result from the juxtaposition of the majestic form of the church set within the verdant churchyard and the tightly grouped vernacular buildings that enclose it on all sides. The south-western side of the square is dominated by Prebendal House which is set back within substantial grounds and separated from the churchyard by a high brick boundary wall. William Mead, a London Merchant, originally constructed the building in the early 18th century. It was purchased by the politician John Wilkes who, during the 1750s, remodelled the house in keeping with the Palladian tastes of the day. During the 19th century the building was radically remodelled by Thomas Tindell, who inserted an additional floor and constructed a hipped roof. The principal elevation of the building faces the churchyard although the entrance gate, which consists of an impressive brick archway with keystone set between rusticated brick piers and curved flanking walls, is located off Parson's Fee.



Wrought Iron entrance gates to St. Mary's churchyard



Entrance to Prebendal House

- 3.1.7 To the north-west of Prebendal House and located within the former grounds of the building is the modern housing development of Chadbone Close. The north-western and south-western boundaries of the estate are formed by a high brick wall which also marks the extent of the existing Conservation Area. This development draws little, in terms of its layout, building form and design from its historic context. However, of particular importance within this area are the trees which provide a strong visual and historical connection between the Chadbone Close area and the remainder of the Prebendal House estate.
- 3.1.8 Dominating the south-eastern side of St. Mary's Square is the former Grammar School (now the County Museum). Construction of the Grammar School began in 1718 and the building was opened two years later. Although the architect is unknown, the construction of the building was supervised by William Mead of Prebendal House. This elegant building, which is built of vitreous and red brick in a restrained Classical manner, is prominently situated on a corner and presents a two and a half storey principal elevation of nine bays to both St. Mary's Square and to Church Lane. Articulating the elevation facing onto the churchyard are two slightly projecting two-bay wings, which contained the masters' lodgings.
- 3.1.9 Dominating the northern side of the square is the attractive and symmetrical 18th century façade of the Derby Arms. Formerly a public house, and now a private residence, this building creates a handsome focus to views of the northern side of the square where the width of its classically inspired vitreous and red brick principal elevation and its two and a half storeys contrasts with the much narrower frontages and fewer storeys of the adjacent terraced

cottages. Views of the side elevation of the building reveal that the 18th century façade with its tall parapet screens a lower building of earlier origins.

3.1.10 Despite the eclectic appearance of many of the properties around St. Mary's Square, there are a number of characteristics common to the buildings that help to unify the appearance of this area of the town. With the exception of Prebendal House, which is situated back within its own grounds, all the buildings around the square are situated hard up to the edge of the pavement, thus creating a strong building line which channels views and provides a sense of enclosure. This sense of enclosure and intimacy is reinforced by the fact that the majority of the buildings around the square are terraced or positioned in close proximity to their neighbours, with few breaks in the street frontage. Where breaks in the street frontage do occur, the sense of enclosure is maintained by brick walls



Looking eastwards from the entrance to Nelson Terrace towards the Derby Arms

3.1.11 The majority of the buildings around the square face towards the church and range in height between one and a half and three storeys. Generally buildings around the square have traditional, steeply pitched gabled roofs covered in traditional handmade clay tiles. Where there are examples of shallower pitched natural slate roofs, these tend to belong to properties of 19th century or later origin. Many of the roofs contain dormers, which are either gabled, hipped or flat roofed with small wooden casement windows. Chimneys are also prominent and attractive architectural features that add visual interest to the roofscapes of individual historic buildings. Notable chimneys include the tall elegant stacks of the Hickman's Almshouses on the corner of Church Street and Parson's Fee.



Tiled roof and hipped roof dormer at 28 St. Mary's Square.

3.1.12 The majority of the principal elevations of buildings facing onto St. Mary's Square are constructed of brick. In some cases, most notably the Derby Arms, these brick frontages conceal buildings of much earlier origin. The historic brick frontages are laid in traditional bonds and in many cases the combinations of vitreous and red bricks add decorative patterning to wall surfaces. A number of buildings, such as the early 18th century elevations of 17 and 18 St. Mary's Square, are enlivened with decorative brickwork including moulded brick eaves and cornices. A particularly decorative building is the Hickman's Almshouses, which occupies a prominent position on the corner of Parson's Fee and Church Street. The almshouses were originally established in 1695 and rebuilt in a Picturesque Gothic style in 1871. The two-storey building is asymmetrically arranged and presents a triple gabled front to Parson's Fee. It is constructed of red and vitreous bricks with an old plain clay tiled roof and flamboyant decorative chimneys.

3.1.13 Nos. 5 to 8 (consecutive) Parson's Fee are notable examples of timber-framed properties. The two and a half storey buildings present four gabled fronts which oversail at first floor level. The majority of the gables are rendered with a roughcast render and only the timberwork of no. 5 is clearly visible.

3.1.14 There are a number of different styles of windows within the properties around St. Mary's Square. The majority of the windows adorning the 18th century Georgian facades are single-glazed wooden sashes which vary in their proportions, detailing and treatment of window surrounds. There are also a number of examples of flush fitting single-glazed wooden casement windows and nos. 27 and 28 St. Mary's Square, have leaded casements. The variation in the design and form of the fenestration details of individual buildings adds interest and variety to the character and appearance of the properties within the square. Windows and openings establish the character of elevations, and their alteration can seriously detract from the visual appearance and interest of a building. Fortunately the majority of the historic buildings surrounding St. Mary's Square have retained their original form and fabric.



Examples of single-glazed wooden sash and casement windows

3.1.15 There are a number of fine examples of doorways to the properties surrounding St. Mary's Square. These vary in terms of size and decorative detail from the flamboyant classically inspired entrances to the Grammar School and the Derby Arms to the more restrained flat hooded porch entrances to nos. 26 to 28 St. Mary's Square.

3.1.16 With the exception of Granville Street Evangelical Church, which is positioned at the north-eastern corner of St. Mary's Square, modern development has had little impact upon the character and appearance of this part of the Conservation Area. The Evangelical Church is prominently positioned on the corner of St. Mary's Square and Granville Street and contrasts dramatically with its historic neighbours in that it is constructed of buff coloured bricks laid in a stretcher bond and has very wide gables and a shallow pitch roof.



Examples of doorways around St. Mary's Square.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Refurbish the metal gates and entrances to the churchyard.
- Repair and maintain the churchyard boundary wall.
- Reinstate the crenellations on St. Mary's Church tower.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.

The key buildings in this area are:



St. Mary's Church



Parish Hall



Monuments within St. Mary's Churchyard



2-8 St. Mary's Square



Entrance gates and boundary wall to St. Mary's Church



St. Mary's Row



Prebendal House



10, St. Mary's Square



1-8 Parson's Fee



The Derby Arms



The former Grammar School. St. Mary's Square elevation.



15-19 St. Mary's Square



20-24 St. Mary's Square



25-28 St. Mary's Square

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

Identity Area 2

Church Street, Castle Street, Parson's Fee, Temple Square, Temple Street, Rickford's Hill and Bourbon Street

3.2 Church Street

3.2.1 Church Street is described by Pevsner as 'the best street in Aylesbury.'⁴ It runs in a north-westwards direction from Temple Square to St. Mary's churchyard and is aligned with the main (southern) entrance to the church. As a consequence, views looking north-westwards along Church Street from Temple Square are particularly attractive incorporating the historic properties which line each side of the street and focusing upon the main entrance to the churchyard, the avenue of trees leading up to the southern door of the church and the central tower with its lead spire.



Looking north-westwards along Church Street towards St. Mary's Church

3.2.2 Church Street is relatively narrow and traffic flows in a single direction from the Temple Square to the church. At the north-western end of the street by the main entrance to the churchyard, the road narrows and bends sharply to the south-west at the point where it joins Parson's Fee. The carriageway of Church Street is covered with tarmac but along each side runs a drainage channel constructed of small stone sets. The pavement on the north-eastern side of the street is relatively wide; that on the south-western side is narrower. The pavements are laid in a mixture of concrete pavers and stone and at various points along either side of the street, carriageway entrances to the rear of properties are marked by areas of setts.

3.2.3 Along the north-eastern side of the street are regularly positioned painted black metal street lamps of traditional character which form an attractive and rhythmical addition to the streetscape.

3.2.4 The buildings situated along Church Street are a mixture of domestic, commercial and public properties. The street provides a transition from the mainly residential area around St. Mary's Square to the commercial properties of Temple Square.

3.2.5 Buildings line both sides of Church Street creating a strong sense of enclosure that channels views north-westwards towards the church and south-eastwards towards Temple Square. Not all the buildings follow the same building line, some protrude slightly forward of their neighbours. To either side of the street the built frontages are broken at irregular intervals by carriage entrances which provide access to the rear of individual properties. On the north-eastern side of Church Street is the public entrance to the County and Roald Dahl Museums which are accessed via double wooden gates set within a high brick boundary wall. When the gates are open, they reveal an attractive courtyard which is lined by simple brick outbuildings of utilitarian character. The lively coloured painted window frames and doors of the Roald Dahl Museum and the modern glazed entrance to the County Museum form an attractive contrast to the more restrained and traditional architectural detailing of surrounding historic buildings.



Looking south-eastwards along Church Street towards Temple Square

3.2.6 Buildings generally front directly onto Church Street, although there are notable exceptions to this such as no. 8 (Chantry House) which presents three steeply pitched gables adorned with flamboyantly carved wooden bargeboards. Variety is also introduced into the street scene by the varied widths of elevations which range from the narrow, part timbered frontage of 6-11 Church Street to the wide 18th century elevation of nos. 7 and 9. Buildings range in height from one and a half to two and a half storeys and storeys vary in height from the relatively squat proportions of 12-16 Church Street, to the tall elegant proportions of the 18th century frontages of 1, 7 and 9 Church Street.



Entrance to the Roald Dahl and County Museums.

3.2.7 The principal elevations of buildings along Church Street generally date from the 18th and 19th centuries. However, many of these buildings have much earlier origins and were re-fronted during the 18th and 19th centuries for reasons of fashion and to avoid the expense of completely rebuilding the property. A typical example of this practise is 1, Church Street where the irregular fenestration of the 18th century elevation and the timber framing visible in the apex of the north-western gable betrays the late 16th century origin of building.

3.2.8 The frontages of the majority of buildings situated on Church Street are constructed of brick which helps to unify the appearance of the street. Some buildings, such as the Chantry, are rendered; others, like no.12, are part timbered. Many of the brick frontages are enlivened by combinations of the blue tones of vitreous bricks, set against the rich red bricks used to emphasis architectural detailing such as openings and quoins. Texture and patterning is also introduced into the wall surfaces of many historic elevations by the use of traditional brick bonds such as Flemish and Header bonds. Other unifying features within elevations include the brick plinths which vary in height along the street and the deep moulded brick, stone and wooden eaves cornices.

3.2.9 Another important characteristic of buildings along Church Street is the varied treatment of their fenestration. The former Grammar School (no.9) and 7 Church Street present elevations of regularly arranged and elegantly proportioned single glazed wooden sash windows. In contrast the windows of the Chantry are ogee headed octagon-pane single-glazed wooden sashes. Each window carries an ogee hood moulding and those on the upper floor have clearly delineated portrait heads as keystones. There are also examples of single-glazed wooden casement windows, such as those which articulate the elevations of the Hickman's Almshouses and no. 12 Church Street.



Wooden sash window of the Chantry.

3.2.10 Window openings are emphasised differently within different elevations. On 1, Church Street sash windows sit beneath elegant segmental heads with rubbed and curved voussoirs and fluted keystones. On the elevation of no. 10, windows are emphasised by projecting rubbed brick heads and a slight projection in the main cornice. Below each window is a stuccoed apron which is curved at the sides and carried down to the string course.

3.2.11 There are a number of prominent doorways to buildings which form an important part of the architectural character of Church Street. Of particular note are the fine 18th century doorway to Ceely House (no. 7) which is emphasised by a portico which protrudes onto the pavement, and the stone classical surround of the Church Street entrance to the former Grammar School (no. 9).



