



Aylesbury Conservation Area appraisal consultation

Open date: 17 September 2025

Close date: 29 October 2025

Overview

The Aylesbury Conservation Area is key to preserving and enhancing Aylesbury's heritage. We want to hear your views on changes we're proposing to make to the conservation area boundaries.

Aylesbury Conservation Area review

We have now completed a review of the Aylesbury Conservation Area. Based on the findings of the review we are proposing a number of changes to the boundaries of the area, with nine proposed additions and two proposed exclusions. We would like to hear the views of people who live locally or have an interest in the town on these proposed changes.

We'd also like to hear your general comments on the other proposed changes to the conservation area appraisal and management plan.

What a conservation area is

A conservation area is defined in law as 'an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'.

As the local planning authority, it is our responsibility to identify places of special architectural or historical interest in our towns and villages, and to designate them as conservation areas. We also have a responsibility to review these conservation areas from time to time to determine whether any further parts of the local area should be included, or existing parts excluded.

Most of our duties regarding conservation areas are set out in the [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(Gov.UK\)](#).

Designation of a conservation area recognises the unique quality of the heritage of that area as a whole. This quality comes not only from individual buildings but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These

all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The features of special interest of a conservation area are set out in a document known as a conservation area appraisal. This is used to inform the overall management of the area as well as individual planning decisions within it. It also acts as a reference document that engages the local community and visitors with the history and heritage of that place.

Related documents and links

Before you respond to this activity, please have a look at the following documents available at

yourvoicebucks.citizenspace.com/environment/aylesbury-conservation-area

- 2025 Aylesbury Conservation Area review
- Current Aylesbury Conservation Area appraisal
- Boundary map of the current Aylesbury Conservation Area

How to have your say

You can tell us your views in one of the following ways:

- complete the online survey on Your Voice Bucks at yourvoicebucks.citizenspace.com/environment/aylesbury-conservation-area
- complete and return this printed version of the survey
- email us at ConservationAreaConsultations@buckinghamshire.gov.uk
- write to us at: The Heritage & Archaeology Team, Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire HP19 8FF

If you have any questions about this activity, or require this information in another format or language, please email us at ConservationAreaConsultations@buckinghamshire.gov.uk.

Please tell us your views by 11:59pm on 29 October 2025.

What happens next?

Once the consultation closes, we will analyse the responses we have received. We will then review our proposed changes to the conservation area in the light of your responses and revise them where appropriate.

Privacy

We will use the information you provide here only for this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details. Survey responses will be analysed using Microsoft products including Copilot, Excel and Word. For more information about data and privacy, please see our [privacy policy](#).

If you have questions about data and privacy, please email us on dataprotection@buckinghamshire.gov.uk or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

Aylesbury Conservation Area appraisal consultation – Printed survey

Proposed changes to the Aylesbury Conservation Area

Our recent review of the Aylesbury Conservation Area sets out the background to Aylesbury's historical development and looks in detail at how this heritage is reflected in the town as we know it today. Our review proposes eleven boundary changes to the conservation area, seeking to preserve and enhance the town's heritage as it has developed through time, including in the modern era.

The eleven boundary changes are listed below, and we'd like your opinions on them. Please respond to us on as many or as few as you wish.

We'd also like to hear your general comments on the revised appraisal and management plan.

1. Proposed addition to the conservation area: Highbridge Walk, Albion Street and Coronation Villas (Canalside)
2. Proposed addition to the conservation area: The Canal Basin and Waterside Theatre
3. Proposed addition to the conservation area: The Blue Leanie and grounds
4. Proposed addition to the conservation area: Walton Parish Hall
5. Proposed addition to the conservation area: The Malt House and Granary, Walton
6. Proposed addition to the conservation area: Some areas of Buckingham Street
7. Proposed addition to the conservation area: Cambridge Street
8. Proposed addition to the conservation area: The High Street (southern and northern end)
9. Proposed addition to the conservation area: Friars Square steps from Market Square
10. Proposed exclusion from the conservation area: Chadbone Close
11. Proposed exclusion from the conservation area: Green End and the bottom of Rickford's Hill

