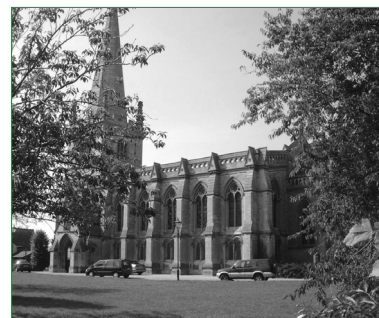


Buckingham Conservation Area



*Designated by the Council 27th April 2005
following public consultation*

Buckingham Conservation Area Review



St Peter and St Paul's Church

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Chapter 1

INTRODUCTION

- 1.1 Conservation Area status recognises that Buckingham 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 Buckingham in 1971. The boundary included historic development concentrated around Northend Square, High Street, Market Square and Market Hill to the north-east, stretched westwards along West Street to Stowe Avenue, included the historic development around St. Peter and St. Paul's church and extended south-westwards to include the University of Buckingham campus.
- 1.3 The review of the existing Conservation Area at Buckingham will influence the way in which the Local Planning Authority applies its planning policies to the area. It will ensure that proposals for change in the Conservation Area will be informed by characteristics identified in the appraisal document, the Local Plan and Supplementary Planning Guidance so that the special character of Buckingham is sustained.
- 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 proposed Conservation Area boundary within Buckingham. It provides an appraisal that identifies, describes and illustrates the features and special 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 the Conservation Area boundary, the entirety of the width of the hedge and span of the tree is considered to be contained within the Conservation Area.
- 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 Buckingham is a small market town located in the north of Buckinghamshire approximately 17 miles north-west of Aylesbury and 12 miles south-west of Milton Keynes. Buckingham supports a population of approximately 11,500.
- 2.2 The historic core of Buckingham was designated as a Conservation Area in 1971. This document reviews the existing boundaries of Buckingham Conservation Area and proposes the extension of the boundaries to include;
- Moriah Cottage, Sandon House and Fernleigh on the south-eastern side of Moreton Road and The Cottage and 47, Moreton Road on the north-western side.
 - Pightle Cottage on Western Avenue.
 - Sections of Mitre Street, Bath Lane and Lenborough Road
 - Station Terrace.
 - Grenville Combined School and the north-western side of Chandos Road and Chandos Park.
 - Nos. 1 to 5b and 9 to 21 on the northern side of Bourton Road and nos. 4 to 6 on the southern side.
 - Nos. 12 to 18 (consecutive), Bridge Street.
 - The whole of the Buckingham Hospital site on the High Street.
- 2.3 It is also proposed that the boundary is altered to remove the following buildings from the Conservation Area;
- North End Court.
 - 6, Moreton Road.
 - Nursery Bungalow, Brackley Road.
 - Nos. 2, 4 and 6, Fishers Field .

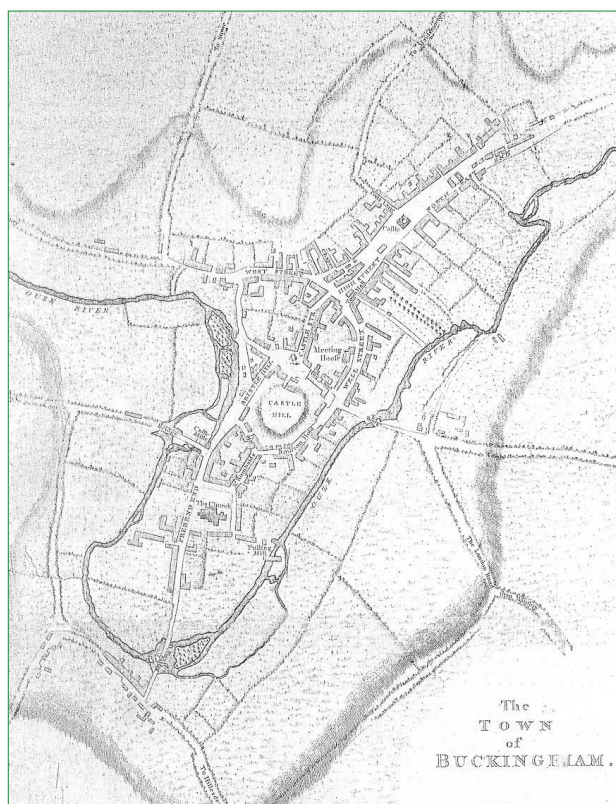
The Origins and Development of Buckingham

- 2.4 Little is known of the development of Buckingham prior to the 10th century when the Anglo Saxon Chronicle records the fortification of the settlement by Alfred the Great against attack from the Danes. However, the name Buckingham is believed to allude to the earlier settlement of the area by a Germanic tribe and has variously been interpreted to mean 'the land in the river's bend occupied by Bucca people,' or 'the place of Bucca's people hemmed in by water.'²
- 2.5 Buckingham grew in size and prominence because of its strategic and military importance. The town occupies a defensible site within the bend of a river and commands the upper valley of the Ouse. It lay close to the frontier of the Danish Kingdom and was located near to several important Roman roads. Although the land surrounding Buckingham was less fertile than the rich clay soils around Aylesbury, the military importance of Buckingham during the 10th and 11th centuries resulted in it being chosen as the county town of Buckinghamshire.
- 2.6 By the time of the Norman Conquest Buckingham was a Royal Burgh and is recorded in the Domesday Book as supporting a church, a mint and two water mills. It also had an early market function and was an important centre for agriculture and the wool trade. It is believed that the Normans re-fortified the town and built a castle on the elevated site now occupied by the parish church of St. Peter and St. Paul.
- 2.7 During the Middle Ages, Buckingham became an important centre of pilgrimage. The medieval church at Buckingham, which was demolished in 1776, contained the shrine of Saint Rumbold, the patron saint of the town.³ A short distance to the south-west of Buckingham town centre, beyond the boundary of the Conservation Area, is the site of St. Rumbold's Well. The well has been restored in recent years and is a site of archaeological interest.
- 2.8 In 1070, William the Conqueror granted Buckingham and other lands to Walter Giffard to reward services rendered to Norman invasion. Giffard's principal seat was at Long Crendon and, although he was granted the title of the Earl of Buckingham, he never actually resided in the town.
- 2.9 By the early 13th century the male line of the Giffard family had ceased and the estate passed down the female line to the de Braose family. Like the Giffards, the de Braose family were absentee landlords and over the course of time the castle and estate fell into disrepair.
- 2.10 As the fortunes of the castle waned, so did those of the town. During the previous centuries the military and strategic importance of Buckingham had declined as the fear of Danish attack and Saxon insurgence abated. The importance of Buckingham as an administrative centre also declined when the Shire Assizes were moved to Newport Pagnell because there was no suitable building within the town where they could be held. The administrative importance of Buckingham was further diminished by the fact that the Sheriff of Buckinghamshire found it an impractical location to base his headquarters. The reason for this was that Buckinghamshire and Bedfordshire shared a sheriff and he needed to be located more centrally within the two counties. Buckingham also suffered economically as the southern half of the county increased in economic importance and Aylesbury, Chesham and Wycombe established themselves as centres in the region's wool trade.

² Hunt, J. 'Buckingham, A Pictorial History, Phillimore 1994 pg. 1

³Legend has it that Saint Rumbold was born in King's Sutton, approximately 12 miles west of Buckingham, around 650AD. His pmother was a member of the Mercian royal family. On the day of his birth he is believed to have repeated three times 'I am a Christian', and asked to be baptised. On the second day, legend states that he preached a sermon on Christian values and the Trinity and the following day he foretold his immediate death. He asked to be buried at King's Sutton, but wished to be moved from there to Brackley and then to Buckingham.

- 2.11 During the 15th century, the manor of Buckingham was held by the Stafford family (the Dukes of Buckingham) in whose hands it remained until 1521 when Edward Stafford, the third Duke of Buckingham, was executed for treason and the manor sequestrated by the Crown.
- 2.12 In 1554, Mary Tudor granted a charter of incorporation to Buckingham in recognition of the town's prompt support for her sovereignty after the death of her brother Edward VI. The Corporation consisted of twelve elected burgesses from which were elected two representatives who sat in Parliament. They received the tolls from a weekly market and two annual fairs held in the town and were allowed to hold borough courts.
- 2.13 In 1552, Robert Brocas of Horton purchased the manor and, in 1573, his son Bernard leased it to the Corporation of Buckingham. He then sold his rental rights to Thomas and Richard Neale who in turn sold them to Sir Thomas Temple in 1604.
- 2.14 During the late 16th and early 17th century Buckingham's economic fortunes started to revive and it became an important centre for tanning. During the Civil War the town was occupied by both the King's and Cromwell's armies, but managed to avoid aligning itself with either cause. In 1684, following the Restoration, King Charles II granted Buckingham a Royal Charter and the Summer Assizes were briefly restored to the town.
- 2.15 Unfortunately the economic revival of Buckingham was short-lived. Its economic decline was occasioned by a devastating fire ignited in March 1725 that destroyed 138 buildings in the town and left over 500 people homeless. The fire is thought to have originated at the Unicorn Inn close to the Market Square and consumed buildings along Castle Street, Church Hill, West Street, the northern side of Well Street and properties close to Tingewick Bridge. Many people lost their livelihoods in the fire and the town was slow to recover economically. Rebuilding was also slow and the opportunity was not taken to improve the layout of the streets, which helps to explain why the historic core of the town is still laid out on its original medieval street pattern.
- 2.16 In 1748 in an attempt to reclaim the status of County Town, a private Act of Parliament was passed allowing Buckingham to hold the Summer Assizes. The Summer Assizes remained at Buckingham until 1849, when Aylesbury successfully sought its own Act or Parliament to repeal the 1748 Act and return the Assizes to Aylesbury.
- 2.17 Buckingham was an important coaching centre and was situated on the main routes from London to the Midlands and from Oxford to Cambridge. Until the beginning of the 19th century the principal route from London to Buckingham was over the Woolpack or Sheriff's Bridge on Ford Street, but in 1805 the Duke of Buckingham paid for the construction of a new bridge called 'Long Bridge' (now called London Bridge) creating Bridge Street. Consequently Well








Extract from Jeffrey's Map -1770
Reproduced with permission of Buckinghamshire
Archaeological Society

Street was relegated to a quiet backwater. There were at least four coaching inns located within the town including the George on the High Street, the Cobham Arms in West Street, the White Hart in Market Square and the Swan and Castle in Castle Street. The opening of the London to Birmingham Railway in 1838 and the Buckingham branch line in 1850 marked the death knell of coach travel and resulted in the closure and conversion of the majority of the coaching inns.