Doorway of 1 Church Street.

3.2.12 The roofs of the buildings situated along Church Street are generally steeply pitched, gabled in form and covered with handmade clay tiles. Many of the principal roof planes are punctuated by gabled dormers which interrupt and enliven the roofscape. Dormers and dormer windows vary in size and design, although the windows themselves are generally single glazed wooden casements. Chimneys are also prominent and attractive architectural features that add visual interest to the roofscapes. The most notable examples include the diagonal brick shafts of the Chantry and the highly ornate shafts of the Hickman Almshouses.

3.2.13 A number of buildings situated on Church Street deserve individual mention because of the contribution they make to the character and appearance of the street. The north-eastern side of the street is dominated by the three fine 18th century facades of nos. 1, 7 and 9 Church Street. The principal façade of 1 Church Street dates from 1739, although the core of the building is much older. The Church Street elevation of no. 9 (the former Grammar School) dates from the early 18th century and is constructed mainly of red brick. At the base of the building is a projecting brick plinth with moulded capping, and over the ground floor windows and below the tall parapet are brick string courses. The regular positioned windows are elegant timber sashes and on the first floor a number of the former openings now contain blank brick panels. The tall six-panel central entrance door and heavy classical stone surround is particularly eye-catching.



Entrance to 7 Church Street.

3.2.14 Adjacent to, the former Grammar School is no.7, Ceely House, which is now the County Museum. This building has a particularly good 18th century façade of rich red brick, which conceals an important timber framed structure built in 1472-3 as the Brotherhood House of the Fraternity of the Virgin Mary. The medieval front was partly modernised in 1718-20 when the Grammar School was constructed and further altered in 1753. The principal elevation consists of five bays, with a projecting central bay and is topped by a plastered parapet with moulded coping of later date and an old tiled roof. The fine portico of unfluted Corinthian columns with an enriched entablature may have been imported. To either side of the portico are 18th century ornate wrought iron railings with baluster panels and urn finials.



Wrought iron railings outside 7, Church Street.

3.2.15 Buildings of particular interest on the south-western side of Church Street include no.12, which is a 16th century building, with a close studded upper storey, over-sailing an 18th century shop window. Arguably the most charming building in the street is no.8, also called the Chantry, whose stuccoed front dates from 1830 - 40 and conceals a much earlier structure.

The two-storey triple gabled principal elevation is very distinctive. Each gable has elaborately moulded and cut barge boards, and shaped and moulded central and bottom finials with pendants. Each gable has one flat pointed arched window under a drip mould with mask keystone and diamond glazing. On the ground floor the form of windows is the same but the glazing is an octagonal pattern. The roof is covered with old clay tiles and at the back the clustered chimney shafts of the earlier house can be seen. During the 19th century this was the home of the well known Aylesbury historian Robert Gibbs.



Lincoln House.

3.2.16 Modern development has had a limited impact upon the character and appearance of Church Street. The most prominent alteration to the streetscape occurred during the 1960s with the demolition of a number of historic properties on the south-western side of the street and the construction of no. 6 (Lincoln House). This building presents a long bland modern brick elevation to the street, articulated with regularly positioned windows and a slate mansard roof crowded with flat roofed dormers. The impact of this structure is perhaps best described by Pevsner who states that it ‘shows what damage half-hearted fitting-in can do’.⁵

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.

The key buildings in this area are:



9 Church Street. The former Grammar School.



5 Church Street.



7 Church Street. Ceeley House



3 Church Street.

⁵ Pevsner, Nikolaus, ‘The Buildings of England, Buckinghamshire’ Penguin Books 2000. pg.160



1 Church Street.



6-11 Church Street.



2-4 Church Street.



12-16 Church Street.



The Chantry.



The Hickman's Almshouses.

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

Castle Street

3.2.17 Castle Street runs in a roughly westward direction from the corner of Temple Square down the hill to Friarage Road. It is relatively straight, bending very slightly at the point approximately half way along the street where it forms a junction with Parson's Fee.

3.2.18 The name Castle Street is thought to derive from the belief that during the Norman period there was a motte and bailey castle constructed within the Anglo-Saxon fortifications roughly in the area now bounded by Bourbon Street, Temple Street, Temple Square and Rickford's Hill.

3.2.19 Castle Street is a narrow road. The carriageway is covered in tarmac and the pavements to either side are laid with concrete pavers although the kerbs are stone. Similar to Church Street, there are small areas of setts marking carriage entrances through to the rear of properties; these are located between 5a and 7 on the south side of the street and between 2 Castle Street and 12a Temple Square on the north side of the street.

3.2.20 During the early 19th century Castle Street was regraded to make a gentler gradient for traffic. This has resulted in sections of raised pavement in the upper part of the street, which are separated from the carriageway by retaining walls and metal railings. These pavements have themselves become an interesting and attractive characteristic of the street.



Raised pavement at junction of Castle Street and Parson's Fee

3.2.21 The upper section of Castle Street differs from the lower section to the west of the junction with Parson's Fee. The upper section of the street is enclosed on both sides by a continuous built street frontage which creates a strong building line. Buildings here are generally terraced and face onto and hard up to the back edge of the narrow pavements. At the lower end of Castle Street the large modern development of Prebendal Close on the northern side of the street has had a significant impact upon its character and historic coherence. On the southern side of Castle Street is an important area of open space used as a public park which separates the buildings of Bailey's Court from the ring road and stretches south-eastwards from Castle Street to Green End.



Looking westwards along Castle Street from Temple Square.

3.2.22 The difference between the upper and lower sections of Castle Street is further emphasised by a slight re-alignment of the road at the point where it meets Parson's Fee. On the southern side of Castle Street, no. 29 stands forward of its neighbour no.25 and the side elevation, with its elegant tall arched staircase window, truncates views looking in a westerly direction down Castle Street from Temple Square. Adjacent to no. 29 and in front of no. 25 is a small triangle of land with a line of pollarded Lime trees separated from the carriageway by a high retaining wall. The trees form an important focus to views looking from Temple Square and provide some relief from the hard outlines of the buildings along Castle Street.

3.2.23 Beyond 29 Castle Street, middle distance views looking westwards are far less attractive, focusing upon Friarage Road, the modern development along Mill Way and beyond to the outlying reaches of the town. Long distance views incorporate attractive open countryside.



Line of trees in front of 25 Castle Street.

3.2.24 Looking from the east and south-east the open area of ground on the southern side of Castle Street provides an attractive foreground to views looking up the hill towards Bailey's Court, the tower of St. Mary's Church and the trees of the churchyard and Prebendal House. Beyond 29 Castle Street views are channelled by the attractive historic properties to either side of the road and focus upon glimpsed views of Temple Square.

3.2.25 The buildings positioned along Castle Street range in date from the 16th to the 20th centuries. Those buildings situated at the eastern end between Temple Square and the Castle Street junction with Parson's Fee are arguably the most visually attractive and architecturally cohesive buildings in the street. Here the strong and virtually unbroken building line created by the position of the terraced buildings at the back of the pavement creates a hard edge to the street and help to give this part of the Conservation Area a distinctive and unified character.



Looking westwards down Castle Street towards Friarage Road from the junction with Parson's Fee.

3.2.26 The majority of buildings situated on Castle Street range between one and a half and two-storeys in height and face directly onto

the road. Generally frontage widths tend to be narrow but there are exceptions, such as the wide 17th century brick and timber elevation of 23, Castle Street and the long bland modern elevation of Castle Court.

- 3.2.27 Buildings are constructed either of brick or a combination of brick and timber. Where brick is used it is generally laid in a traditional Flemish bond which adds texture and interest to the wall surfaces. Decorative detailing is introduced by the use of a combination of vitreous bricks and red brick dressings. Good examples of this can be seen at nos. 19, 21, 31 and 33 Castle Street. Other decorative brick details include projecting brick plinths and string courses, both of which are found on no. 19, and moulded brick eaves which can be seen on nos. 7 to 11, 33, 50 and 52. In contrast no.21 has a heavy modillion wooden eaves cornice. There are also examples of buildings which have been rendered including nos. 5 and 35 Castle Street.



Modillion wooden eaves at 21 Castle Street.

- 3.2.28 A particularly good example of the use of a combination of brick and timber is the 17th century 1, Castle Street. Timber framing is exposed on the first floor which originally oversailed the ground floor but at some point was under-built in brick. Another good example of a building of part timber and part brick construction is no. 23 which is located on the southern side of Castle Street. The building, which dates from the 16th and 17th century, is two storeys in height, with an old tiled roof.



Example of single glazed wooden casement windows.

- 3.2.29 The buildings located on Castle Street are generally quite simple in form and less flamboyant in terms of their design than buildings located on main thoroughfares such as St. Mary's Square, Church Street, Temple Street and Temple Square. This is reflected in the relatively plain articulation of their elevations. Windows in the street tend to be very simple; either single-glazed timber sashes or flush-fitting single-glazed timber casements. There are examples, as in no.3, where the building has sliding Yorkshire casements. There are a number of attractive historic doors in Castle Street, for example no.25 which has a simple cornice door hood on cut brackets, or no.3 which has an early 19th century 6-panel door sheltered under a flat hood on small curved brackets.



Example of doorway in Castle Street.

- 3.2.30 The roofs of historic buildings along Castle Street tend to be gable in form. There are some examples of mansard roof such as no.19 where the roof was altered in the 19th century to provide additional accommodation and also no.56 which is an 18th century building at the bottom of the hill close to Friarage Road. Nos. 6 and 8 have parapets which hide the roof forms behind.

- 3.2.31 The majority of the roofs in the street are covered in old handmade plain tiles. There are examples of the use of Welsh slate, as at 4, Castle Street. Dormers are a prominent feature in this street, punctuating the planes of the roof and creating a rhythm to the roofscapes. The majority of the dormers on the historic buildings are gabled or hipped. In contrast, those which adorn the roofs of the modern developments of Castle Court and Prebendal Close are flat or catslide in form.

- 3.2.32 Below the junction with Parson's Fee, the northern side of Castle Street is dominated by the Prebendal Close development. There are however, a number of very interesting buildings including the Prebendal tithe barn which was built in the late 16th century to store the agricultural produce paid to the church as taxes. This building, which is set back from the street, is now used as a commercial property.
- 3.2.33 Bailey's Court, which is situated on the southern side of Castle Street, is an attractive group of 19th century brick cottages situated around a narrow cobbled lane. The majority of the buildings are situated on the eastern side of the lane and only no.6 is situated on the west. The lane is very picturesque and intimate and provides an attractive focus to views looking up the hill from Friarage Road.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Restore and maintain the metal railings which separate the raised pavement from the carriageway.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Need for the lamp columns to be in proportion/scale with the street.
- Improvement to north-west corner of junction of Friarage Road and Castle Street.
- Improvements to the design of The Mount public park/open space.

The key buildings in this area are:



2-8 Castle Street



26-28 Castle Street



10-24 Castle Street



Prebendal Barn.
32 Castle Street



48-58 Castle Street



25 Castle Court.



1-4 Bailey's Court



19-23 Castle Street.



31-39 Castle Street.



7-15 Castle Street.



29 Castle Street.



1-5 Castle Street.

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

Parson's Fee

3.2.34 Parson's Fee is a short, narrow stretch of lane that curves gently in a north-easterly to south-westerly direction from Church Street to Castle Street. The north-eastern section of the lane fronts onto St. Mary's churchyard. On the south-eastern side of Parson's Fee opposite the churchyard, is a row of extremely attractive historic buildings. On the corner of Church Street and Parson's Fee is the picturesque Gothic elevation of the Hickman almshouses and, adjacent to this, the two and a half storey timber framed gabled elevations of 5 to 8 (consecutive) Parson's Fee.