1. Proposed addition to the conservation area: Highbridge Walk, Albion Street and Coronation Villas (Canalside)

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

To what extent do you agree or disagree with the proposal to add Highbridge Walk, Albion Street and Coronation Villas to the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

2. Proposed addition to the conservation area: Proposed addition to the conservation area: The Canal Basin and Waterside Theatre

The canal represents a significant milestone in Aylesbury's early industrialisation, worthy of protection for simply that reason. Its newfound relationship with the landmark Waterside Theatre, with its organic design and complimentary landscaping is a good example of modern design in part by Norman Bragg, responding sensitively to its context and providing a good example of how modern design can complement the wider urban area. This

area links the town centre once again to the canal basin from which it had previously been severed, while providing some well-considered public realm, though it is acknowledged that the paved area beyond Waitrose around the canal basin requires improvement and perhaps its inclusion will encourage sympathetic landscaping going forward.

To what extent do you agree or disagree with the proposal to add the Canal Basin and Waterside Theatre to the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

3. Proposed addition to the conservation area: The Blue Leanie and grounds

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

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

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

To what extent do you agree or disagree with the proposal to add the Blue Leanie and grounds to the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

4. Proposed addition to the conservation area: Walton Parish Hall

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

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

To what extent do you agree or disagree with the proposal to add Walton Parish Hall to the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

5. Proposed addition to the conservation area: The Malt House and Granary, Walton

This extension includes the Grade II listed timber-framed Granary building and adjacent substantial nineteenth century villa named 'The Malthouse'.

This extension also includes the historic stone boundary wall in front of Aylesbury High School along the eastern side of Walton Road.

To what extent do you agree or disagree with the proposal to add the Malt House and Granary, Walton, to the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

6. Proposed addition to the conservation area: Some areas of Buckingham Street

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

To what extent do you agree or disagree with the proposal to add some areas of Buckingham Street to the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

7. Proposed addition to the conservation area: Cambridge Street

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

To what extent do you agree or disagree with the proposal to add Cambridge Street to the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

8. Proposed addition to the conservation area: The High Street (southern and northern end)

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

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

To what extent do you agree or disagree with the proposal to add the southern and northern ends of the High Street to the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

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9. Proposed addition to the conservation area: Friars Square steps from Market Square

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

To what extent do you agree or disagree with the proposal to add Friars Square steps from Market Square to the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

10. Proposed exclusion from the conservation area: Chadbone Close

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

To what extent do you agree or disagree with the proposal to exclude Chadbone Close from the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

11. Proposed exclusion from the conservation area: Green End and the bottom of Rickford's Hill

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

This does not exclude the primary school and its mature trees, which are an important gateway to the conservation area.

To what extent do you agree or disagree with the proposal to exclude Green End and the bottom of Rickford's Hill from the Aylesbury Conservation Area?

Please tick (✓) one option

- ☐ Strongly agree
- ☐ Agree
- ☐ Neither agree nor disagree
- ☐ Disagree
- ☐ Strongly disagree
- ☐ I don't know

Please tell us why you agree or disagree:

12. General comments on the draft appraisal and management plan

As well as the proposed conservation area boundary changes, the revised draft conservation area appraisal and management plan proposes significant changes to the way the conservation area is managed which could have an impact on local residents and businesses.

Please provide us with any general comments you have on the proposed revision to the Aylesbury Conservation Area appraisal and management plan.

About you

We will use the information you provide here only for the purpose of this activity. We will store the information securely in line with data protection laws and will not share or publish any personal details.

13. Which of the following describe you?

Please tick (✓) all that apply

- ☐ I live in Aylesbury
- ☐ I live in Buckinghamshire
- ☐ I work in Aylesbury
- ☐ I work in Buckinghamshire
- ☐ I study in Aylesbury
- ☐ I study in Buckinghamshire
- ☐ I represent or own a business in Aylesbury

More answer options on the next page

- ☐ I represent or own a business in Buckinghamshire
- ☐ I represent a community or voluntary group in Aylesbury
- ☐ I represent a community or voluntary group in Buckinghamshire
- ☐ I am an elected representative in Buckinghamshire
- ☐ I represent a Parish / Town Council or Town Committee in Buckinghamshire
- ☐ I work for Buckinghamshire Council
- ☐ Other (please give details below):