- 2.18 Because Buckingham was situated on a single-track branch line rather than a main line its arrival had little economic impact upon the town. The passenger line was not busy and the service from Buckingham to Banbury closed in 1960. Passenger services on the whole line ceased in 1964 and the track was lifted in 1967.
- 2.19 In 1801 the Buckingham branch of the Grand Junction canal was opened. The canal wharf was originally situated to the east of the town centre but the canal was extended into the north-eastern end of the town. The canal brought cheaper coal and building materials to the town and was used to export agricultural produce and wood to London. However the Bletchley to Banbury road eventually drew trade away from the canal and this was compounded by problems with leakage and silting up. By the turn of the century all trade on the canal to and from Buckingham had ceased. In 1964 the Buckingham Arm was officially closed.
- 2.20 Prior to the 1930s the growth of Buckingham was gradual, but since 1940 this has become more rapid. In recent years several large modern housing estates have developed around the town's periphery and a by-pass partially encloses the town centre. Buckingham remains an important shopping and employment centre for the surrounding rural villages, but fails to compete with larger centres such as Aylesbury, Milton Keynes and Oxford.



Land Use Plan Post 18th Century

-  Enclosure (pre 18th-18th century 'irregular')
-  Parkland (16th-19th centuries)
-  Settlement (historic core)
-  Meadow
-  19th century enclosure



Historical data provided by
Bucks County Council Archaeological Unit

Not to scale

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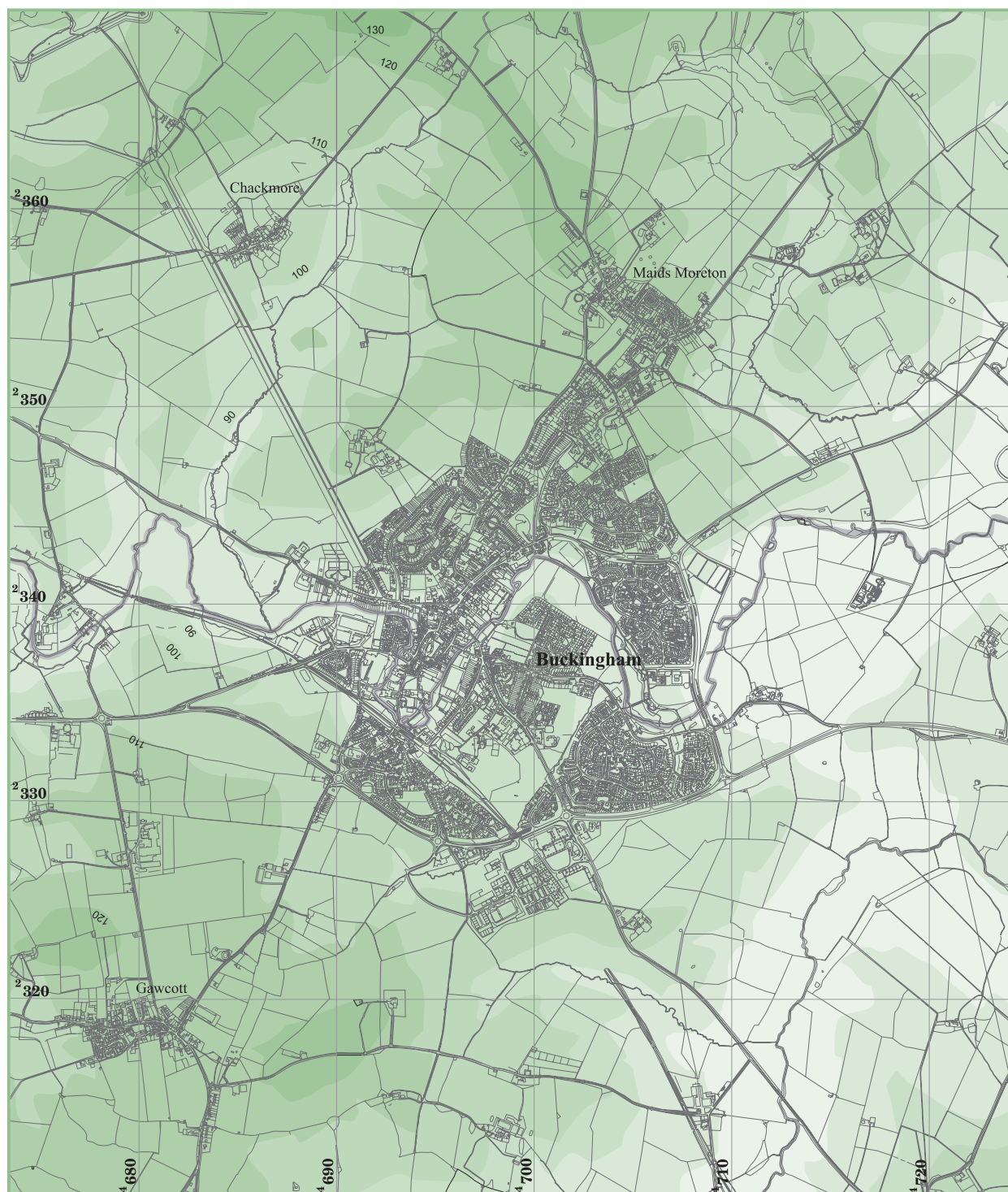
Landscape and Townscape Quality

- 2.21 The historic core of Buckingham is situated on a raised promontory and is largely contained within a sweeping bend of the River Great Ouse. The winding form of the river, its floodplains and crossing points have shaped the physical character of the town and defined its strategic and economic importance.
- 2.22 The River Great Ouse is the second longest river in England, rising at Whitfield on the borders of Buckinghamshire and Northamptonshire and flowing to Kings Lynn in Cambridgeshire. Though generally placid in character, the River Great Ouse flows relatively swiftly through Buckingham and, at times of heavy rain, can flood.
- 2.23 Today the economic and defensive roles of the River Great Ouse have ceased, but it remains important as a visual and recreational focus to Buckingham. The river softens the edges of the historic town, provides a visual contrast to the built environment and attractive foregrounds and backgrounds to views into and out of the Conservation Area.
- 2.24 The church of St. Peter and St. Paul, which occupies an elevated position on the former site of Buckingham Castle, dominates the southern part of the Conservation Area. In this area, the historic development borders streets that either wind around Church Hill following the rising contours of the land, or, like Church Street and Castle Street, are aligned with the church and provide impressive visual approaches to it
- 2.25 Despite a devastating fire in 1725 that destroyed a significant number of buildings in the town, much of the original medieval street pattern and burgage plots still survive. The majority of the streets within the historic core of the town focus upon the church, the market area or the river. It is a complex and varied environment of winding streets, narrow connecting lanes and islands of encroachment development contrasting with open spaces, often triangular in form, courtyard squares and pockets, and corridors of trees and vegetation. Development tends to be dense with buildings tightly packed along the pavement edge forming continuous unbroken frontages that follow the meandering course of the streets. The high density of development and position of buildings in relation to the streets creates a strong sense of enclosure and helps to channel pedestrians and dictate views through the town.
- 2.26 The many changes in levels within the town form an important element of its character and former strategic importance. Rising ground gives emphasis and grandeur to individual buildings such as the church of St. Peter and St. Paul, and allows expansive views across the surrounding countryside. In contrast, the lower level ground along the river has a much more intimate character.
- 2.27 As a result of the fire of 1725, many of the properties in the heart of the town were rebuilt during the mid 18th century often incorporating surviving elements of much earlier buildings. During the same period a number of buildings were re-fronted for reasons of fashion or to avoid the expense of completely rebuilding the property. Therefore, despite its medieval street pattern, the historic core of Buckingham is a good example of an 18th century market town which has largely been preserved from change by 19th century economic decline.
- 2.28 Despite the overall 18th century flavour of the town, many of the individual streets have quite an eclectic character, with buildings varying in scale, height, roof form, width of elevation and

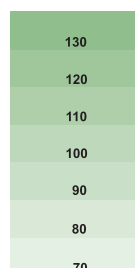


River Great Ouse, Cornwalls Meadow

Landscape Context



Key



Contours are shown in metres at vertical intervals.

Not to any recognised scale

architectural detailing. In addition, interesting juxtapositions exist between the grander public structures and town houses and the smaller and much simpler domestic dwellings.

2.29 Key elements in the historic character of Buckingham are the materials used in the construction of buildings and street surfacing. The geology of the Buckingham area consists of limestone, clay and cornbash deposits and these materials provide the basic elements in the construction of historic buildings prior to the 19th century when the arrival of the railway and canal introduced cheaper, mass produced building materials.

2.30 The local limestone is a pale, creamy ochre colour and it is used extensively throughout Buckingham for the construction of buildings and walls, often in combination with local bricks. The local brickwork ranges in tone through pink, orange, brown to a mottled burnt effect. Buildings and structures constructed in brick are generally laid in a Flemish or header bond and there are many examples of the use of vitrified bricks to provide contrast and patterning or to emphasize architectural features. Particularly characteristic of Buckingham are the examples of rounded corners of buildings such as 8, School Lane and 13, Well Street which are constructed using a header bond.

2.31 A number of buildings within the town are rendered or painted, which provides an interesting contrast in surface treatment and textures.