3.2.35 No.9 Parson's Fee is a 19th century red brick building situated at the point where the lane starts to bend to the south-west. The two-storey building has a narrow brick elevation which

faces onto the lane and sits beneath a shallow pitched natural slate roof. The adjacent property, no.10 (York House) is late 18th century in date. It is three storeys in height and constructed of red brick and the height of the building and the width of its elevation contrast with the proportions of no.9.

- 3.2.36 Adjacent to York House is the Vicarage, which is a substantial detached building set in large grounds which extend to the junction with Castle Street. This building appears to be 19th century in date and is constructed of red brick. It is a prominent and attractive building which contributes greatly to the character and interest of this part of the Conservation Area.



Parson's Fee

- 3.2.37 On the north-western side of Parson's Fee, immediately adjacent to the churchyard, is the brick archway entrance to Prebendal House set between rusticated brick piers and curved flanking walls. St. Osyth's, is situated to the south-west of the main entrance to Prebendal House. Formerly Prebendal Farm, the building is divided into three ranges, the north-eastern part of which dates from the 17th or 18th centuries. The central timber-framed range (former barn) is 16th and 17th century and the timber-framed range (former barn) to the south-west is believed to be 17th century. All three ranges are situated at the front of their plot, follow the gentle bend in the road and are stepped down the slope of the hill. Positioned on the bend this extremely attractive building provides an important focus to views looking up Parson's Fee from the junction with Castle Street.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway. Extend the Dennehill sett paving towards the junction with Castle Street.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.

The key buildings in this area are:



1-8 Parson's Fee.



The Vicarage



9 Parson's Fee



Entrance to Prebendal House



10 Parson's Fee



St. Osyth's

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

Temple Square

3.2.38 Temple Square is described by Pevsner as 'the smallest and neatest of Aylesbury's Squares.'⁶ It is roughly rectangular in form and slopes gently from east to west. It is the confluence of five separate routes, Church Street to the north-west, George Street to the north-east, Temple Street to the south-east, Rickford's Hill to the south-west and Castle Street to the west.

3.2.39 The square is enclosed by buildings with 17th, 18th and 19th century elevations and only the entrances to each of the roads provide a break in the built frontage. At the centre of the square is a single tree which provides an attractive focal point and a contrast to the hard outlines of the surrounding buildings. The carriageway of the square is covered with tarmac and there are two separate islands providing car parking, one beneath the tree at the south-western end of the square close to the junction with Rickford's Hill, and one at the northern end of the square close to the junction with Church Street. The pavements along each side of the square are quite narrow



Temple Square.

with the exception of an area to the north-west of the square, close to the entrance of Church Street, which is wider, allowing room for an attractive traditional pillar-box. Some areas of the pavement are laid in traditional stone slabs; others are covered with concrete pavers. The kerbs are stone which help to reinforce the historic character of the streetscape.

3.2.40 Despite being an important arterial route within the centre of the town, the narrow widths and one-way systems in operation along the majority of the roads which lead to and from the square, result in it being much quieter than the other main squares in the town, such as Market Square and Kingsbury.

3.2.41 The majority of the buildings that surround the square have been converted from domestic dwellings to commercial and office properties. However, only no. 2 Temple Square has had a shop front inserted on the ground floor, and the majority of the buildings retain the proportions of their original fenestrations.

3.2.42 The enclosed form of the square restricts views along the five roads that access it. Views along George Street to the north-east focus upon the central island of Kingsbury Square. Views looking south-east along Temple Street are more interesting and include raking views of the historic buildings which line each side of this street, but ultimately focus upon the less attractive form of the Friar's Square shopping complex in the middle distance and the modern high rise Council Office beyond. Looking south-westwards along Rickford's Hill the land falls. Views incorporate the historic buildings which line each side of the street and are truncated by trees located at the bottom of Rickford's Hill at the junction of Bourbon Street and the Oxford Road. Looking westwards along Castle Street, the land also falls away gently and views incorporate the attractive historic buildings to each side of the street and are truncated by the side gable elevation of 29, Castle Street. Arguably the most attractive views from Temple Square are those looking north-westwards along Church Street towards St. Mary's Church.



Looking from Temple Square towards Church Street.

3.2.43 All the buildings which line the four sides of Temple Square are listed and range in date from the 17th to the 19th centuries. They range from two to three storeys in height and elevation widths vary. With the exception of no. 7, all the buildings face directly onto the square and all are positioned hard up to the back edge of the pavement, creating a hard building line which contributes to the sense of enclosure. Nos. 8, 10 and 12 Temple Square are positioned at a slight angle which takes into account the splayed entrances to Rickford's Hill and Castle Street.

3.2.44 The majority of the principal elevations of the buildings facing onto Temple Square are rendered. No. 12 is not rendered and presents a fine 18th century elevation of vitreous bricks laid in a header bond with red brick dressings. The plinth of the building is moulded brick and there is a heavily moulded brick eaves cornice.

3.2.45 In general, windows and doors are regularly positioned within elevations creating a strong sense of rhythm and order. Windows tend to be wooden sashes of various dates and styles. A particularly attractive example is the Ipswich window on the ground floor of no.7 with its central arched head and flanking narrow casements. In certain cases, such as no. 4, attention is drawn to windows by the treatment of their surrounds, which are emphasised by rendered

vermiculated lintels. There is also a vermiculated string band which enlivens the elevation between the ground and first floor.

3.2.46 Doors are also important features and there are a number of fine examples including the centrally positioned doorway of rectangular pilasters and cut scroll brackets of no.10 and the simple elegant door with arched fanlights above of nos.3 and 5. Access to many of the entrance doors is via stone steps.

3.2.47 Roofs are generally gabled, steeply pitched and covered with handmade plain clay tiles. There are examples of hipped roofs, such as no.7 at the northern corner of the square and also examples of slate roofs, such as no 10 which is located on the western side of the square. There are examples of dormer windows within roof planes, but generally the roofs of buildings remain unbroken. No. 10 has two discretely positioned flat roofed dormers with metal casement windows peeking above the parapet. There is a gabled dormer on no.8 and a couple of gabled dormers on the Temple Square elevation of no.28 Temple Street.



Doorway of 8 Temple Square.

3.2.48 Modern development has had little impact upon the buildings of Temple Square although it has had an impact upon their wider setting. In particular, development to the rear of no. 17, Temple Street, the Friar's Square shopping centre and Council Offices beyond, all affect views looking from the square. A plethora of street signage at the entrances to roads leading from the square, unsympathetic treatment of some surfaces and the impact of parking have all affected the visual quality of this part of the Conservation Area.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Reduce the impact of car parking on the square. A reduction in parking may also assist the health of the Lime tree in Temple Square which is suffering from compaction, damage caused by collisions and salt damage.
- Encourage the replacement of inappropriate modern shop signs with more traditional timber signs painted in historic paint colours.
- Reduce the number and improve the quality of street signs within Temple Square.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Need for lamp columns to be in proportion/scale with the street.

The key buildings in this area are:



The Queen's Head



12a & 12b Temple Square



3-5 Temple Square



10 Temple Square



7 Temple Square



8 Temple Square



14 Temple Square



4 Temple Square



2 Temple Square

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

Temple Street

3.2.49 Temple Street runs in a north-west to south-east direction from Temple Square to Bourbon Street. Both Temple Square and Temple Street probably received their name in honour of the Temple Grenville family of Stowe who owned property in the town and purchased the manorial rights of Aylesbury in 1802. Temple Street was formerly called Cordwainers' Street or Cobblers' Row.

3.2.50 Temple Street is a short straight one way street. The carriageway is formed of pink granite setts, which reinforces the historic character of the street, and the narrow pavements to either side are covered with concrete pavers with stone kerbs.

3.2.51 The buildings which line each side of the street are set close to the back edge of the pavement and form a strong building line. The continuous built frontage is only broken on the north-east side of the street by a narrow alleyway, which leads to the King's Head public house. The position of the buildings focuses views north-westwards towards Temple Square, Church Street and the spire of St. Mary's Church, and south-eastwards towards Silver Street and the unforgiving mass of Friar's Square shopping centre.

3.2.52 Temple Street is characterised by 18th and 19th century buildings that range between two and three storeys in height with narrow frontages that face directly onto the street. The exception to this pattern of development is 7 to 11 which dominates the north-eastern side of the street. Constructed between 1879 and 1880, the building was extended in 1903 and again during the latter half of the 20th century. It was designed for Nathan de Rothschild by the renowned architect George Devey, and originally housed a library and reading room, and now contains a restaurant. It is a flamboyant and highly decorative building and its wide frontage is articulated with an eye-catching two-storey oriel window and other windows of varying size and detailing. The scale and decorative complexity of this building provides a strong visual contrast with the relatively simple and modest 18th and 19th century elevations of adjacent properties.

3.2.53 Other buildings of particular note are nos. 26 and 28, which are situated on the south-western side of Temple Street on the corner of Temple Square. Both buildings are fine examples of early 18th century town houses. No. 26 is three storeys in height with a cellar. It is constructed of red and vitreous brick with a moulded plinth, brick string course at first and second floor levels and a moulded brick eaves cornice. The principal elevation is elegantly proportioned with symmetrically arranged windows, all of which have moulded frames. Centrally positioned at ground floor level is an elegant eight panel door within a door case ornamented with fluted pilasters with small Ionic capitals and a moulded flat hood.

3.2.54 No 28, is also early 18th century in date, but is two and a half storeys in height and the brick elevations are colour-washed. The Temple Street elevation is dominated by the elegant shallow



Looking north-westwards along Temple Street towards Temple Square.



Looking south-eastwards along Temple Street towards Silver Street.

bow window and the richly ornamented door and door case of fluted Corinthian pilasters with curved capitals supporting elaborately carved console brackets and a flat moulded wooden hood.

3.2.55 The principal elevations of all buildings facing Temple Street are constructed of brick. Nos. 7 to 11, 12, 14 and 16, are stuccoed while others, like no.28, are colour-washed. The historic brick frontages are laid in traditional bonds, and in many cases the combinations of vitreous and red bricks add decorative patterning to wall surfaces. Other decorative brick detailing include brick plinths which protrude forward of the main line of the buildings, string courses between storeys and brick eaves cornices enriched with carved mouldings.

3.2.56 The most common styles of window found in historic buildings along Temple Street are single-glazed wooden sashes of various proportions and detailing. However, there are also a number of examples of single-glazed wooden casement windows, such as those which articulate no.13 and the second floor of no.26. By far the most flamboyant windows however, are the substantial mullion and transom windows and two-storey oriel windows which enliven the principal elevation of 7-11 Temple Street.



Window of 7-11 Temple Street.

3.2.57 The majority of the buildings in Temple Street are commercial or semi-commercial properties and the ground floors of these properties are dominated by 19th and 20th century shop fronts of varying quality. Good examples of 19th century Neo-Georgian shop fronts include 6, 8, 10, 12, 14, 15, 18 and 22 Temple Street. Unfortunately a number of unsympathetic modern shop fronts have been inserted into historic buildings along Temple Street which has had a significant and detrimental impact upon the character and appearance of individual properties.



Doorway of 28 Temple Street.

3.2.58 The majority of the roofs of buildings situated on Temple Street are gabled. Most are covered in handmade clay plain tiles which gives them an undulating appearance. Others, such as no.18, have a shallower pitch and are covered in Welsh slate. The variance in the pitch of the roofs and height of the buildings adds to the visual interest of the roofscape.

3.2.59 Dormers, although not common to every building, do punctuate the roofs of several buildings in the street including nos.6, 8, 10, and 14. The dormers are generally small and are both gable and flat roofed.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of paving and carriageway surfaces, in particular the footway on both sides of the street.
- Reduce the number and improve the quality of street signs within Temple Square.
- Replace existing rubbish bins and other street furniture with more appropriately designed and better quality street furniture which reflect their historic context.
- Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts which reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Encourage the replacement of inappropriate modern shop signs with more traditional timber signs painted in historic paint colours.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.

The key buildings in this area are:



13-17 Temple Street.



6-14 Temple Street



7-11 Temple Street.