14. How did you find out about this consultation?

Please tick (✓) all that apply

- ☐ Local media (newspaper, radio, TV, website or newsfeed)
- ☐ Social media (Facebook, Twitter/X, Instagram, Nextdoor or LinkedIn)
- ☐ Buckinghamshire Council website or Your Voice Bucks website
- ☐ Email or newsletter from Buckinghamshire Council
- ☐ Buckinghamshire Council staff or other professionals
- ☐ Through working at Buckinghamshire Council
- ☐ Poster or leaflet
- ☐ Friend or family member
- ☐ Local community or special interest group
- ☐ Councillor, town/parish council or community board
- ☐ Other (please give details below):

15. Are you responding as an individual or on behalf of an organisation (e.g. a business or a voluntary group)?

Please tick (✓) one option

- ☐ As an individual (go to question 17)
- ☐ On behalf of an organisation

On behalf of an organisation

16. Please provide the following details:

Name of organisation:

Your job title:

End of survey if responding on behalf of an organisation

More about you

We want to hear from as many people as possible to understand the views and needs across Buckinghamshire. The following questions help us see if the communities we serve have had the opportunity to be heard through this activity.

All questions are optional. You can skip any questions you do not wish to answer.

17. What is your postcode?

We want to understand the views of people living in different areas. You don't have to provide your postcode, but it helps us plan and make considered decisions.

18. What is your age?

Why we ask this: We want to understand the experiences and views of different age groups.

Please tick (✓) one option

- ☐ Under 16
- ☐ 16 to 24
- ☐ 25 to 34
- ☐ 35 to 44

More answer options on the next page

- ☐ 45 to 54
- ☐ 55 to 64
- ☐ 65 to 74
- ☐ 75 to 84
- ☐ Over 85
- ☐ Prefer not to say

19. Do you consider yourself to have a disability / disabilities, impairment(s) or long term health condition(s)?

Why we ask this: We want to understand the experiences and views of disabled people, people with impairments and people with long term health conditions.

Please tick (✓) all that apply

- ☐ Disability / disabilities
- ☐ Impairment(s)
- ☐ Long term health condition(s)
- ☐ No
- ☐ Prefer not to say

20. Are you:

Why we ask this: We want to understand the experiences and views of different sexes.

Please tick (✓) one option

- ☐ Female
- ☐ Male
- ☐ Prefer not to say

21. How would you describe your ethnicity?

Why we ask this: We want to understand the experiences and views of different ethnicities.

Please tick (✓) one option

- ☐ Asian - British
- ☐ Asian - Bangladeshi
- ☐ Asian – Chinese

More answer options on the next page

- ☐ Asian - Indian
- ☐ Asian - Pakistani
- ☐ Any other Asian background - Please give details below
- ☐ Black - African
- ☐ Black - British
- ☐ Black - Caribbean
- ☐ Any other Black, African or Caribbean background - Please give details below
- ☐ Mixed or multiple ethnic groups - White and Asian
- ☐ Mixed or multiple ethnic groups - White and Black African
- ☐ Mixed or multiple ethnic groups - White and Black British
- ☐ Mixed or multiple ethnic groups - White and Black Caribbean
- ☐ Mixed or multiple ethnic groups - Mixed or Multiple Ethnic backgrounds British
- ☐ Any other Mixed or Multiple ethnic background - Please give details below
- ☐ White - English, Welsh, Scottish, Northern Irish or British
- ☐ White - Irish
- ☐ White - Gypsy or English traveller
- ☐ White - Irish Traveller
- ☐ White - European
- ☐ Any other White background - Please give details below
- ☐ Other ethnic group - Arab
- ☐ Other ethnic group - Arab British
- ☐ Other ethnic group - Please give details below
- ☐ Prefer not to say

Please give other details here:

End of the survey

Thank you for taking the time to complete this survey.

Please return your completed survey by 11:59pm on 29 October 2025.

You can:

- email it to ConservationAreaConsultations@buckinghamshire.gov.uk
- post it to: The Heritage & Archaeology Team, Buckinghamshire Council,
The Gateway, Gatehouse Road, Aylesbury, Buckinghamshire HP19 8FF