2.32 There are also a number of timber-framed properties within the town, such as the Tudor public house on the corner of High Street and Moreton Road and the Manor House and Twisted Chimneys on Church Street. A number of buildings within the town were originally constructed of timber-frame, but have been re-fronted in brick during the 18th and 19th centuries.

2.33 The roofs of historic buildings within the town are generally covered in either handmade clay tiles or natural slate. The canal brought slates to Buckingham and this lighter material allowed owners to replace steeply pitched tiled or thatched roofs with shallower slate roofs. Often owners took the opportunity to create an extra storey when they replaced their roof which helps to explain the mix of two/three storey buildings amongst ranges that were once homogeneous (ie. Well Street). Other householders were keen to replace thatched roofs with slate roofs to minimise the risk of fire. The use of artificial slates or machine made tiles adversely affects the character and appearance of individual buildings and streetscapes as a whole. Roof forms vary throughout the town. There are many examples of gabled, hipped, and parapet roofs and several examples of mansard roof structures such as 19 to 21, Chandos Road. The variations in roof forms add visual interest to roofscapes.

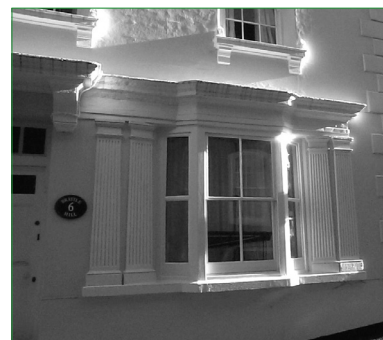
2.34 Chimneys are another key characteristic within Buckingham's roofscapes, breaking up the roofline and providing visual interest. Perhaps the most notable chimney within the town is the 16th century example at the aptly named Twisted Chimney House on Church Street.



Twisted Chimneys

2.35 Windows are another important architectural feature that define the elevations of individual buildings and the townscape as a whole. Window styles and sizes vary, but the majority of historic windows in the town are variations of single-glazed sliding wooden sashes or single-glazed wooden flush fitting casements. The introduction of aluminium UPVC, plastic and metal and/or double glazed windows into historic properties erodes their character and appearance.

2.36 Shop fronts are distinctive architectural elements which enliven the principal facades of many buildings within the Conservation Area. The quality of shop fronts varies within the town, but there are a number of important 19th century survivals complete with features such as canopies, bays, bows and plate glass windows.



Window, 6 Bristle Hill

2.37 Boundary treatment and means of enclosure form an important aspect of the Conservation Area helping to define streetscapes and channel views. There are a number of examples of prominent stone walls within the town, including the listed 18th century wall which surrounds Castle House on West Street and the 18th and 19th century revetment wall surrounding the graveyard. Examples of important brick walls include the grade II listed early 19th century wall running along the north-eastern boundary of the Manor House on Church Street

2.38 Street surfaces throughout the Conservation Area vary in quality. Small areas of locally distinctive paving do exist in places, such as the river washed cobbles on the northern side of High Street, to the side of the Gaol and along Mill Lane. These areas of paving are locally distinctive and greatly enhance the quality of the built environment. Wherever possible narrow spaces between footways and buildings should be laid in this traditional material.

2.39 A number of paving schemes have been undertaken in Buckingham in recent years including the Cattle Market and Bus Station islands, the Bull Ring and in front of the Old Gaol. York stone and blue diamond pattern clay pavers have been used in these schemes to improve the quality of the street surfaces. Unfortunately, there remain large areas of street and carriageway surfaces within the Conservation Area which are laid in unsympathetic materials which do not reflect the visual quality and importance of their historic context.



Surfacing along High Street

2.40 Trees are an extremely important aspect of Buckingham's townscape and make a positive contribution to the character of the Conservation Area. Trees provide a contrast with the built environment, provide focus to views, and reinforce the rural character of the town. There are several groups of attractive trees within the Conservation Area including the Cattle Market lime avenue, trees within the churchyard of St. Peter and St. Paul's church, Castle House wood, trees contained within the Hunter Street graveyard, the belt of trees along Station Road, the University grounds and Railway Walk. In addition a ribbon of tree-lined land follows the course of the River Great Ouse. There are also scattered individual trees in many of the town gardens, only some of which are visible from the public domain. Notable individual trees within the Conservation Area include

- The Mongolian Lime in The Bull Ring
- The Copper Beeches at the church of St. Peter and St. Paul.
- The Silver Pendant Lime in Hunter Street graveyard.

2.41 The town has few street trees because of the density of the building, underground services and the compacted subsoil. However, where street trees do exist it is important to retain them and to ensure that replacement planting is undertaken wherever necessary.

- 2.42 Trees of particular importance that are located outside the Conservation Area but have a strong impact upon its setting, include those located along Stowe Avenue between the junction of Brackley Road and Stowe Lodges, Maids Moreton Avenue, the river side around Fishers Field and the Arboretum, which was formerly part of the grounds of the Royal Latin School between Chandos Road and Brookfield House.

Chapter 3

IDENTITY AREAS

- 3.0 Buckingham is a large and complex Conservation Area that 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 four identity areas;
- **Identity Area 1.**
Market Square, Market Hill and the Bull Ring, The Cattle Market, North End Square, Buckingham Hospital and the north-western side of the High Street, Stratford Road and the south-eastern side of the High Street and Moreton Road.
 - **Identity Area 2.**
St. Peter and St. Paul's Church, West Street, School Lane, Bristle Hill, Castle Street, Elm Street, Well Street and Victoria Row, Nelson Street, Tingewick Road, St. Rumbold's Lane, Church Street, Mill Lane, Manor Street, The former Graveyard and original site of St. Peter and St Paul's Church and Hunter Street and the University of Buckingham.
 - **Identity Area 3.**
Mitre Street and Bone Hill, Bath Lane and Berties' Walk and the Dismantled Railway
 - **Identity Area 4.**
Station Road and Station Terrace, Chandos Road, Chandos Park, Bourton Road, Ford Street and Bridge Street.

Identity Area 1

Market Square, Market Hill and the Bull Ring, the Cattle Market, North End Square, Buckingham Hospital and the north-western side of the High Street, Stratford Road and the south-eastern side of the High Street and Moreton Road.

- 3.1.1 With the decline in importance of Buckingham Castle during the 12th and 13th centuries, the economic centre of the town moved eastwards to the present day site of Market Square, Market Hill and High Street. Being ideally situated close to the river and at the confluence of several roads, Market Square grew in importance and this area remains today a bustling and vibrant commercial centre.
- 3.1.2 The market originally occupied a much larger area which was roughly triangular in shape. Over the course of time this area has been reduced in size by the encroachment of market stalls that eventually became permanent buildings. The islands of historic development between the A413 Moreton Road and Market Square, the Bull Ring and the Gaol, are all examples of encroachment.

4 Interlocking Identity Areas within the Buckingham Conservation Area.

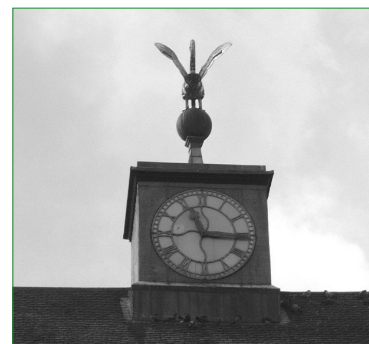


- 3.1.3 Today, the former market area site has been divided into smaller areas consisting of Market Square at the junction of Bridge Street, High Street and West Street; Market Hill which extends from Market Square to the junction with High Street and Moreton Road and to the north-west from the junction with West Street to Moreton Road; The Bull Ring which is located at the centre of Market Hill; High Street, which runs in a south-western to north-eastern direction from Market Hill and Moreton Road to Stratford Road; the Old Cattle Market to the north-east of Moreton Road; and North End Square which is located at the north-east end of the Old Cattle Market.
- 3.1.4 In time areas of the market became synonymous with particular trades. On the north side of the square, close to the Fleece Inn (18, Market Hill) was a wool hall. Butchers occupied a series of shops stretching from the Fleece Inn to West Street, which became known as Butchers' Row or The Shambles. The area to the south-east of the gaol was the site of the cattle market and became known as Cow Fair. Tanneries were located close to the river and a source of water and shoe making was also an important industry. To the rear of 3 and 4, Market Place is the early to mid 19th century former barrack block which became a shoe factory and is mentioned in Flora Thompson's famous book 'Lark Rise to Candleford.' A domestic lace making industry also flourished in the town.
- 3.1.5 A small street market is still held twice a week on Market Hill and flea markets and Farmers' Markets are regularly held in the Old Cattle Market. Every October on the first and second Saturdays after the 11th (but never on the 11th) a Charter Fair is held at Buckingham which takes up the whole of the town centre. Historically the first Saturday was a hiring fair and the second Saturday a runaway fair. The continuity of use of this area of the town 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 markets enhances the quality of the space, adding vibrancy, visual interest, activity, smells and sounds.

Market Square

- 3.1.6 Market Square and Market Hill remain the economic hub of Buckingham despite continual erosion in their size over the centuries through encroachment development. The area now known as Market Square extends from the junction of West Street, Castle Street and Bridge Street north-westwards along the A413 to the Bull Ring where the road becomes Market Hill.
- 3.1.7 The carriageway in Market Square is covered in tarmacadam and the footpaths laid in paving slabs, neither of which enhance the visual quality of the streetscape. This is a busy area of town for vehicular movement with cars and lorries from Bridge Street, Castle Street, West Street and High Street all converging upon the mini-roundabout in front of the Old Town Hall. In addition there is a parking area separated from the main carriageway by a narrow brick paved island that runs in front of 3 to 8, Market Square.
- 3.1.8 Dominating the south-western end of Market Square, set back behind a broad area of paving is the Old Town Hall and former court. Built c.1783 the present building incorporates the staircase of an earlier town hall dating from 1685, which was situated north of the present building. Built in red brick laid in a Flemish bond, the main range of the building is rectangular in plan with a semi-apsidal projection to the left and wings to the rear left and right. The principal elevation is two generous storeys in height and has a five-window range arranged around a wide central round arch head doorway approached by stone steps. This doorway is contained beneath a semi-circular 20th century iron and glass canopy. The ground and first floor windows are twenty-four paned single-glazed wooden sashes; those to the ground floor have wooden lintels and are recessed in blank arcades with

elliptical arched heads. The building sits beneath a large hipped plain tiled roof which oversails the right side wall. The roof is made from old oak timbers which were possibly rescued from the old Parish Church that collapsed in 1776. It has a late 19th century central square, lead covered oak bell turret with illuminated clock face and a copper ball finial surmounted by a painted copper weathervane of the swan of Buckingham.