18-22 Temple Street.



5 Temple Street.



26 Temple Street.



1 Temple Street.



28 Temple Street.



24 Temple Street.

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

Rickford's Hill

3.2.60 Rickford's Hill runs down hill from the south-western corner of Temple Square to Friarage Road. The north-eastern end of the road is relatively straight but bends sharply to the south-east at the point where it meets Bourbon Street before bending to the west in its final descent to Friarage Road.

3.2.61 The street was originally called Pitches Hill but was renamed after William Rickford who lived in Greenend House between 1795 and 1855. He founded the Old Bank, now Lloyds, in the Market Square and was a leading figure in the town.

3.2.62 For the majority of its length, Rickford's Hill is quite narrow, but it opens out at the junction with Bourbon Street before narrowing again in its final descent to Friarage Road. The north-eastern section of the street, close to Temple Square is lined by historic buildings situated hard up to the back of the pavement which creates a strong sense of enclosure and channels views. The lower end of the street, close to the junction with Friarage



Junction of Rickford's Hill and Bourbon Street.

Road is characterised by modern development such as Western House, Lincoln Place and 1 to 7 Green End. Friar's Court, which is situated on the south-eastern side of the street, was constructed in the 1970s and sits amongst attractive trees which form an important focus to views looking down Rickford's Hill and along Friarage Road.

3.2.63 The historic buildings situated along Rickford's Hill vary in form and appearance. Particularly fine buildings include 1 Rickford's Hill which is situated on the eastern side of the road and is a two and a half storey late 17th century building with an altered front. The building is constructed of vitreous brick with red quoins and window surrounds and presents a very regular and symmetrical principal elevation to the street.

3.2.64 The most substantial and possibly the finest building situated along Rickford's Hill is no.10 Greenend House. The building is set back on the north-western side of Rickford's Hill opposite the junction with Bourbon Street. In front of the building is a low boundary wall topped by a dense hedge and in front of this the pedestrian area has been extended and a single tree provides a focus to views. Greenend House dates from the 16th century although the principal elevation was remodelled by William Rickford during the late 18th and early 19th centuries. The handsome stuccoed elevation is two storeys in height and articulated with classical motifs. Of particular note are the carved lion heads positioned beneath the eaves. The roof is shallow in pitch and covered with natural slates. The main gates to the building are also worthy of note and are late 18th or early 19th in date.



Looking north-eastwards up Rickford's Hill towards Temple Square.

3.2.65 Adjacent to Greenend House is 12, Rickford's Hill, which is a two and a half storey building with a handsome early 18th century principal elevation. To the northeast of Greenend House, separated from it by a carriage way entrance, are 2 to 8 Rickford's Hill. No.8 is late 18th century in date and originally served as an annex to Greenend House. No. 2 presents an 18th century stuccoed elevation to the street beneath a part gabled and part hipped old tiled roof. Nos. 4 and 6 are 17th century or early 18th century in date and are constructed of brick which has been colour washed. These buildings are one and a half storeys in height with gabled dormers contained within the principal roof plane. Between the two buildings is a tall central carriageway entrance which provides access to a rear courtyard.

3.2.66 Positioned on a corner on the north-eastern side of Rickford's Hill is the Saracen's Head public house. This two-storey building is 17th or 18th century in date and is constructed of brick which has been painted. It is an attractive building which occupies a prominent site on the road junction and provides an important focus to views up Rickford's Hill from Friarage Road.

3.2.67 To the south-east of the Saracen's Head is a short row of attractive two-storey terraced cottages with regular, narrow brick elevations. To the rear of these buildings, and concealed from the road, is the 18th century Friend's Meeting House.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Need for lamp columns to be in proportion/scale with the street.

The key buildings in this area are:



1 Rickford's Hill



12 Rickford's Hill.



The Saracen's Head



Greenend House.



9-15 Rickford's Hill



2-8 Rickford's Hill



17-23 Rickford's Hill

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

Bourbon Street

- 3.2.68 Bourbon Street runs from the junction of Market Street, Temple Street and Silver Street to Rickford's Hill. For the majority of its length the street runs in a north-east to south-west direction, bending sharply to the north-west just before the junction with Rickford's Hill.
- 3.2.69 The street was at one time called Waterhouse Lane, which reflected the fact that water was pumped up from the Mill Stream to a building at the western end of the street from which it was distributed in wooden pipes to houses in this part of the town. It was renamed Bourbon Street after the French royal family who stayed at the nearby Hartwell House from 1807 to 1814.

- 3.2.70 The character of Bourbon Street was considerably altered during the 1960s, when all of the historic buildings lining the south-eastern side of the street were demolished to make way for the development of the Friar's Square shopping centre. Views looking in each direction along Bourbon Street are dominated by the overbearing scale and bulk of the shopping centre, and the harsh visual contrast between it and the row of mainly 18th century buildings that still survive on the opposite side of the street. Looking south-westwards views are truncated by the sharp bend in the road and the attractive 18th century facades of 25, Bourbon Street and The Friarage. Looking north-eastwards along Bourbon Street views incorporate Market Street, the north-western end of Market Square and the entrance to High Street.



Looking south-westwards along Bourbon Street.

- 3.2.71 Bourbon Street is a one-way street, and the tarmacadam carriageway is relatively narrow. Running in front of the historic properties on the north-western side of the street is a narrow footpath paved in concrete slabs. On the south-eastern side of the street, the pavement is similarly surfaced but much wider and it is sheltered by a glazed canopy that runs the entire length of the shopping centre façade. The deep pavement and overhanging glazed canopy serves to increase the visual width of the street and creates a contrast between the recessed frontage of the shopping centre and the sharp clear lines of the historic buildings opposite.
- 3.2.72 Buildings tend to be constructed of brick. There are examples of rendered properties such as no.18, but the majority are not rendered and are articulated with decorative brickwork. A particularly fine example of decorative brickwork is the 18th century principal elevation of no.6, which is constructed of vitreous headers and red brick dressings, and has a moulded stringcourse at first floor level and a moulded brick cornice.

- 3.2.73 Buildings situated along the north-western side of Bourbon Street range between two and two and a half storeys in height. With the exception of nos. 14 and 16, which include carriageway entrances to rear courtyards, principal elevations are relatively narrow and tend to face directly onto the street. Most of the historic buildings have simple gabled roofs with pitches of approximately 45 degrees and are covered with traditional handmade clay tiles. Many of the roofs of the historic buildings in Bourbon Street are punctuated by small dormers which are both flat roofed and hipped in form.



Historic buildings on the north-western side of Bourbon Street

3.2.74 Most of the former residential buildings situated along Bourbon Street have been converted either completely or partially into commercial properties, and modern shopfronts have been inserted into a number of the ground floors.

3.2.75 The entrances to the properties on the south-western side of Bourbon Street are slightly raised above the level of the street and accessed via steps. There are a number of surviving 18th and 19th century doorways, perhaps the best examples of which are no. 12, which has a 4-panelled door with a rectangular fanlight and plain pilasters supporting an entablature with triglyphed frieze and moulded modillion cornice, no.16 which has a 19th century 6 panel door with a tall rectangular fanlight and no.6, which has a 6-panelled recessed central door with arched radiating fanlight in panelled reveals with a reeded architrave.



Example of doorways in Bourbon Street.

3.2.76 Windows on the historic buildings in the street are a mixture of shopfronts, single-glazed timber sashes, small dormer casements and visually prominent canted bays such as those which adorn nos. 8 and 16. Windows are generally regularly spaced forming balanced and relatively symmetrical elevations.

3.2.77 The development of the Friar's Square shopping centre has had a significant impact upon the character and appearance of Bourbon Street. Modern infill on the north-western side of the street, including nos. 2 and 4, has also affected the character of this part of the Conservation Area. No. 2 is a two and a half storey building that is constructed of red bricks laid in a modern stretcher bond which contrasts with the more traditional bonds and decorative brickwork of adjacent historic properties. The prominent dormers within the roof contrast with the much smaller, more widely spaced and traditional form of dormers found on neighbouring historic properties. The impact of no.2 is exacerbated by its prominent corner position at the junction of Temple Street and Bourbon Street. It replaced an historic timber-frame property with a 19th century front which was demolished in 1974. During Archaeological work undertaken as part of the redevelopment of the site, the line of the late Saxon town ditch was discovered. This ditch, which probably marked the extent of the Saxon town, ran along Bourbon Street.



Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts which reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Encourage the replacement of inappropriate modern shop signs with more traditional timber signs painted in historic paint colours.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Opportunity for repaving the area at the top of Friarage Passage and introducing a tree.

The key buildings in this area are:



6 Bourbon Street.



14 Bourbon Street.



8 Bourbon Street.



16 Bourbon Street.



10 Bourbon Street.



18 Bourbon Street



12 Bourbon Street.



25-27 Bourbon Street.

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

Identity Area 3

Granville Street, Ripon Street, Whitehall Street, Nelson Terrace

3.3 Granville Street

3.3.1 To the north of St. Mary's Square is a small area of late 19th and early 20th century domestic development. This area, which consists of two principal roads, Granville Street and Ripon Street, has a distinctive character and appearance which contrasts with the more eclectic form of development elsewhere within the historic core of the town. Although there are few buildings of exceptional quality in this compact and cohesive area of Victorian development it is nevertheless special because it forms an important buffer between the more historic buildings around St. Mary's Square and the Oxford Road. The terraces of Victorian buildings are also representative of the style and form of development found throughout the town which transformed the appearance of Aylesbury during the late 19th and early 20th centuries.

3.3.2 When Aylesbury was first designated as a Conservation Area in 1969, the boundary did not include the area to the north of St. Mary's Square. When the Conservation Area was reviewed in 1988, the boundary was extended to include Granville Street, Granville Place, Ripon Street, the south-eastern side of Whitehall Street and the eastern side of Nelson Terrace.

3.3.3 Granville Street runs in a south-west to north-east direction down the hill from St. Mary's Square to Buckingham Street. The road is relatively wide and straight except for a very gentle bend at its northern end close to the junction with Buckingham Street. The carriageway of Granville Street is surfaced with tarmac and the pavements on each side are surfaced either with tarmac or concrete slabs. The treatment of the spaces between the buildings on Granville Street and the form and design of standardised street furniture, such as lighting, signs and electricity columns, do not contribute positively to the character or appearance of this part of the Conservation Area.

3.3.4 Views north-eastwards down the gentle gradient of Granville Street focus upon the unattractive car park area adjacent to Coopers Yard on the north-eastern side of Buckingham Street and upon the rear of properties situated on the south-western side of New Street. Looking in a south-westerly direction along Granville Street, views are channelled up the hill towards the boundary wall, trees and headstones of St. Mary's churchyard.

3.3.5 The south-eastern side of Granville Street is dominated by late 19th or early 20th century terrace housing situated slightly back from the street behind low brick walls, railings and hedges. The buildings, which are constructed of brick, are two-storeys in height with narrow elevations. Some buildings have plain brickwork, some have painted brickwork and others are rendered. Each property has an arched doorway entrance and a ground floor or two-storey bay window. The window surrounds are rendered and the contrast between the brickwork and the render provides decorative detailing to the elevation. Unfortunately many of the original windows and doors of these properties have been replaced with double glazed and plastic units.



Late 19th / early 20th century terrace on the south-eastern side of Granville Street.

3.3.6 Close to the junction of Granville Street and St. Mary's Square is the entrance to Granville Place. This narrow lane runs in a roughly north-western to south-eastern direction from Granville Street and culminates after a short distance in a dead end. With the exception of the rather curious 1 and 4, Granville Place, there are few buildings of any architectural interest situated along Granville Place. No.1 is a tall thin brick building which presents a very blank and uninteresting elevation to the street. However, the north-eastern elevation, which faces away from Granville Place towards Buckingham Street, is in contrast very flamboyant. It is constructed of brick and is articulated with elegant and regularly arranged wooden sash windows which are emphasised with moulded classical detailing at ground floor level. No. 4 Granville Place, is dated 1854 and is constructed of flint rubble with flush brick quoins and dressings with a Welsh slate roof. Above each of the ground floor windows and to either side of the first floor windows, are triangular and lozenge patterns of bottle ends. The windows on each floor are attractive wooden sashes with pointed arched glazing bars.



1 Granville Place

3.3.7 The north-western side of Granville Street differs in appearance from the south-eastern side. The upper part of the street close to the junction with St. Mary's Square is dominated by 14, Granville Street (Aston House) and the grounds of 10, St. Mary's Square. The boundary between 10, St. Mary's Square and Granville Street is formed by an attractive high brick garden wall above which can be seen trees and vegetation and views of the rear of the adjacent properties which face onto St. Mary's Square.

3.3.8 Aston House is set back from the road at an angle to both Granville Street and Ripon Street. It is a late 19th century symmetrical building with a central doorway and flanking wooden sash windows. It is built of red bricks laid in a Flemish bond with an attractive carved soffit detail. The roof is fully hipped and covered in natural slate. To either side of the building is an attractive high brick wall with curved coping which further emphasises the symmetrical appearance of the building.

3.3.9 On the other side of the road is no.16 Granville Street. Similar to no.14, no. 16 is a detached brick building which is set back from and at a slight angle to the street. The boundaries onto Granville Street and Ripon Street are formed by a low brick wall and dense hedge. The principal elevation of no. 16 is also symmetrical in appearance with a central doorway and flanking sash windows and the roof, like that of no.14 is fully hipped and covered with natural slate. The two buildings compliment each other and form an attractive entrance to Ripon Street.

3.3.10 Adjacent to 16, Granville Street is a row of early 20th century semi-detached properties which are staggered down the gentle incline of the hill. The two-storey buildings are set at various distances back from and at a slight angle to the road. Each of these buildings is decorated with applied timber work in the gables and plaster detailing around the windows and doors. The brick walls that form the front boundaries to these properties are decorated with bricks set at different angles to one another to create an eye-catching pattern.

3.3.11 Boundary walls to the front of properties form an important part of the street scene. The low brick walls, some with hedging and railings, form an important visual boundary to the street and help to create hard edges, a sense of enclosure and also channel views.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Overhead wires are dominant features that detract from the visual quality of the street.
- Replace the existing street lights with less conspicuous and better designed lamp columns which reflect the visual quality of Granville Street.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Encourage the maintenance and repair of the front boundary walls and railings of individual properties.

The key buildings in this area are:



14 Granville Street.



1 Granville Place



16 Granville Street.



18-26 Granville Street.



4 Granville Place.

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

Ripon Street

3.3.12 Ripon Street, which runs in a south-eastern to north-western direction from Granville Street to Whitehall Street, is short and straight. The main carriageway is covered with tarmacadam and the pavements to either side are laid in concrete slabs. The kerbs of the pavement are stone and to either side of the street is a stone gutter.

3.3.13 Views looking north-westwards down the hill towards Oxford Road and beyond the boundary of the Conservation Area are focused upon the substantial and unattractive outline of 5, Oxford Road. Views looking south-eastwards up the hill are more attractive because they focus upon the terrace properties on the south-eastern side of Granville Street.

3.3.14 The majority of the buildings situated along either side of Ripon Street are terraced, with regular narrow elevations. They are 19th and early 20th century in date and are built of brick, mainly laid in a Flemish bond. Some of the buildings have painted brickwork, others are rendered. Roofs are generally covered in natural slate and windows are typically single-glazed wooden sashes, although there are some examples of wooden casement windows. Unfortunately some of the original single-glazed wooden sash windows have been replaced with UPVc double-glazed units which have had a significant effect upon the character and appearance of individual properties and upon the street as a whole.

3.3.15 All of the buildings situated along Ripon Street face directly onto the street. The majority of buildings are situated close to the back edge of the pavement, but nos.3 to 15 are set slightly back from the street behind low brick walls and metal railings. The buildings on the south-western side of the road vary between two and three storeys, whilst those on the north-eastern side are generally two storeys.

3.3.16 The terraced form of development along Ripon Street creates a hard edge to the street that channels views and creates a strong sense of enclosure. On the south-western side of the street, where the built frontage is broken, views can be gained of the rear of historic properties fronting St. Mary's Square and Whitehall Street and the spire of St. Mary's Church. On the opposite side of the road there is a gap between no. 16 and 24 Ripon Street, where a terraced property was demolished, allowing access to commercial properties facing onto Buckingham Street. The views afforded of the rear of these properties and of the public car park on Oxford Road are unattractive.

3.3.17 Although none of the buildings situated along Ripon Street are listed, a significant number of them are of local architectural interest and make a positive contribution to the character and interest of the Conservation Area. Of particular note are Ripon House and Rugby House,



Cobbled gutter in Ripon Street.



Looking north-westwards along Ripon Street towards Oxford Road.



Looking south-eastwards up Ripon Street towards Granville Road.

which are very ornate brick buildings dating from 1887, nos. 7 to 15 Ripon Street, which are elegant three-storey brick terraces with ground floor bay windows and first and second floor sash windows, and nos. 24 to 32 Ripon Street, which is an attractive row of two-storey late 19th century terraced buildings. Nos. 24 to 32 are constructed of red brick with vitrified, blue brick dressings and are identical in their appearance with recessed doorways and a blank window positioned between two sashes at first floor level.

3.3.18 Arguably the most visually prominent building in Ripon Street is the Aylesbury Masonic Hall which is situated on the south-western side of the street close to the junction with Whitehall Street. It was built in 1882 in the Victorian Gothic style and combines red brickwork with stone dressings. The building is symmetrical with a central two-storey bay protruding slightly forward of two side wings. The windows are lancet in shape with stone surrounds and the central doorway is decorated with stone columns topped with ornately carved capitals.



The Masonic Hall, Ripon Street.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Overhead wires are dominant features that arguably detract from the visual quality of the street.
- Replace the existing street lights with less conspicuous and better designed lamp columns which reflect the visual quality of Granville Street.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Encourage the maintenance and repair of the front boundary walls and railings of individual properties
- Careful tree planting along the island between Whitehall Street and Oxford Road would help to screen views of the unattractive developments of Sunley House and the adjacent modern office buildings on the north-western side of Oxford Road and would provide a more attractive focus to views looking north-westwards down Ripon Street and lessening the dominance of Oxford Road.

The key buildings in this area are:



3-9 Ripon Street.



12-16 Ripon Street.



11-15 Ripon Street.



8-10 Ripon Street.



Masonic Hall



24-32 Ripon Street.



2-6 Ripon Street.

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

Whitehall Street

- 3.3.19 Whitehall Street is a short row of terraced housing which fronts onto the Oxford Road, but is separated from it by a narrow traffic island. This short section of street runs in a north-eastern to south-western direction and links Ripon Street to Nelson Terrace.
- 3.3.20 Nos. 32 to 38 Whitehall Street is a terrace of three storey brick properties set slightly back from the road behind low brick walls. Despite the replacement of a number of the windows with UPVc units, the window and door openings are original and create attractive and regular narrow elevations which contribute to the character of the Conservation Area.
- 3.3.21 Nos. 40 and 42 Whitehall Street are both listed properties. They are situated on a slight bend at the junction with Nelson Terrace. No. 40 presents an 18th century stuccoed frontage of two storeys articulated with sash windows and an attractive five panel door framed by slim pilasters. No. 42, which is also 18th century in date, is two-storeys in height with inserted 19th century sash windows.

Enhancement Opportunities

- Opportunity to improve the quality of areas of paving and the surface of the carriageway.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- Careful tree planting along the island between Whitehall Street and Oxford Road would help to screen views of the unattractive developments of Sunley House and adjacent modern office buildings on the north-western side of Oxford Road.

The key buildings in this area are:



40-42 Whitehall Street



32-38 Whitehall Street

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

Nelson Terrace

- 3.3.22 Nelson Terrace is a narrow street which runs in a north-western to south-eastern direction from Whitehall Street to St. Mary's Square. Historic development is concentrated on the north-eastern side of the road and consists primarily of a short row of 18th century red brick terraced cottages, set slightly back from the street behind low brick walls or railings. Each building is two-storeys in height with regular narrow elevations.

- 3.3.23 The south-western side of Nelson Terrace is bounded by a brick wall which creates a strong visual definition between the terrace and the modern development of Prebendal Court.
- 3.3.24 Situated at the south-eastern end of the street, facing down the hill towards Whitehall Street, are 8 and 9 Nelson Terrace. Visually they form a group and an attractive focus to views looking south-eastwards up the hill towards St. Mary's Church. Both buildings are two-storeys in height and present 18th century frontages to the street.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Careful tree planting along the island between Whitehall Street and Oxford Road would help to screen views of the unattractive developments of Sunley House and the adjacent modern office buildings on the north-western side of Oxford Road and would provide a more attractive focus to views looking north-westwards down Nelson Street.
- Maintain and repair the brick boundary wall on the south-western side of Nelson Terrace and encourage the maintenance and repair of front boundary walls and railings of individual properties.

The key buildings in this area are:



1-5 Nelson Terrace.



8-9 Nelson Terrace

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

Identity Area 4

Kingsbury, Buckingham Street and Pebble Lane

3.4 Kingsbury

3.4.1 The triangular space of Kingsbury is located to the north-west of the Market Square. The name Kingsbury derives from the King's fortified manor which occupied a sizable area of land to the north-west of the present day square and included the area now occupied by Ripon Street and Granville Street. Documentary evidence dating from the 14th century suggests that Kingsbury was an open area which was reduced and enclosed by encroachment development. The buildings on the eastern side of the square, between Kingsbury and Buckingham Street, are an example of encroachment dating back to at least the 16th century. There are four access points onto Kingsbury; Buckingham Street to the north-east, Market Square to the south-east, George Street to the south-west and Pebble Lane to the north-west.

3.4.2 At the centre of Kingsbury is a triangular shaped pedestrian island surrounded on each side by vehicular carriageways. The central island contains bus shelters on its north-eastern side and underground public toilets on the south-western side. There are also various forms of street furniture including benches, lamp posts, raised concrete flowerbeds, telephones, a public information screen, fingerposts and refuse bins. The area is partly paved in cobbles,⁷ concrete slabs and tarmac which creates a visually untidy and piecemeal surface treatment. Old photographs show that there was originally a drinking fountain located at the centre of Kingsbury between 1914 and 1929. This fountain has now been moved to the Vale public park. Also located within the central island are two trees, a Plane and a Maple which form a visual focus to views and provide relief to the hard street surfaces and outline of buildings.

3.4.3 Like Market Square, Kingsbury is a bustling commercial part of the town and an important circulation route for both buses and pedestrians. Kingsbury is a much smaller and more contained space than the Market Square and the access points to and from it are narrower and the views more restricted.

3.4.4 The buildings positioned around all three sides of Kingsbury are situated up to the back edge of the pavement which creates a strong sense of enclosure. The buildings vary in width, scale and form ranging between two and three storeys in height. The eclectic nature of development around Kingsbury owes much to the age range of individual buildings and the insertion of a number of modern buildings. Dominant modern infill developments in Kingsbury include nos. 15 to 19, Kingsbury House and nos. 48 to 52. These buildings pay little regard, in terms of their form, to the character or appearance of their historic context and are constructed using modern brickwork which lacks the rich colour, texture and bond of neighbouring historic properties.

3.4.5 The majority of the more historic properties in Kingsbury are constructed of brick. A number of the brick buildings have either been rendered or painted, but a particularly fine example of a plain late 18th century brick frontage to an older building is 40, Kingsbury. The building is three-storeys and constructed of red brick laid in a Flemish bond. The roof is shallow in pitch and covered with slate, and just below the roof is a painted wood modillion cornice. At ground floor level is a centrally positioned early 19th century half glazed door set within a very ornate 18th century doorcase.



Water Fountain in Vale Park originally located in Kingsbury.