Buckingham Swan weathervane & clock above the Town Hall

- 3.1.9 All the buildings that line the south-eastern side of Market Square between the junction with Bridge Street and Market Hill are listed. Buildings in this row range in height from two to four storeys and with the exception of a carriage entrance between nos. 4 and 5, Market Square, leading through to Markham Close and Riverside Mews, the buildings form an unbroken built frontage that creates a strong definition to the south-eastern side of the square. Roof forms vary from the shallow slate roof of 3, Market Square to the steeper tiled roof of the White Hart Hotel. A number of roof forms are partly disguised behind parapets.
- 3.1.10 Dominating this row of buildings is the White Hart Hotel. This early 19th century frontage to a much older building forms the focus to views looking south-eastwards along West Street. The White Hart first opened as a coaching inn in 1764. The front coaching entrance was blocked up in 1875 when the present Italianate portico was built. The three-storey, five bay building is built of brick and timber-framing and rendered with incised masonry patterns. It has a centrally positioned door contained within an open porch with Doric pilasters and pillars bearing a full entablature and resting above the porch canopy is a life size statue of a reclining stag with a coronet around its neck. Twelve pane sashes, with moulded, rendered surrounds and pulvinated friezes framed by console brackets bearing cornice hoods articulate the ground and first floor and six pane sashes with similar surrounds and sills articulate the second.
- 3.1.11 Nos. 5 to 8, (consecutive) Market Square form a terrace of four shops and dwellings which date from the early 19th century. Built of red brick laid in a Flemish bond, the buildings are four storeys in height and cumulatively have a nine bay window range. The whole of the ground floor of this row of properties is occupied by shop fronts, of which no. 8 is of particular note consisting of a central part glazed door with ornamental overlight flanked by large shop windows divided by glazing bars to either side. Contained within the first and second floor levels of nos. 5 to 8, Market Square, are a row of twelve pane wooden sashes⁴ and on the third floors are nine pane sashes. All sit beneath gauged brick, flat or round arch heads and on the upper floors are four giant pilasters with rubbed brick Tuscan capitals dividing the row into two bay sections.
- 3.1.12 The remaining buildings of historic note on the south-eastern side of Market Square before the junction with Market Hill are nos. 9 and 10. Both are early 19th century with earlier origins, and built of red brick laid in a Flemish bond.⁵
- 3.1.13 On the north-western side of Market Square, between the junction with West Street and the Bull Ring is another row of attractive historic properties described by Pevsner as 'a pleasing mixture'.⁶ This row of buildings forms part of an island of encroachment development which dates from the 17th and 18th centuries and which divides the original market space and hides the western end of Market Hill. With the exception of nos. 11 and 12 (which are both modern buildings), all the properties within this frontage are listed. They are rather more eclectic in their styles than the buildings on the opposite side of the square, ranging in height from the two storeys of 19, Market Square (Lloyds Bank) to the three storeys of 13, 14 and

⁴ Those to the first floor have arched heads.

⁵ No. 10 Market Square is rendered.

⁶ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000. pg. 198.

15, Market Square. All the buildings are situated hard up to the back edge of the pavements forming a strong building line and providing enclosure. Roof pitches vary from the steep tiled roof partially disguised by a parapet of nos. 16 and 17 to the shallow pitch slate roofs hidden by parapets of nos. 13, 14, 15, 18 and 19, Market Square. Principal elevations are constructed of brick generally laid in a Flemish bond although the brickwork of nos. 16, 17 and 18 are hidden by render and paint.

- 3.1.14 Particularly eye-catching is 19, Market Square (Lloyds Bank) which is described by Pevsner as 'a modest palazzo in chequer brick with stone dressings.'⁷ Prominently situated on the corner of the junction with West Street, the building is early 19th century in date and Italianate in style.
- 3.1.15 Adjacent to, but now forming part of no. 19, is 18, Market Square which draws the attention because of its height and pastel pink paintwork. Like its neighbour to the west, the principal elevation is early to mid 19th century in date and is pleasingly symmetrical in its appearance with a central bay, which breaks slightly forward, and rendered plinth, moulded rendered eaves and cornice and rendered coped parapet.
- 3.1.16 The remaining historic buildings of interest in this row of properties include nos. 16 and 17, Market Square which together form a two and a half storey rendered brick building of 17th century origins. Nos. 13, 14 and 15, Market Square also form a group and consist of three shops and dwellings dating from the early 19th century. Three storeys in height this row has a six window range which is divided by four giant rendered pilaster strips to either end and between properties.

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 that 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 signs painted in historic 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.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture.
- Opportunity to reduce the impact of cars upon this part of the Conservation Area.

⁷ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000 pg 198

The key buildings in this area are:



13 & 14 Market Square



The Town Hall



15 Market Square



1 Market Square



17 Market Square



The White Hart Hotel



Lloyds Bank, 19 Market Square



3 - 4 Market Square



5 - 8 Market Square



10 Market Square



9 Market Square



Pump at the rear of 8 Market Square

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

Market Hill and the Bull Ring

3.1.17 Market Hill extends from the Bull Ring to the junction with High Street and Moreton Road and to the north-west runs from the junction with West Street north-eastwards to Moreton Road. As its name suggests, Market Hill is situated on slightly elevated land which slopes from the north-west to the south-east. Between 11, Market Square and Jardines Pharmacy is an area known as the Bull Ring. Recently the Bull Ring benefited from an environmental improvement scheme that transformed it from an unsightly car park to an attractive public space by resurfacing and increasing the paving area to the south-west of Jardines pharmacy and planting a semi-mature tree at the entrance to the Bull Ring.



Market day

3.1.18 The buildings running along the south-eastern side of Market Hill are an interesting assortment of historic and more modern structures. This section of the street lacks the continuity seen elsewhere in Market Square, where continuous built frontages are formed by groups of similar buildings. On the south-eastern side of Market Hill buildings tend to be more individual in their form and diverse in their character creating an interesting and eclectic mixture of properties. Listed structures include 2, Market Hill (The White House), Christ Church Hospital and 6, Market Hill.

3.1.19 The White House is situated on the south-western corner of the junction of Market Hill and Verney Close. It is a three-storey five-bay mid 18th century structure, the central three bays of which break slightly forward of the elevation and support a pediment. The White House seems to dwarf its neighbours including the modern Nat West building. Its sheer size and handsome rendered elevation make it a focal building within the streetscape.

3.1.20 On the north-eastern side of the junction of Market Hill and Verney Close is Christ Church Hospital. Built on what is thought to have been the site of the early 14th century Hospital of St. Lawrence, Christ's Hospital was founded by Elizabeth I to house 'maimed soldiers' from the Buckinghamshire area. By the 17th century Christ's Hospital had become an almshouse for elderly women and at the time of its rebuilding in 1897 it housed unmarried women. Built in an attractive Arts and Crafts style, this two storey building is constructed of red brick laid in a Flemish bond with some stone dressings. The Market Hill elevation consists of a three bay window range (each window opening containing tripartite sashes) with a continuous balcony running along the front of the building supported on timber posts with a wrought iron balustrade. Running along the south-western elevation, which faces onto Verney Close, is a timber-frame balcony contained beneath a slate roof with open round headed arches between timber posts. Particularly prominent in the design is the half hipped slate roof with its ornamental ridge tiles and brick internal stacks one of which carries a stone memorial tablet on which is inscribed 'Founded AD 1312. Refounded reign of Queen Elizabeth AD 1597. Rebuilt in the 60th year of the reign of Queen Victoria AD 1897.'

3.1.21 The former Post Office is not listed but is certainly a building of local note. Set back from the carriageway and behind the building lines of its neighbours, Christ Church Hospital and no. 6 Market Hill, this 1939 structure is one of the finest examples of 1930s architecture in Buckingham. It is a solid, two storey structure in the Neo-Georgian style which sits upon a granite plinth, is constructed of brick and has a string course of ashlar stone which runs through the ground floor level. Relatively plain in its detailing, the elevation is uncluttered by rainwater goods, and relies for its architectural flourishes on the central doorway which sits

within a classic stone surround with pediment above and four tall elegant wooden round headed windows flanking the entrance - two on either side.

3.1.22 Positioned at the junction of High Street and Market Square is The Old Gaol which effectively provides enclosure to the square and serves as a focus to views when looking from the south-west. This picturesque structure is yet another example of encroachment development which over the course of the centuries gradually diminished the size of the original market square. It was built in 1748 and paid for by Viscount Cobham of Stowe who had successfully lobbied Parliament to pass a Bill to fix the Summer Assizes at Buckingham. In its visual appearance this important landmark within the town shares some characteristics with the Keeper's Lodge and Bourbon Tower, both built on the Stowe estate during roughly the same period. The semi-circular front to the building which faces south-westwards towards Market Square was added by George Gilbert Scott in 1837 as a house for the gaoler.⁸



The Old Gaol

3.1.23 Built of coursed limestone rubble, the Old Gaol consists of a rectangular walled enclosure with squared corner turrets which rise above a battlemented parapet and have cross loops and their own battlemented parapets on corbel tables. The two storey extension to the front curves between two of the original turrets. The entrance bay breaks forward and, at ground floor level, has a central door with a double-chamfered pointed head with piers to either side. At first floor level there is a two-light leaded stone mullion window with hood mould above. The south-eastern, north-eastern and north-western elevations are less ornate in their detailing. The north-east elevation, which faces onto Cow Fair, has three blank quatrefoils at first floor level and at ground floor level are later openings with double-leaf doors and segmental-arched brick heads. Above the right hand side door is a single cell window with a stone surround and iron grille. The south-eastern elevation of the Gaol is blank and the north-western elevation has several later and irregularly positioned window and door openings.

3.1.24 The gaol was underused throughout most of its history, and in addition to its role as a goal, also served as a police station, public conveniences (now removed), fire station and council offices. It now houses the Buckingham Museum and tourist information centre. In the 1990's a modern glass roof was constructed enclosing the internal courtyard of the Goal which won an AVDC Design Award. The area in front of the Gaol was redesigned during the 1980s and consists of a paved public space incorporating seating, public sculpture and planting, with steps leading up to the north-western side of Market Hill and down to the A413.

3.1.25 According to Pevsner, the north-western side of Market Hill between the junction with Moreton Road and the south-western end of the Bull Ring 'look disappointing'⁹ This is primarily due to the insensitive modern 1960s development that stretches from 13, Market Hill (The Whale Hotel) to nos. 7 and 8, Market Hill (The Kings Head) on the corner of Moreton Road. These modern flat-roofed buildings replaced an attractive row of historic buildings and although the modern structures do maintain the building line and provide enclosure, they look out of keeping with their surroundings.



Modern development on north side of Market Hill

⁸ Pevsner expresses doubts about attributing this building to Scott. Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000. pg. 198.

⁹ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000. pg. 198

- 3.1.26 Despite this rather unfortunate modern development there are a number of historic buildings on the north-western side of Market Hill that do make a positive contribution to the character of the Conservation Area. Examples include the Kings Head, which is an early 19th century three storey rendered structure prominently situated at the junction of Market Hill and Moreton Road, and The Whale Hotel which although not listed, presents an attractive early 19th century principal elevation to the street. Nos. 15 and 16, Market Hill (The Woolwich) is particularly interesting, for although the ground floor of the principal elevation has suffered the insertion of an unsympathetic modern shop front, the upper two storeys are constructed of attractive brickwork and contain historic sashes. Internally the building contains the remains of a c.14th century smoke blackened arch-braced roof truss which would appear to have once formed part of an open hall.
- 3.1.27 Market Hill narrows considerably as it runs to the north-west of the island of historic encroachment development between Market Hill and Market Square. At this point the road also begins to rise gently as it proceeds in a south-westward direction towards the junction with West Street. The road and narrow pavement which runs along the north-western side of the street are formed of red block pavers. Buildings line each side of the street; those to the north-west are generally situated behind a narrow pavement, those to the south-east front immediately onto the carriageway. The relationship of the buildings to the street creates a strong sense of enclosure and helps to channel views south-westwards towards West Street and north-eastwards towards Market Hill and the Old Gaol.
- 3.1.28 The buildings along the south-western side of this section of Market Hill close to the junction with the Bull Ring are modern structures which contribute little to the character of the Conservation Area. However, to the south-west of the modern Post Office the road opens up slightly to form the entrance to The Chewar, which is a narrow alleyway running from Market Hill, through the historic encroachment development to West Street. Situated at the entrance to the alleyway and at an angle to Market Hill, is 1, The Chewar (Chewar House) which is an early to mid 18th century red brick building with flared headers. The gable elevation faces onto Market Hill and has been altered in its appearance through the insertion of a modern shop front.
- 3.1.29 The buildings situated along the north-western side of Market Hill from the Bull Ring to West Street are of greater historic interest. They form a terrace of properties which vary in height and elevation widths which stagger up the gentle incline of the hill. All the buildings in this row are rendered and in the case of nos. 17, 18, 19, and 19A, the rendering disguises timber framing rather than brickwork. Of particular interest is 18, Market Hill, formerly the Old Fleece Inn, which dates from the 17th century with earlier origins and nos. 19 and 19A, now a pair of shops, but formerly one building dating from the 15th century. Another building of interest is 20, Market Hill which is a late 18th or early 19th century rendered brick building of three storeys. The front elevation is enlivened by an attractive mid to late 19th century canted bay shop window with central door with pediment and round headed divisions to the windows. The windows to the first and second floors are also canted.
- 3.1.30 Tucked slightly back behind the building line of nos.19 to 22, Market Hill and only partially visible in views looking south-westwards up the street is one of the architectural jewels of



20 Market Hill

Buckingham. The former chantry chapel of St. John the Baptist was endowed early in the 13th century and belonged to the Hospital of St. John the Baptist in Buckingham. Rebuilt in 1475 incorporating a Norman doorway, the chapel was dissolved during the reign of Edward VI and from c.1540 became the Royal Latin School. It was restored in 1857 and 1875 and now belongs to the National Trust. Built of uncoursed limestone rubble with limestone dressing and a plain tiled gable roof, the building is rectangular in form. The Norman doorway is located near the middle of the south-western elevation and above, close to the eaves, is a circular sexfoiled window. To the left of the doorway are two, two-light windows with trefoil heads positioned one above the other. To the right of the door is a Perpendicular window with trefoil-headed lights and a hoodmould. The north-eastern elevation is hidden from views from Market Hill by adjacent buildings, but also contains a number of historic window openings. The gable facing onto Market Hill is articulated with a four-light window with trefoil headed lights and pierced spandrels.



*Norman Door & circular window
The Old Latin School*

- 3.1.31 To the rear of the Old Latin School is The Old Latin House. Dating originally from the 15th century, this former schoolmaster's house was substantially rebuilt in 1695 after a fire. It was originally constructed of timber-frame at first floor level but was rebuilt in red brick laid in a Flemish bond. The ground floor is constructed of coursed and uncoursed limestone rubble. The building is physically attached to the Old Latin School and stretches back from it in a north-westerly direction. It is two storeys in height and roughly rectangular in plan form. Running in front of the building is an 18th century uncoursed limestone rubble wall which is faced in brick to its south-western side.
- 3.1.32 Between the Old Latin School and the junction with West Street is Wheeldon House. Formerly used for drying hops, the present building has recently been reconstructed. However, still surviving beneath the building are large underground brick vaults used for storing beer and wine, that stretch across Market Hill to no. 24 (Duke's Music) which was formerly a wine-merchants. Wheeldon House is set back from the road and the land around it is unattractive, consisting of semi-derelict buildings, overgrown and poorly surfaced areas, much of which is used for car parking. This area provides a prime opportunity for sensitive redevelopment.
- 3.1.33 Interestingly, some distance to the rear of Wheeldon House, beyond the boundary of the Conservation Area, is the remains of an early 18th century summerhouse which once formed one of the features in the attractive garden to the rear of the Cobham Arms Inn. Tucked away in a corner and situated on raised ground, this once handsome building has been vandalised and allowed to fall into a very poor state of repair and is now barely distinguishable from the ivy and vegetation that encases it.

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 that 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 signs painted in historic 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.
- Maintain & repair railings in front of Gaol.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture.
- Opportunity outside the former Post Office for improved planting and street furniture.

The key buildings in this area are:



The Kings Head P.H.



18 & 19 Market Hill



The Whale Hotel



19a - 22 Market Hill



15 & 16 Market Hill



Old Latin School



17 Market Hill



St. John's House



Boundary wall between Wheeldon House and The Old Latin House



Christ Church Hospital Almshouses



The Chewar



The former Post Office



The Bullring



6 & 6a Market Hill



The White House



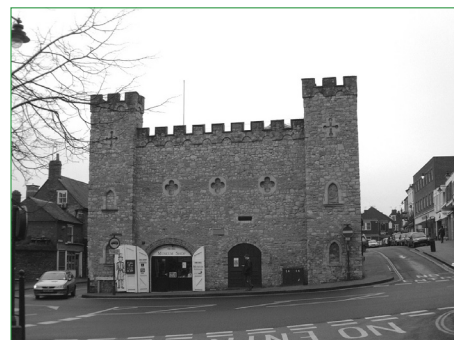
The Old Gaol

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

The Cattle Market

- 3.1.34** The square to the north-east of the Old Gaol used to be the site of the former cattle market and now performs the function of a market square, open space and bus stop. This area of town was formerly known as Cow Fair, Hubbard Boulevard, or in Jeffery's map of 1770, North-East End.
- 3.1.35** Laid out in the late 19th century after the construction of the Buckingham Hospital and benefiting from an environmental enhancement scheme during the 1990s, the former Cow Fair has a rather continental feel. It is rectangular in shape, and runs in a south-westerly to north-easterly direction sloping gently upwards from the south-east to north-west. The square is divided into two islands with access roads from the A422 at the entrance to the adjoining Northend Square and virtually opposite the entrance to Cornwalls Meadow. The access roads are one way and run along the north-western edge of the square exiting onto the A413 Maids Moreton Road.

3.1.36 During the 1990s improvement works were undertaken to the square which included the removal of remaining cattle market stalls, reducing the dominance of parking, and transforming the square into a more pedestrianized space. Important visual and historic elements such as the railings which run around the south-western edges of both islands were replicated, attractive and sensitive surface treatments were applied and more sensitive signage and lighting installed. In order to maintain the avenue of limes, semi-mature trees were planted to replace many of the original specimens.



The Old Gaol

3.1.37 The avenue of limes consists of pairs of lime trees positioned diagonally to one another running along the length of both islands. The limes form an important focal point to the square and provide foreground and backgrounds to views of individual buildings such as the Gaol as well as views into and out of the Cattle Market. During the summer the trees provide shade; in the winter months, when the leaves have dropped, they have an altogether starker outline, but whatever the season their organic forms contrast dramatically with the hard edges and surfaces of the surrounding built environment.