⁷ Work started in March 2004 to regenerate Kingsbury. It involved the removal of the existing ad hoc clutter, re-surfacing and the creation of new landmark features.

- 3.4.6 There are examples of timber framed buildings such as 31, Kingsbury which dates from the 16th or early 17th century and was re-fronted with brick and rendered during the 19th century. Other timber-framed buildings include Rockwoods public house located in the north-western corner of Kingsbury which is constructed of timber frame and colour-washed stucco, no.60, which retains two bays of a timber-frame structure of c.1600, was re-fronted in the 19th century and no.44, which was originally a 17th century building, has been largely rebuilt retaining some timber elements.
- 3.4.7 The majority of the roofs are gabled with the ridge running directly parallel with the road. Generally the roofs of the more historic properties are relatively steeply pitched and covered with handmade plain clay tiles. There are also examples of shallower pitched roofs of natural slate such as no. 40. Many of the roofs are punctured by dormer windows.
- 3.4.8 The windows of the properties surrounding Kingsbury vary in form. There are many examples of single-glazed wooden casement and sash windows of varying proportions. The ground floor windows of many of the buildings have been altered to allow for the insertion of modern shop fronts, many of which are out of keeping with the proportions and appearance of the fenestration patterns of the historic elevations. The insertion of modern shop fronts has also introduced a preponderance of advertisements and signage which in some cases detracts from the character and appearance of the historic buildings.

Enhancement Opportunities

- Opportunity to re-design the public areas including the removal or replacement of existing unattractive street furniture, including seats, information boards, street signage and raised concrete planters⁷.
- Opportunity to improve the quality of pavement and carriageway surfaces.
- Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts which reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Encourage the replacement of inappropriate modern shop signs with more traditional timber signs painted in historic paint colours.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.

The key buildings in this area are:



Hobgoblin Public House.
14 Kingsbury.



56-60 Kingsbury



The Victoria Club



29-31 Kingsbury



The Rockwood Public House.
32 Kingsbury.



27 Kingsbury.



40 Kingsbury.



25 Kingsbury



44 Kingsbury



23 Kingsbury.



46 Kingsbury.



3-7 Kingsbury

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

Buckingham Street

- 3.4.9 Buckingham Street lies to the north-east of Kingsbury and is separated from it by a long narrow island of encroachment development. The street runs in a north-western to south-eastern direction and was originally known as Back Street because the buildings on the south-western side faced onto Kingsbury and backed onto Buckingham Street.
- 3.4.10 The 1989 Conservation Area boundary runs along the south-western side of Buckingham Street and includes the island of development separating Buckingham Street from Kingsbury. The Conservation Area boundary has now been extended to include nos. 3 to 11, a row of historic buildings with 18th century frontages which are prominently located on the north-eastern side of Buckingham Street at the junction with Cambridge Street.
- 3.4.11 The Conservation Area boundary has also been extended to include 4 to 8 Cambridge Street which are located on the north-western side of the street immediately adjacent to the junction with Buckingham Street and Market Square. All the buildings are listed and most have simple two-storey 19th century frontages which are believed to conceal much earlier structures. The buildings are terraced and situated hard up and facing onto the edge of the pavement. Like 3-11 Buckingham Street, these buildings are prominently situated and provide an attractive entrance to Cambridge Street.
- 3.4.12 From an historical perspective Buckingham Street was an extremely important and ancient arterial route through Aylesbury. Today it lies outside the existing Conservation Area boundary and its exclusion is due to the fact that the whole character of the street has been significantly altered by more recent development. The six buildings situated along Buckingham Street which are listed, and others of local note, tend to be very widely dispersed between large areas of more recent and less visually attractive development. The street has to a large extent lost its historic and visual cohesion, and its interest lies in its archaeological and historical significance rather than its buildings.
- 3.4.13 The historic buildings contained within the Conservation Area boundary which face onto Buckingham Street are mainly commercial properties. They are situated close to the edge of the street which creates a strong building line and channels views in both directions along the street. The principal elevations of the historic buildings are generally quite narrow and range between one and a half and two and a half storeys. The majority of buildings are constructed of brick, some having been rendered or painted. Fenestration patterns vary and include examples of wooden sashes and casements. Many elevations have been altered through the insertion of modern ground floor shopfronts. Roofs are generally gabled with their ridgelines running parallel with the street although there are examples of gabled frontages such as the quirky two-storey elevation of no 12 with its Gothic-style ogee headed windows.



12 Buckingham Street.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Reduce the number and improve the quality of street signs, lighting and street furniture within Buckingham Street.
- Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts which reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Encourage the replacement of inappropriate modern shop signs with more traditional timber signs painted in historic paint colours.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.

The key buildings in this area are:



12 Buckingham Street.



3-11 Buckingham Street.



4-8 Cambridge Street

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

Pebble Lane

- 3.4.14** Pebble Lane is a short lane which runs from the western corner of Kingsbury in a north-western direction to St. Mary's Square. Formally called Church Row, this narrow lane is one of the few places in Aylesbury which has kept the medieval feature of a kennel or drain which runs down the centre of the cobbled street.

3.4.15 Running virtually the entire length of the south-western side of Pebble Lane is a high brick wall which forms the rear boundary of the County Museum. Although the wall has been altered and various sections of it have been rebuilt, it is nevertheless a very impressive structure which forms a very strong visual boundary, and channels views north-westwards towards the church and churchyard, and south-eastwards to the Victoria Club and the entrance to Kingsbury.

3.4.16 Part way along the wall at a point opposite 2, Pebble Lane is a public pump secured to the wall by metal brackets. The pump is made of cast iron, the shaft is approximately 10 foot in height and there is a handle for hand pumping. Built circa 1840, this is the only remaining example of the public pumps which supplied the historic core of Aylesbury with drinking water.



Looking up Pebble Lane towards St. Mary's Church.

3.4.17 The north-eastern side of the street is formed by buildings situated hard up to the back edge of the pavement. The one exception to this is the former British School which is set back from the lane behind a low brick wall topped with metal railings. The building was constructed in 1872 on the site of a former workhouse. It was enlarged in 1885 and provided places for 556 children of non-conformist families. When it closed in 1907, the children were moved to Queen's Park School. The building then became the Education Sub-Office and for many years the home of the County Library Service. It is a substantial building which presents a gabled elevation to the street. It is constructed of brick laid in a Flemish bond with some decorative vitrified brickwork. Positioned centrally within the gable is a large mullion and transom stone window.



Water pump Pebble Lane.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of paving.

The key buildings in this area are:



1-2 Pebble lane.



Former British School.

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

Identity Area 5

Market Square, Market Street and Silver Street

3.5 Market Square

3.5.1 Located to the south-east of the church is the Market Square which has been the commercial hub of the town for many centuries. It forms a main pedestrian thoroughfare with access provided by Great Western Road and Walton Street to the south-west, Long Lionel and the route past the Civic Centre to the south-east, High Street, Cambridge Street, Buckingham Street and Kingsbury to the north-east and Market Street to the north-west. Other pedestrian links are reached from the ring road through the Friars Square shopping centre from alleys leading off Silver Street to the south-west, from the High Street via the Hale Leys shopping centre to the north-east and via the King's Head public house and King's Head Passage to the north-west.

3.5.2 The origins of the Aylesbury market are lost. It is first mentioned in the 13th century but may date back to the late 12th century. The market originally occupied a large rectangle of land situated on sloping ground immediately to the south-east of the Anglo-Saxon town and extending on both sides of Walton Street. Over the course of time, the size of the market square was reduced by the encroachment of market stalls which eventually became permanent buildings. Livestock was auctioned here until 1927 when a new livestock market was created to the south-east of the square on the site of the present Hogshead public house and cinema complex.

3.5.3 Markets are still held three days a week in the Market Square and include farmers' markets, French markets and antiques fairs. The continuity of use of the square for markets over several centuries is an important part of the character and interest of this part of the Conservation Area. The atmosphere of the market enhances the quality of the space, adding vibrancy, visual interest, bustling activity, smells and sound. On market days buildings are seen as a backdrop to the activities of the market, and this provides an interesting contrast with non-market days when the scale and openness of the space can be appreciated, and uninterrupted views of the buildings lining the square can be gained.

3.5.4 Work undertaken during the late 1980s and early 1990s to re-pave and re-design areas of the square transformed it from a central island surrounded on all sides by roads, to a largely pedestrianised area with access restricted to emergency vehicles, buses, delivery vans, or vehicles associated with the market. At the centre of the square, and forming the focus to views from all directions, is the ragstone clock tower. Built in 1876 to a Gothick design by David Brandon, the clock tower has become a local landmark within the town.



Market Square on a market day



Market Square on a non-market day

3.5.5 There are a number of pieces of statuary located within the square. At its south-eastern end is a bronze statue of Charles Compton, 3rd Lord Chesham, which was made in 1907. The statue by J. Tweed stands on a stone pedestal made by Edward Maufe. To the left and right of this statue, on separate bases, are two 19th century lions apparently made from cast iron. They were designed by A. Duresne and brought from the grounds of Waddesdon Manor in 1888. At the northern edge of the square, at the junction of Market Square and High Street, is a freestanding bronze statue of Benjamin Disraeli, the Earl of Beaconsfield, who lived at Hughendon Manor near High Wycombe. Disraeli faces a bronze statue of John Hampden which was made by Henry C Fehr in 1911. John Hampden was a Parliamentarian who famously expressed his opposition to Charles by refusing to pay 'ship money' which was a tax raised by the King without Parliamentary approval. Hampden was killed early in the Civil War at the battle of Chalgrove Field in 1643. This statue was positioned adjacent to the War Memorial at the north-eastern end of the square, but was moved to its present position during works undertaken to improve the landscape environment of the square.

3.5.6 Prominently situated at the point where High Street, Cambridge Street and Kingsbury meet the Market Square, the statues of Disraeli and John Hampden provide important visual focuses to views. The area around the statues has been re-designed with new paving and seating and trees have been planted which provide shade. It has now become a popular area to sit slightly detached from the bustle of Market Square.

3.5.7 Another feature of interest is the war memorial which is situated at the north-western end of the square. This was erected in 1921 and consists of a tall white stone cross and simple curved wall behind, on which are inscribed the names of those soldiers from Aylesbury who fell during the First World War. In front of the cross is a simple metal chain fence between two stone plinths supporting bronze lamp columns with glass flambeau.



The War Memorial.

3.5.8 There are a number of trees planted at various points around the square which provide focus to views and relief from the sharp outlines of the surrounding buildings and the hard textures of the street surfaces.

3.5.9 Market Square is a unique space within Aylesbury town centre. Its sheer size sets it apart from the more intimate squares within the town, such as Kingsbury or Temple Square. Its position at the focus of commercial activity within the town gives it a vibrancy which contrasts with the more sedate Temple Square or the largely residential St. Mary's Square. Market Square is also a highly permeable environment, with many routes leading to and from it. It has a strong sense of enclosure but, nevertheless, it is still a very fluid environment, particularly at its northern end where the definitions between Kingsbury, High Street, Buckingham Street and Market Square become blurred. Views into and out of the square are very important and provide visual contrasts between the openness of the square and the narrowness of the roads and lanes leading onto it. Within the square individual structures such as statues, trees and buildings form focuses to views. Within the wider context, buildings such as the tower of the County Hall provide a contrasting back drop to views of the square.

3.5.10 During the 1960s a substantial number of historic buildings located on the south-western side of the market square were demolished to make way for the development of the Friar's Square shopping centre. The original structure was constructed of brick and concrete in a style

described by Pevsner as 'half-hearted Brutalism.'⁸ The original scheme included a central open market, but this was converted to an indoor shopping mall as part of the early 1990s refurbishment of the complex by the Stanley Bragg Partnership. As part of this work the shopping centre was encased in a red brick Post-modern veneer.