Avenue of Limes in the Cattle Market

Enhancement Opportunities

- Maintain & repair railings, seats, paving and bus shelter.
- Maintain trees.

North End Square

3.1.38 North End Square is situated at the north-eastern end of the former Cattle Market. Roughly rectangular in shape, the square is dominated by North End Court, a substantial modern brick building which wraps around the north-eastern and south-eastern sides of the square truncating views and providing enclosure. In terms of its scale, form and materials, North End Court does not reflect the historic character of its surroundings. It is described by Pevsner as 'bathetic, just a featureless jumble of late 20th century red brick flats.'¹⁰ For this reason the Conservation Area boundary has been revised to exclude North End Court.



North End Court

3.1.39 Stretching along the north-western side of North End Square from the entrance to the hospital to North End Court is a row of historic residential buildings. No. 19, High

¹⁰ Pevsner, Nikolaus & Williamson, Elizabeth 'The Buildings of England, Buckinghamshire' Penguin Books, 2000. pg. 199

Street, which is situated immediately adjacent to the hospital entrance, is the most notable. Dating from the mid to late 18th century or earlier, the cottage is constructed of red brick with flared headers laid in a Flemish bond. It was formerly a pair of semi-detached cottages but has been combined to create a single detached dwelling. Facing directly onto the street, the building is two and a half storeys high with a steeply pitched tiled roof and gabled dormers. Situated at the entrance to the hospital, the narrow rendered gable elevation and storey and a half limestone wing to the rear, are clearly visible from the public domain.

- 3.1.40 Between 19, High Street and North End Court are nos. 18 to 25, North End Square, which is a row of seven terraced houses and nos. 14 and 15, North End Square, a pair of semi-detached cottages. With the exception of no. 25 which is situated slightly forward of the other properties, the cottages create a strong and continuous building line which provides enclosure. The gently rising contours of the ground which slope from south-east to north-west give the row of buildings greater prominence.
- 3.1.41 The buildings in this row are quite eclectic in their appearance and range from one and a half to three storeys in height. Nos. 22 and 24 are rendered, but the remainder present exposed brick elevations to the street. With the exception of no.25, which is positioned gable on-to the street and has a shallow pitched slate hipped roof, all the buildings have slate gabled roofs of various pitches with ridges running parallel to the street. No. 18 is particularly eye-catching with its prominent gabled dormers breaking through the eaves line and buff coloured decorative brickwork. The majority of the original windows and doors of these properties have been replaced with modern double-glazed and / or UPVc units.
- 3.1.42 The square in front of North End Court and 14 to 24, North End Square is covered in tarmac and is used for car parking. Glimpsed views between Northend Court and 14, North End Square reveal attractive wooded slopes of rising land to the north-east.

Enhancement Opportunities

- Reduce the impact of parking on the 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 doors and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Overhead wires and electricity poles are dominant features that detract from the visual quality of the street.

The key buildings in this area are:



14 & 15 North End Square



25 North End Square



18 North End Square



19 High Street



22 & 24 North End Square

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

Buckingham Hospital and the north-western side of High Street

- 3.1.43** The entrance to Buckingham Hospital is situated on the north-western side of the former Cattle Market between nos. 19 and 21, High Street. The entrance is marked by attractive curved metal railings atop a low brick boundary wall and metal gates. Situated on raised ground, the main hospital building is largely obscured from view from the High Street, being tucked away in the western corner of the site to the rear of 21 to 23, High Street and Toombs Yard. The building itself is worthy of note, being built in 1886 to a design by John Oldrid Scott, the son of Sir George Gilbert Scott. It is a substantial and handsome building constructed with vitrified bricks laid in a header bond with red bricks used to emphasise architectural detailing. The principal elevation is symmetrical with a central bay and two shallow gable wings to each end of the façade. The central doorway is approached by a flight of stone steps, has a stone surround and pediment above. Articulating each floor of the gable wings are canted sash bay windows. The roof is tiled and punctuating the ridgeline are elegant banded brick and stone ridge stacks.



Buckingham Hospital produced with the kind permission of Dennis P. Osborne

- 3.1.44** The hospital has been greatly extended in more recent years with a substantial addition to the rear and the erection of a number of buildings within the grounds. None of these additions contribute to the character or setting of the Victorian building or the Conservation Area.

3.1.45 The 1971 Conservation Area designation ran the boundary through the hospital site. This has been revised so that the boundary incorporates the whole of the hospital grounds and follows the line of the important historic random coursed stone and brick wall that runs around the hospital's north-eastern and north-western boundaries. Part of this wall was built originally to enclose the Buckingham Union Workhouse which was erected in the late 1830's to a design by G. G. Scott. The workhouse was demolished in the 1960's.



Boundary wall to Hospital

3.1.46 Between the A413 Moreton Road and the entrance to the hospital on the north-western side of High Street and the former cattle market are nos. 21 to 37, High Street. The buildings are described by Pevsner as 'minor', but 'make a happy picture, with a mixture of two and three storey cottages in brick, stone and timber framing.'¹¹

3.1.47 The buildings' elevations range in date from the 15th and 16th centuries (nos. 27 to 30 and 36) through to the 17th century, (no. 32, 34 and 35) the 18th century (nos. 31 and 31a) and the 19th century (no. 21). A number of these buildings have earlier origins than their elevations suggest including no. 33, the former Trooper Public House, which is a timber framed building probably dating from the 17th century but re-fronted in red brick in the early 19th century.

3.1.48 The majority of the buildings in this section of the High Street are situated hard up to the back edge of the pavement forming a virtually unbroken built frontage. The only breaks within the built form are located between nos. 23 and 24, providing access to Toombs Yard and a carriageway entrance between nos. 26 and 27 giving access to the Paynes Court development. The continuous built form, strong building line and slightly elevated position of this row of properties gives them a prominence within the streetcape and helps to define and enclose the north-western side of the Cattle Market.

3.1.49 Variety is introduced into the street scene by the assorted widths and heights of elevations which range from the narrow, tall elevations of nos. 24 and 25 to the wide 19th century elevations of no. 26. Buildings range in height from two to three storeys and storeys vary in height from the relatively squat proportions of nos. 27 to 30 (consecutive) to the tall and more elegant proportions of no. 26.



View north-eastwards along High Street

3.1.50 With the exception of the coursed stone rubble elevation of no. 32, all the buildings along this section of the High Street are constructed of brick or timber or a combination of both. A number of buildings including nos. 22, 24 and 26 are rendered. No. 35 (The Well House) is rendered with incised masonry patterns.

3.1.51 All the buildings in the row have gabled roofs with ridgelines that run parallel to the street. Roofs are laid in either handmade plain clay tiles or natural slate and roof pitches vary accordingly. Many of the principal roof planes are punctuated by gabled or flat roofed dormers which vary in size although the windows themselves are generally single glazed wooden casements.

¹¹ Pevsner, Nikolaus & Williamson, Elizabeth 'The Buildings of England, Buckinghamshire' Penguin Books, 2000. pg. 199

3.1.52 Variations in the treatment and arrangement of windows enliven the elevations of buildings within the row. Nos. 23, 26 and 31 present elevations of regularly arranged and elegantly proportioned single glazed wooden sash windows. In contrast the majority of the other properties have irregularly arranged fenestration patterns and display a mixture of single-glazed wooden sashes or flush fitting single-glazed wooden casements. There are also a number of examples of ground floor canted bay windows including nos. 26, 29, 33, 34 and 36, High Street.

3.1.53 Perhaps the most notable building in this section of the street is no. 36, The Tudor public house, which occupies a prominent position on the corner of High Street and Moreton Road. Approximately half of the original building was removed in the early 20th century to allow cars to enter Moreton Road. What remains is a two and a half storey timber frame building with jettied first floor and massive stone stack to the rear. The building is believed to date from the 15th or 16th century and has been heavily restored.

Enhancement Opportunities

- The insertion of double-glazed UPVc windows and doors 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:



Buckingham Hospital



31 & 31a High Street



21 High Street



32 High Street



22 & 23 High Street



33 High Street



24 & 25 High Street



34 High Street



26 High Street



35 High Street



27 - 30 High Street

The Tudor P.H.
36 High Street

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

Stratford Road and the south-eastern side of High Street

- 3.1.54 Stratford Road runs in a roughly north-eastern direction from the High Street to the Buckingham ring road. A small section of the road stretching from opposite North End Square to the north-eastern boundaries of 16, Stratford Road and Wharf House has been included within the Conservation Area boundary.
- 3.1.55 The south-western end of Stratford Road broadens out from the junction with High Street to form an asymmetrically shaped triangular area of carriageway in front of Wharf House, Fern Cottage, Elmdale, Bromley, and Stratford House. The road then narrows between the north-western gable elevation of Wharf House and nos. 12 to 16, Stratford Road, before broadening again at the junction with Mary MacManus Drive.
- 3.1.56 The north-western side of Stratford Road is largely dominated by North End Court and the wide grass verge between this building and the carriageway. However, to the north-east of North End Court is a short row of historic terraced properties which are situated hard up to the back edge of the pavement forming a strong building line at the point where Stratford Road narrows. No. 12, Stratford Road is a narrow three storey brick building with a centrally positioned ground floor entrance door flanked by two casement windows and centrally positioned casement windows at first and second floor levels. The shallow pitched slate gable roof runs parallel with the road and the right hand gable has a brick end stack.
- 3.1.57 The neighbouring properties nos. 14 to 16, Stratford Road are only two storeys in height. Formerly three cottages these 18th century buildings were re-fronted in the 19th century although evidence of their original timber frame construction is still visible to the rear. The front elevation of the terrace is constructed of brick with a rendered band at ground floor sill level and a rendered dado above. Alterations to the ground floor to create two cottages from the original three have disturbed the regularity of the fenestration pattern and the window openings have also been altered at first floor level. The terrace sits beneath a modern pantile roof, the ridge of which runs parallel with the street and punctuating this ridgeline are two brick ridge stacks. This row of important historic buildings are not listed but do make a positive contribution to the character of this part of the Conservation Area. They are currently in a poor state of repair and are in need of sensitive restoration.

3.1.58 Dominating views looking north-eastwards along Stratford Road from the High Street is Wharf House. Positioned at an angle to the road, the principal elevation of this attractive 19th century building forms a strong focal point to views looking from the High Street. Built of red brick, Wharf House is two storeys in height and sits beneath a hipped slate roof. The symmetrical principal elevation is composed of a central doorway at ground floor level contained within an open porch supported on fluted pillars and pilasters. Flanking each side of the central porch are canted bay windows with pitched slate roofs. At first floor level are three original window openings with modern UPVC window insertions. The whole effect of the attractive elevation is somewhat altered by the insertion of these modern first floor windows and by the visually prominent signage above the central porch.



Wharf House

3.1.59 This whole area of Buckingham around Stratford Road and to the rear of Wharf House is interesting because it is the site of the terminus of the Buckingham Arm of the Grand Junction (renamed the Grand Union) canal.¹² Opened in 1801, the canal roughly followed the course of the River Great Ouse from Cosgrove via Deanshanger, Thornton and Leckhampstead towards Buckingham where it followed a course between lower Wharf Houses and Stratford Fields, turning to the left between Stratford Fields and Stratford Road and entering Wharf Yard opposite what is now the road to the Page Hill Estate. The canal provided an important transportation link bringing cheap materials to Buckingham and exporting agricultural produce to London and the Midlands. The heyday of the canal lasted into the 1850s when the arrival of the railway and the Bletchley to Banbury road caused trade to decline and the canal was eventually closed in 1964.

3.1.60 To the south-east of Wharf House is an access road to the builder's yard and works and to the south-west of that is a row of semi-detached late 19th or early 20th century brick cottages called Fern Cottage, Elmdale, Bromley, and Stratford House. Both sets of cottages are attractive, retain many of their original features and contribute to the character and appearance of this part of the Conservation Area.

3.1.61 Immediately adjacent to Bromley and Stratford House is a well conceived modern infill development and to the south-west of this, stretching into High Street, are further examples of late 19th and early 20th century architecture.

3.1.62 The most interesting building situated between Stratford House and the entrance to Cornwalls Meadow is 13, High Street, The Grand Junction public house. Originally called The Ship Inn, the public house was renamed The Grand Junction Canal Inn in honour of the opening of the canal. The word canal was dropped from use in circa 1830. The facade of this inn dates from the early 19th century and is constructed of coursed limestone rubble with a front elevation of red brick laid in a Flemish bond and painted. The two and a half storey building sits beneath a half-hipped slate roof and has a wide three bay principal elevation. To the rear of The Grand Junction Inn is the Granary. Now a bar annexe to the public house and used as a covered market during the early 20th century, this historic building contributes positively to the character of the Conservation Area and the setting of the public house.

3.1.63 Cornwalls Meadow provides access to a large car park extending from the rear of 9, High Street to the rear of the former Post Office on Market Hill. The car park stretches from these buildings down to the north-eastern bank of the River Great Ouse. The tree lined

¹² Also contained within the Wharf Yard, on the site of what is now Central Tyres and Wharf Motors, was a water mill driven by a large wheel fed by the River Great Ouse.

area of river bank between the car park and the river which stretches south-westwards to London Bridge is very attractive. Along this section of river bank are seating areas, public sculpture and part of the Riverside Walk which continues south-eastwards through the trees crossing the river via a small footbridge and eventually leading to Bridge Street.



Cornwalls Meadow Car Park

- 3.1.64 To the south-west of the vehicular entrance to Cornwalls Meadow is a row of historic properties stretching in a virtually unbroken line to the former Post Office. Situated hard up to the back edge of the pavement this assortment of two to three storey buildings range in date from the late 15th to early 16th centuries (nos. 1, 2 and 3, including 10, Meadow Row), through the 17th to the 18th century, 18th (5, High Street) and 19th centuries (8, High Street). A number of the buildings, such as nos. 1, 2, 3 and 4, High Street are constructed of timber-frame which is hidden beneath render. Others are constructed of brick generally laid in a Flemish bond, some of which are rendered and painted. No. 5, High Street is constructed of flared headers laid in a header bond with red bricks used to emphasise architectural details such as window and door openings. The roofs of this terrace of buildings are gabled and ridgelines run parallel with the street. The majority of the roofs are covered in plain clay tiles although nos. 7 and 9 are laid in natural slate. Ridgelines are punctuated by brick ridge stacks and the roof planes of nos. 4 and 5 contain hipped dormers. First and second floor fenestration generally consists of regularly positioned wooden sash windows which vary in proportion from building to building. However the ground floor fenestration pattern of many of these properties has been disturbed by the insertion of shop fronts, several of which (nos. 4 and 5) date from the 19th century.



Entrance to Cornwalls Meadow Shopping Complex.

- 3.1.65 A number of carriage entrances punctuate the ground floor elevations of the buildings situated along this section of the High Street. Those between nos. 16 and 6, High Street and 1 and 2, High Street provide access to the Cornwalls Meadow shopping complex and Meadow Row. Meadow Row was formerly a row of timber-framed cottages or outbuildings which were converted in the 1980s into shops and as Pevsner describes 'welded with a bulky purpose built supermarket and community hall.'¹³ From the High Street, this little shopping complex which joins with Meadow Walk and the Cornwalls Centre is carefully disguised, yet to the rear as Pevsner complains 'all refinement is given up.'¹⁴

Enhancement Opportunities

- 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.

¹³ Pevsner, Nikolaus & Williamson, Elizabeth 'The Buildings of England, Buckinghamshire' Penguin Books, 2000. pg. 199

¹⁴ Ibid

- Encourage the replacement of inappropriate modern shop signs with more traditional signs painted in historic colours.
- Maintain & repair railings.
- Reduce the number and improve the quality of street signs.

The key buildings in this area are:



12-16 Stratford Road



8 High Street



Wharf House



7 High Street



Fern Cottage & Elmdale



5-7 High Street



Bromley & Stratford House?



4 High Street



Grand Junction P.H.



1-3 High Street



9 High Street



8-10 Meadow Row

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

Moreton Road.

- 3.1.66 Moreton Road (A413) (called Pods Lane on Jeffery's map of 1770) is one of the principal access routes into Buckingham from the north and north-east directions of Maids Moreton, Akeley and Leckhampstead.

Approaching the centre of Buckingham from the direction of Maids Moreton, the A413 drops quite sharply from a point close to the junction with Addington Road and continues in a south-westerly direction before bending sharply to the south-east and continuing in a more gentle descent to the junction with the High Street and Market Hill. Prior to the bend, views looking south-westwards down the road focus upon nos. 35 to 43, Moreton Road.

No. 35 is an attractive early 20th century building situated back from the road on high ground with mature trees within its garden. Nos. 37 to 43 is a terrace of four 20th century brick buildings which, despite recent alterations, form an attractive group.. Trees, hedges and boundary walls also form an important part of the view helping to define edges, provide screening, create a sense of enclosure and channel views.



View looking south west down Moreton Road

- 3.1.67 The Conservation Area boundary formerly ran along the rear boundary of 6, Moreton Road which is a modern brick building situated just prior to the bend in Moreton Road. Following the review of the Conservation Area it is proposed that the boundary is altered to exclude 6, Moreton Road and instead to follow the rear boundary of 37, High Street (The Tudor public house).
- 3.1.68 Further to the north-east it is proposed that the boundary of the Conservation Area is extended from Paynes Court and the Hospital to include Moriah Cottage, Sandon House and Fernleigh on the south-eastern side of Moreton Road and The Cottage and 47, Moreton Road on the north-western side of the road. With the exception of 47, Moreton Road, all of these properties are listed.
- 3.1.69 Moriah Cottage is an attractive detached early 19th century property (formerly a coachman's house) situated close up to the back edge of the pavement and gable-on to the street. It is two storeys in height with a basement and is roughcast and whitewashed. The roof is covered in Welsh slate and the wooden bargeboards are ornamental. A prominent element of the road elevation is the ground floor dripmoulds to the windows and the central arched doorway.
- 3.1.70 Adjacent to Moriah Cottage, but situated back from the road behind a low brick wall is Sandon House. Probably dating from the late 18th century, the stone building was re-fronted in red brick in the early part of the 19th century. The principal elevation is three bays wide and the building is four storeys in height with a coursed rubble ground floor. The main entrance to the house is at first floor level and approached via a flight of steps. To the left side of the entrance door is a bow window and to the right a sash window. The windows on the second and third floors are also sash, but the central window is blank. At the second floor level the windows have semi-circular headed panels which give the principal elevation a distinctive look.
- 3.1.71 Physically attached to and on the same building line as Sandon House is Fernleigh which is an early 19th century red brick building. The building is three bays wide and two storeys high with a cement rendered basement. Like Sandon House the principal entrance to the building is via a flight of steps to a central doorway flanked on either side by sash windows.

- 3.1.72 Situated on the north-western side of Moreton Road is The Cottage which is a very attractive cottage orné building dating from the 19th century. This storey and a half building is T shaped in plan and has a central hipped tiled range with side and rear ranges with thatched roofs. It is constructed of brick, pebble-dashed and colour washed. The windows are metal casements with arched heads. Set back from the street behind a hedge, the cottage is a unique example of this picturesque style of architecture in Buckingham and is an important building within the Conservation Area.
- 3.1.73 No. 47 Moreton Road, situated to the north-east of The Cottage is an attractive 19th century rendered and whitewashed building. It is two storeys in height, set slightly back from the road. It is a prominent building within the street scene that complements The Cottage and contributes to the character of the Conservation Area.
- 3.1.74 On the south-western side of Moreton Road, close to the junction with the High Street is the Salvation Army Hall. Constructed in 1842 as a Baptist Chapel with money raised from public subscription, the chapel was closed in 1876 and the building was used as a Board School. In 1903 the Primitive Methodists acquired the building and it became known as the Ebenezer Chapel. The building changed hands again in 1909 before becoming the property of the Salvation Army in 1916.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture.