Friar's Square Shopping Centre

3.5.11 On the north-eastern side of the square the development of the Hale Leys shopping centre during the 1980s also resulted in the demolition of a number of historic buildings including the Bull's Head public house which had 15th century origins. The Hale Ley's shopping centre was designed by Damond Lock, Grabowski & Partners and is described by Pevsner as an 'unexceptional' brick building with quasi-Baronial turrets'⁹

3.5.12 The appearance of the Market Square and the buildings surrounding it has considerably altered during the 19th and 20th centuries. However, Pevsner is perhaps a little harsh in his criticism when he states that 'of buildings other than the County Hall [the Crown Court] there is not much to report'¹⁰ The modern and historic buildings around the square are very eclectic in style and, as a consequence, the square lacks the architectural cohesion which forms an important visual characteristic of other parts of the Conservation Area. Large scale redevelopment of parts of the square, as well as smaller infill development and alterations to individual shop fronts, have all had a significant impact upon the areas visual quality. Although there are a number of buildings which are individually interesting and attractive, the importance of the Square relates to its open character and the historic interest of its development as a market, as well as its continued importance as the commercial centre of the town.

3.5.13 The buildings around the square differ greatly in their date, character, design and appearance. Some buildings have wide elevations whilst others are narrow, and individual buildings vary in height and the materials from which they are constructed. Despite the variance in architectural quality and visual interest, all the buildings conspire to create a strong sense of enclosure. The most prominent building is the 18th century Crown Court which dominates the south-eastern end of Market Square. It was built in 1722 to a design by Thomas Harris, but work was suspended from 1724 to 1737 because of lack of funds. The façade is Palladian in its composition and is a very early example of this style of architecture in a public building. The building is very imposing and consists of seven window bays and is two storeys high with a basement. Constructed of red brick with dressings of stone, the building is divided into three bays. The central bay of three windows is emphasised and breaks forward slightly and carries a pediment crowned by three vases. The ground floor window openings are arched and the ground floor up to the springers of these arches is ashlar faced. The left window was originally the entrance to the gaol, the central opening led to the magistrate's court and the right opening led to the courtroom and has iron studded door and flight of moulded steps with a heavy wrought iron balustrade. The first floor central window has a semi-circular head and is framed by Doric pilasters supporting a broken entablature and the remaining six windows have moulded architraves, cornices and pediments.

3.5.14 To the rear of the Crown Court, linked by a bridge is the Judge's Lodgings. Dating from 1850 it is constructed in the Italianate style to a design of the architect E. B. Lamb. The building to the right of the Crown Court is the former County Constabulary Headquarters which was designed in 1865 by David Brandon. To the left of the Crown Court is the

⁸ Pevsner, Nikolaus, 'The Buildings of England, Buckinghamshire' Penguin Books 2000. pg.163

⁹ Pevsner, Nikolaus, 'The Buildings of England, Buckinghamshire' Penguin Books 2000. pg.163

¹⁰ Pevsner, Nikolaus, 'The Buildings of England, Buckinghamshire' Penguin Books 2000. pg.162

former Town Hall and Corn Exchange which were also designed by Brandon in a Jacobean style and constructed in 1865. The tripartite archway beneath the Town Hall formed an important opening into the Market Square until the cattle market was knocked down and replaced by the cinema complex.



Archway of the Corn Exchange.

3.5.15 There are a number of other buildings of architectural note within the square. They include no.36 Market Square, (the Grapes Public House), an 18th century building altered in the 19th century, which is situated on the eastern corner of the square adjacent to Long Lionel. This attractive building has a narrow, stuccoed, three-storey frontage with a ground floor central angular bay. Particularly noticeable is the entablature and blocking course on deep carved, painted acanthus brackets.

3.5.16 Adjacent to this is the Barclays Bank building which is early 18th century in date and has a much wider principal elevation. Constructed of red brick, it is two storeys plus an attic and sits on a projecting stuccoed stone plinth. The front is divided into seven bays, by shallow brick pilasters. There is a moulded eaves cornice and the roof is covered in old handmade plain tiles. The principal elevation is very regular with a central doorway and flanking sash windows. On the first floor are six windows and a central recessed brick panel. Within the principal roof plane are three symmetrically arranged wood pedimented dormer windows.

3.5.17 Adjacent to Barclays Bank is The Green Man, an early 19th century stuccoed building of three storeys and a cellar. The two upper floors are divided into two parts by three slightly projecting pilasters. Of particular note is the balcony running across the whole of the front elevation at first floor level which has a cast iron balustrade attractively decorated with honeysuckle patterns.

3.5.18 To the left of the Hale Leys shopping centre entrance are nos. 8 to 18 Market Square. They form a block of buildings that would have initially started off as market stalls which encroached upon the market place and eventually became permanent buildings. Buildings of note in this complex include the Natwest Bank built in 1921 in a neo-classical style.

3.5.19 Prominently situated at the junction of Market Square and Kingsbury is Lloyds Bank. The building, which is Italianate in design, dates from 1853 and is constructed of stone with ashlar on the ground floor and ashlar dressings and quoins to upper floors. The rear extension of the building was constructed in 1922.

3.5.20 Tucked away in the north-western corner of Market Square between nos. 9 and 11 is a Dennehill stone setts entrance passage to the Kings Head public house. The façade of the Kings Head marks the original extent of the northern boundary of the square, but the building now fronts onto a very narrow passage that leads from Market Square to Temple Street. The Kings Head is one of the architectural jewels of Aylesbury. It dates from the 15th century and is a fine example of medieval domestic architecture. The building is two-storeys in height and has three gabled bays. It is constructed of timber frame with brick and plaster infill panels. The left hand gable is 15th



The King's Head passage

century and contains a large rectangular window which occupies almost the whole width of the gable. The window is divided into two (both horizontally and vertically) by heavy oak timbers and the resulting rectangles are each divided into five making twenty lights in all. The glass within the window dates largely from the 15th, 16th and 17th centuries and includes the arms of Henry VI and his Queen, Margaret of Anjou. The central gable of the building contains a splayed and moulded timber entrance archway on the ground floor, with late 17th or early 18th century panelled double doors which allow access through to the cobbled courtyard to the rear. At first floor level is a 19th century bay window thought to be designed by the well known architect George Devey. The right hand gable has been altered with the insertion of irregularly positioned sash windows. The Rothschild family owned the building during the late 19th and early 20th centuries and bequeathed it to the National Trust in 1921.

- 3.5.21 The south-western side of Market Square contains few buildings of architectural interest and its character has been largely defined by the development of the Friar's Square shopping centre. The Conservation Area boundary has been drawn to include House Passage and Silver Street which are areas of encroachment development. The Friar's Square shopping centre and the south-western corner of Friar's Square have been excluded from the Conservation Area boundary.

Enhancement Opportunities

- Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts which reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Encourage the replacement of inappropriate modern shop signs with more traditional timber signs painted in historic paint colours.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Remove the modern light column in the south-eastern corner of the square.
- Maintain metal railings and bollards.
- Maintain trees within the square.
- Maintain stone sett surfaces.

The key buildings in this area are:



The Bell Public House.



The Round House.



Crown Court.



41 Market Square.
Lloyds Bank



The Corn Exchange



1a-3 Market Square.



34-36 Market Square



5-9 Market Square



32 Market Square.



23-29 Market Square.-



26-30 Market Square.



Chesham Monument and
Lion Statues.-



8 Market Square.



The War Memorial.



Statue of Disraeli.



Statue of John Hampden



The Clock Tower..

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

Market Street

- 3.5.22** Market Street is a short straight stretch of street surfaced with Dennehill setts, which runs in a north-east to south-west direction from Market Square to the junction of Temple Street, Silver Street and Bourbon Street.
- 3.5.23** The whole of the south-western side of the street is dominated by modern buildings. The north-western side of the street contains a number of buildings of historic interest including nos. 5 and 7 and the grade II listed no. 9. Unfortunately these buildings have been somewhat compromised by the insertion of unsympathetic modern shop fronts.

Enhancement Opportunities

- Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts which reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Encourage the replacement of inappropriate modern shop signs with more traditional timber signs painted in historic paint colours.
- Reduce the number and improve the quality of street signs within Market Street.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.

The key buildings in this area are:



5-7 Market Street



9 Market Street.

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

Silver Street

3.5.24 Silver Street used to run roughly north-west to south-east from the junction of Temple Street, Bourbon Street and Market Street to Great Western Street. During the 1960s, the development of the Friar's Square shopping centre truncated Silver Street, and this whole area has become an access for lorries delivering to the shopping centre and is generally cluttered with parked cars and rubbish skips.

3.5.25 The only building of historic interest to survive on Silver Street is the Dark Lantern public house. This is an interesting building which presents a late 18th to early 19th century elevation onto the Dark Lantern Passage (also called Stock House Passage) to the north-east of Silver Street and a circa 16th to 17th century timber framed side elevation to a small passage which runs parallel with Market Street between Silver Street and the Dark Lantern Passage.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Reduce the visual impact of refuse bins.

The key buildings in this area are:



The Dark Lantern public house.

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

Identity Area 6 Walton Street

3.6 Walton Street

- 3.6.1 Within the town centre, Walton Street runs north-west to south-east from the south-western corner of the Market Square to the ring road. The Conservation Area boundary includes the north-eastern side of Walton Street stretching from the Market Square to the ring road.
- 3.6.2 Historic photographs of this area of Walton Street show that it was once a narrow street bordered on both sides by historic properties. The vast majority of these buildings were demolished during the 1930s and 1960s to accommodate the development of the County Council Offices and the Friars Square shopping complex.
- 3.6.3 The south-western side of Walton Street (outside the boundary of the Conservation Area) is dominated by the Buckinghamshire Library and the County Council building. This was designed by F.B. Pooley, the County Architect, between 1963 and 1969. Locally known as 'Fred's Folly', Pevsner described the building as 'having a refinement not common to the Brutalist style'¹¹ and while it provokes mixed feelings amongst the residents of Aylesbury, it is without doubt a prominent landmark.
- 3.6.4 The only remnants of the historic development along Walton Street to the north-west of the ring road are The Bell Public House on the corner of Market Place and Walton Street, the White Swan Inn (no.3 Walton Street) and 5, 7 and 23a Walton Street. The Bell Hotel is believed to date from the 17th century, although it was considerably altered during the first part of the 20th century when the full-hipped gable roof was replaced with a mansard roof.
- 3.6.5 Adjacent to the Bell Hotel is another public house, the White Swan Inn. This building presents an asymmetrical 18th century frontage to the street, but is in fact believed to be 17th century in date. It is two storeys and is colour-washed stucco and has a projecting plinth, moulded brick eaves cornice and an old tiled



Buckinghamshire County Council.

roof. The long low principal elevation and steeply pitched undulating tiled roof of the White Swan Inn contrasts with the tall narrow elevations and shallow slate roofs of the neighbouring 5 and 6 Walton Street.

- 3.6.6 Dominating the north-eastern side of Walton Street are the County Council Offices which were built during the 1920s by the County Architect, C. H. Riley. This substantial building is not exceptional in either its design or detailing, but it is, nevertheless, a building of local note which possesses a restrained grandeur appropriate to its civic role. The classical form and restrained detailing of its principal Neo-Georgian elevation suggests deference to the Crown Court, whilst making reference to the Georgian brick elevations found elsewhere in the historic core of the town. The building is set back from the road and in front of it is a small car park. Between the car park and the road is a low metal railing which marks the original line of the historic street frontage.



Looking down Walton Street from Friars Square.

- 3.6.7 Adjacent to the County Council Offices is no.23a Walton Street which is a grade II listed building. The elevation is 19th century, but the building has much earlier origins. This attractive building is both isolated and dwarfed by its neighbours, the Old County Council Offices and the County Hall.
- 3.6.8 Beyond 23a Walton Street, facing onto Exchange Street, are the former County Police Headquarters. Built in 1939 by C. H. Riley, the buildings are attractively detailed with overtures of Art Deco. Like the County Offices the former County Police Headquarters possess a character and flamboyance that qualify them as buildings of local note.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts which reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Encourage the replacement of inappropriate modern shop signs with more traditional timber signs painted in historic paint colours.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Reduce the number and improve the quality of street signs within Walton Street.
- Replace existing rubbish bins and other street furniture with more appropriately designed and better quality street furniture.
- Maintain railings in front of the County Council Offices.
- Encourage the County Council to improve the setting of the County Hall offices.

The key buildings in this area are:



*The White Swan Inn and
The Bell Hotel.*



23a Walton Street.



The County Hall.



*Former Police
Headquarters.*

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

Identity Area 7

Walton Terrace and Walton Road

3.7 Walton

3.7.1 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. Significant archaeological evidence has been found for Saxon settlement at Walton, even though no documentary reference for the village survives prior to AD 1090. The topography of Walton has not altered greatly since the Middle Ages with almost all the historic structures still fronting onto the two main thoroughfares of Walton Street and Walton Road. In 1651 the site of the manor at Walton abutted the village green, but the enclosure map shows that by 1800 this area had been significantly reduced, and now all that remains is an area of open space around the village pond and another open area at the north of Walton Green Road, now occupied by a car park.

3.7.2 The separate and distinct character of Walton has to a great extent been lost as Aylesbury has expanded and engulfed the settlement. Nevertheless, a number of historic properties with principal elevations dating largely from the 18th and 19th centuries still survive along sections of Walton Street and Walton Road. This small area of historic development was designated as a Conservation Area in July 1988.



3-7 Walton Terrace

3.7.3 The majority of the historic development in Walton is situated along the north-eastern side of Walton Street and on the north-western side of Walton Road close to the junction with Walton Street. A small island of mainly 19th century terraced properties is bounded by Wendover Road to the north-east and Walton Green to the south-west.

3.7.4 Walton Street is now a busy vehicular route from the centre of Aylesbury south-eastwards to Wendover and south-westwards to Stoke Mandeville. During the mid to late 18th century Walton Street was turnpiked and the carriageway was lowered, resulting in a raised pavement that still exists in front of Walton Terrace. The majority of the historic buildings that form Walton Terrace are situated back from the raised pavement behind shallow front gardens bounded by walls and railings. The buildings themselves form an irregular group of seemingly Georgian and early 19th century buildings of varying heights, elevation widths, designs and positions within their plots.

3.7.5 Examples of buildings with early origins disguised beneath later elevations include nos. 5 and 7 Walton Terrace. Each have late 18th century stuccoed frontages of two-storeys and basements that conceal a substantial timber-framed building, of 16th or 17th century date.

3.7.6 The 19th century two-storey stuccoed frontage and tiled mansard roof of no. 11 hides an earlier timber frame wing to the rear, as does the late 18th century frontage to no. 17. No. 17 is a narrow three-storey red brick building with a shallow pitch slate roof. Adjacent is The Bricklayers' Arms public house (no.19) which is also a late 18th century three-storey frontage to a much older building. The ground floor is painted stucco and the upper floor is pebble dashed whilst the gabled roof is covered in natural slate.

3.7.7 Other buildings of note in Walton Terrace include the late 18th and 19th century elevations of nos. 3 (Rosebank), and no.9. The elegant stuccoed elevation of no.3 is three-storeys in height with a basement. The window proportions and details of this building are attractive, with two wooden sash windows and a central panel on the upper two floors, and two wooden sash windows with moulded stucco classical surrounds on the ground floor. The central 6-paneled door sits beneath an ornate arched fanlight and is contained within a doorcase of engaged Ionic stucco columns, a broken moulded entablature and open pediment. It is approached by a flight of six stone steps with a cast iron balustrade.



Walton Lodge.

3.7.8 No. 9 is also a three storey elegantly proportioned building with classical overtones. Its most striking feature is the wooden veranda with its elegant balustrade and concave lead roof that extends across the ground floor. To the right of the building is a two-storey stuccoed stable extension, with a three-centred arched entrance on the ground floor.

3.7.9 Another building which has an attractive open veranda is 15 Walton Terrace. This elegant early 19th century property is situated slightly back from the raised pavement behind a relatively high boundary wall. The building is two storeys in height with a shallow pitched fully-hipped slate roof and tall elegant chimney stacks.

3.7.10 The most visually prominent building within the terrace is Walton Lodge which is a substantial early 19th century property situated slightly back from the pavement within sizeable grounds. It is composed of three bays, the central block of which is slightly taller than the two side wings and emphasised by a flat pediment. Attention is drawn to the building because of its size and the restrained form of its architectural detailing such as the heavy rusticated stone entrance porch.

3.7.11 At the north-west end of Walton Terrace is Holy Trinity Church. Built between 1843 and 1845 to a design by David Brandon, the church is constructed of flint and brick with lancet shaped windows with brick surrounds and a prominent tower. Mentioned in Pevsner, the church is a notable building in the Walton street scene which contributes to the character and setting of the Conservation Area.



Walton Pond.

3.7.12 On the opposite side of the road to Walton Terrace is the Aristocrat public house. Prominently situated at the end of a small row of 19th century brick terraced properties, the stuccoed one and a half storey 19th century elevations of the public house disguise an earlier 17th or 18th century building. The adjacent terrace is situated hard up to the edge of the narrow pavement forming a strong building line. The individual appearances of many of these buildings have been altered with the insertion of modern shopfronts at ground floor level and the replacement of windows and roofing materials and treatment of wall surfaces. However, cumulatively the terrace forms a visually strong and cohesive historic development that contributes to the character of the Conservation Area.

- 3.7.13 Fronting Stoke Road is a similar row of small 19th century rendered terrace properties which stretches from the corner of Wendover Road to Walton Green, which is a narrow road that runs north-west to south-east dissecting the central island of development. To the south-west of the Walton Green is the Whistling Duck¹² and nos. 17 to 23, an isolated short terrace of elegant three-storey brick buildings with wooden sash windows. On the north-eastern side of the road views can be seen of the rear of the terrace properties fronting Walton Street.
- 3.7.14 Walton Road runs south-west to north-east from Walton Street to the Tring Road. At the south-western end of the road between the junction with Walton Street and William Harding Close is a short row of historic development. Situated opposite, is the remains of the village green, the village pond and a pump.
- 3.7.15 There are a number of buildings of architectural interest situated along the northern side of Walton Road. Like Walton terrace, the majority of the elevations date from either the 18th or the 19th century, but many disguise earlier structures.
- 3.7.16 Like Walton Terrace, the buildings situated at the south-western end of Walton Road are quite eclectic in their form and appearance. Some are terraced others detached and they vary in scale, height and elevation widths. All are situated close to the edge of the raised pavement which is separated from the road by simple metal railings. As with Walton Terrace, the majority of the buildings are constructed of brick although some have been rendered or painted. There are several buildings of particular note situated within this part of the Walton Road Conservation Area, but the most elegant Georgian elevation is no.23. This two and a half storeys building is constructed of vitreous brick with red brick dressings. It has a projecting brick plinth, a moulded brick string course between ground and first floors and a moulded brick eaves cornice. The building has an elegantly proportioned elevation with symmetrically arranged wooden sash windows and a central doorway with Doric pilasters.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- Encourage an improvement in the design and quality of shop fronts. Encourage the replacement of inappropriate modern shop fronts with more traditional style painted wooden shop fronts which reflect the visual quality and interest of individual historic buildings and the streetscape as a whole.
- Encourage the replacement of inappropriate modern shop signs with more traditional timber signs painted in historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Reduce the number and improve the quality of street signs within Walton Street.
- Replace existing rubbish bins and other street furniture with more appropriately designed and better quality street furniture.

¹² At the time of publication, the name of this public house has been changed to The Plough and Harrow.

- Less conspicuous and better designed lamp columns which reflect the visual quality of Walton Terrace and Walton Road would improve the appearance of the Conservation Area.
- Overhead wires are dominant features that arguably detract from the visual quality of the street.
- Replace existing poorly maintained railings which separate the pavements from the carriageway with more appropriately designed railings which reflect the visual quality of their historic context.

The key buildings in this area are:



Holy Trinity Church



11 Walton Terrace..



1 Walton Terrace.



Walton Lodge.



3 Walton Terrace.



15 Walton Terrace.



5-7 Walton Terrace.



17 Walton Terrace.



9 Walton Terrace.



Bricklayers Arms public house.



21-25 Walton Terrace.



The Aristocrat public house.



1-7 Walton Road.



7-19 Wendover Road.



11-15 Walton Road.



4-20 Stoke Road.



23 Walton Road.



17-23 Walton Green.



Village Pump

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

Identity Area 8 Wendover Road

3.8 Wendover Road

- 3.8.1** 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 very attractive late Victorian buildings. Of particular note are the three villas called Byron, Milton and Spenser villas which are situated at the south-eastern end of the group. 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.

3.8.2 Nos. 115, 119 to 121 and 125 to 139 are semi-detached, three-storey, late Victorian properties set slightly back from the road. The buildings are also constructed of brick but are either painted or rendered. Similar to their more substantial neighbours, these buildings are very ornate with decorative window surrounds, carved bargeboards, tiled gable roofs and prominent chimneystacks.

3.8.3 This relatively short row of buildings forms an attractive and architecturally cohesive group of late 19th century development. Victorian development has had a significant visual impact upon Aylesbury and yet relatively few 19th century buildings are represented within the existing Conservation Area boundaries. The group of large villas situated along Wendover Road represent a more affluent housing type than the simple and modest vernacular 19th century buildings located on Granville Street and Ripon Street. The buildings are flamboyant in their detailing and large in scale, and due to their relatively good state of preservation arguably represent some of the most interesting and attractive examples of surviving Victorian architecture within the town. Although dislocated from the main Conservation Areas, nos. 115 to 145 Wendover Road are situated along one of the principal thoroughfares leading to the centre of Aylesbury and form a visually important and architecturally coherent group which is worthy of retention.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Encourage owners to maintain and repair their properties using traditional materials and building techniques and, where appropriate, to repaint their properties using historic paint colours.
- The insertion of double-glazed UPVc windows and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Reduce the number and improve the quality of street signs along this section of Wendover Road.
- Replace existing rubbish bins and other street furniture with more appropriately designed and better quality street furniture.
- Less conspicuous and better designed lamp columns which reflect the visual quality of Wendover Road would improve the appearance of the Conservation Area.
- Overhead wires are dominant features that arguably detract from the visual quality of the street.
- Maintain and repair front boundary walls and railings to properties.

The key buildings in this area are:



Spenser House.



123 Wendover Road.



Byron House.



119-121 Wendover Road.



Milton House.



115 Wendover Road.



125-139 Wendover Road.

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

Chapter 4

DESIGNATION

- 4.1 The Conservation Area Map identifies features important to the character of the Conservation Area. Building groups, listed buildings, important townscape views and green areas are shown. The written description and the Conservation Area map describe and show where development control policies will apply.
- 4.2 The map defines the extent of the area which is regarded as possessing those qualities of townscape, character or historic interest which Conservation Area designation is designed to protect.
- 4.3 Due to the complexity of Aylesbury, it has not been possible to gain access to all areas contained within the Conservation Area boundary. There may be individual structures, features, trees or views of importance which are not visible from the public domain, and which have therefore not been annotated on the Conservation Area map or referred to within the text.
- 4.4 The listed buildings are annotated in red on the Conservation Area map. Because it has not been possible to gain access to the rear of many of these properties there may be inaccuracies in the recording the extent of their curtilages. If you own a listed building and are considering undertaking alteration works, please ensure that you contact the Historic Buildings Officer at Aylesbury Vale District Council to find out whether you require Listed Building Consent.
- 4.5 Where buildings are shown on the Conservation Area map as being of local note, they are considered to make a positive contribution to the historic interest or architectural character of the Conservation Area. It is recognised that in some cases alterations to individual elements of buildings, such as the insertion of modern shopfronts, the replacement of historic fenestration and roofing materials, does detract from their overall character.

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