The key buildings in this area are:



Moriah Cottage



47 Moreton Road



Sandon House



The Cottage



Fernleigh



Salvation Army Hall

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

St. Peter and St. Paul's church, West Street, School Lane, Bristle Hill, Castle Street, Elm Street, Well Street and Victoria Row, Nelson Street, Tingewick Road, St. Rumbold's Lane, Church Street, Mill Lane, Manor Street, The former Graveyard and original site of St. Peter and St. Paul's church, Hunter Street and the University of Buckingham.

St. Peter and St. Paul's church

3.2.1 The church of St. Peter and St. Paul is built on the site of the former castle at Buckingham. The original medieval church occupied a site to the south-west of the present church opposite Prebendal House. The only surviving evidence of the former church is the small, roughly square shaped graveyard, which is bordered by Mill Lane, Manor Street, Hunter Street and the grounds of Buckingham University.



View from churchyard looking towards Well Street.

3.2.2 The original church at Buckingham was demolished in 1776 following the collapse of the central tower, which badly damaged the structure of the building. The decision was taken to move the church to the former site of the castle on land donated by the Verney family of Claydon and construction began in 1777 and was completed in 1781. The new church is thought to have been designed by the architect Francis Hiorne and Richard Grenville, Earl Temple, contributed both materials from the old parish church and money towards construction.

3.2.3 By 1862 the church was showing evidence of subsidence and Sir George Gilbert Scott was appointed to undertake repair work which consisted of the addition of a series of massive buttresses. Between 1862 and 1927 Sir George Gilbert Scott, his son John Oldrid Scott and grandson Charles Marriott Oldrid Scott repaired, greatly enlarged and extensively remodelled the church adding a south porch, chancel, chancel aisle in a late Geometrical style and undertaking various internal works. During the 1980s extensive renovation work was undertaken to the tower and parapets and the spire was reduced by twelve feet. The stone ball surmounting the spire was also replaced with a smaller and more lightweight structure.



*View of Buckingham from the by-pass
Reproduced with the kind permission of
Roger Newall*

3.2.4 With its geometrical tracery windows, series of massive buttresses and soaring spire, St. Peter and St. Paul's church is an impressive structure, but it is its elevated position that gives it majesty. From various points throughout the town the church dominates short and long distance views and along Nelson Street and School Lane the church is imposing, bearing down upon and dwarfing the small terraced cottages that line the streets at the bottom of Castle Hill. A particularly fine long distance view of the church can be gained from the Buckingham by-pass close to the junction with Tingewick Road.

3.2.5 The motte on which the church sits is asymmetrically shaped and the church is located towards its south-western corner. A road extends around the church and aligns with Church Street to

the south-west and Castle Street to the north-east. The remainder of the area around the church is grassed and planted with specimen trees. A path runs around the church yard to the south-east of the church and strategically placed benches are positioned to make the most of views of the church and the magnificent vistas across the town. The churchyard is contained by a mixture of historic metal railings, hedgerows, trees and various forms of property boundaries.



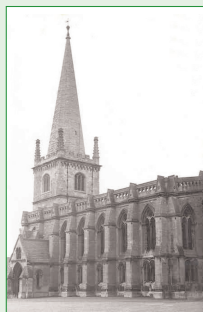
View looking east from the church grounds

- 3.2.6 There are significant views in all directions from the churchyard, but those to the south-east of the church are exceptional. To the south-east and north-west of the church the land falls sharply away. To the north-east and south-west the land slopes gently away down Church Street and Castle Street. From this elevated vantage point it is possible to see the changing levels of the town's topography and to appreciate the excellent strategic position that the castle at Buckingham once occupied.
- 3.2.7 To the south-east of the church, views extend across the slate and tiled roofs of the buildings in Well Street, southwards towards Chandos Road, the modern housing along Chandos Close, the curved gables of Grenville Combined School and the magnificent trees situated within the grounds of the Royal Latin School.
- 3.2.8 Looking eastwards the rear elevations of nos. 12 to 18, Bridge Street and the prominent rendered gables and hipped slate roof of the grade II Italianate villa no. 4 Bourton Street are clearly visible.
- 3.2.9 Looking north-eastwards views incorporate the wooded area along the river by Cornwalls Meadow, the modern housing estate around Moorhen Way, and long distance views of the open countryside in the direction of Thornton and Beachampton.
- 3.2.10 To the north-west of the church views looking south-westwards incorporate the factory on Tingewick Road and the open field and countryside around St. Rumbold's Well.
- 3.2.11 Looking north-westwards views include the rear elevations and roofs of the historic properties along Nelson Street, along School Lane and beyond to the trees on rising ground behind Castle House.

Enhancement Opportunities

- Opportunity to reduce the visual impact of parking on the churchyard and setting of the church.
- Opportunity to improve the treatment of some of the churchyard boundaries.

The key buildings in this area are:



St. Peter & St. Paul's Church

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

West Street

- 3.2.12 West Street is described by Pevsner as 'one of the most interesting streets in Buckingham though not as grand as Castle Street.'¹⁵ It runs in a roughly west / north-westerly direction from Market Square to the junction with the Brackley Road and Stowe Avenue.
- 3.2.13 The eastern and western ends of West Street have quite different characters. At the eastern end, close to the junction with Castle Street and Market Hill, historic development is of quite high density and buildings are positioned hard up to the back edge of the pavement following the curves of the street and producing a virtually unbroken building line. At this end of West Street, buildings tend to be commercial or semi-commercial.
- 3.2.14 Buildings at the eastern end of West Street range in height between two and three storeys and the storey heights and elevation widths also vary. Visual diversity is introduced into the roofscape by the juxtaposition of different roof forms and the dormers and chimney stacks that punctuate the outlines of many of the roofs.
- 3.2.15 In general the buildings at this end of the street are fronted in brick laid in a Flemish bond, or in the case of nos. 4 to 6, West Street, a header bond. Visual interest is introduced into the wall surface by the use of vitrified brickwork or by emphasising individual architectural details with contrasting coloured bricks. Nos. 1, 3, 8, 21, 22, 25, 27, 29 and 30 are rendered.
- 3.2.16 The western end of West Street is dominated by Castle House and Hamilton House, both of which are substantial buildings set within sizable grounds located adjacent to each other on the northern side of the street. The remaining historic properties at the western end of the road are primarily residential; many are detached, are relatively widely spaced apart and situated within spacious grounds. At this end of the street limestone as well as brick is used for the construction of buildings and boundary walls which creates a very different character from the brick and render dominated elevations at West Street's eastern end.
- 3.2.17 Buildings on West Street range in date from the 16th century through to the 20th century. Many buildings have early origins, but have been re-fronted at a later date. Examples of 17th century elevations include Castle House and Corner House; 18th century elevations include nos. 26, 27, 29 and 30, West Street. 19th century elevations include nos. 19 and 20, 21 and 22, 23 and 28, West Street.
- 3.2.18 The majority of the buildings along West Street have wooden sash single-glazed windows that vary in their proportions. Many of the windows are contained beneath cut flat arches such as 18, 23, 26, 28, 31 and 32 West Street. At the eastern end of the street a number of shop fronts have been inserted into the ground floors of buildings. Surviving examples of 19th century shop fronts include nos. 2, 27 and 31 West Street.
- 3.2.19 The entrance to West Street from Market Square is narrow and the road rises up hill from the square to the junction with Market Hill. Here it broadens, levels out and bends gently round to the west before beginning its descent down to the junction with School Lane. Looking up West Street from Market Square, views are truncated by the principal elevations of nos. 3 to 6, West Street. Dating from 1743 3, West Street was formerly the Cobham Arms Inn and was built by Lord Cobham to house visitors to Stowe House and Gardens. It is a three storey, five window range building which is stuccoed and sits beneath a plain tiled hipped roof. Articulated with rusticated quoins, a moulded cornice, central pediment and carriage entrance with moulded round headed arch and imposts, appearance of the elevation has been altered by the insertion of a 20th century shop front.

¹⁵ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000. pg.201

3.2.20 Nos. 4 to 6, West Street (consecutive) have been divided into offices, shops and private dwellings, but is thought to have originally been a single town house dating from the mid 18th century or earlier. The building's long two-storey principal elevation is constructed of brick with flared headers laid in a header bond with red bricks used to emphasise particular architectural detailings. On the gable and rear elevations are areas of timber framing which indicate the early origins of the building. The roof is formed by a series of tiled hips partly hidden behind a parapet and the outline of the roof is interrupted by lateral and internal brick chimney stacks. The principal elevation consists of a nine window range of wooden sashes and canted ground floor bay windows and includes a fine six panel wooden entrance door set within a moulded wooden door surround framed by Ionic pilasters. At the left hand end of the elevation (no. 6) is a blocked carriageway entrance with a segmental arched gauged brick head which now contains a doorway and twelve pane wooden sash window. In front of this property is a very attractive ornate metal railing.



Railings outside 6 West Street

3.2.21 Dominating the corner of West Street and Market Hill is 1, West Street. Formerly a town house and now divided into offices, this two and a half storey building is believed to date from the mid 18th century, but has been altered in the early 19th and 20th centuries. The principal elevation of the building which faces onto West Street is rendered and has a centrally positioned six panel, part glazed door with moulded wood surround within an open porch supported on unfluted Ionic columns and pilasters. The porch is approached by a flight of four stone steps and is contained by a low wrought iron gate and railings. Both the railings and the steps are currently in a poor state of repair. The steeply pitched roof of the building is hipped, and covered with plain clay tiles.

3.2.22 The scale of 1, West Street in relation to the narrowness of the street, its prominent roof form, sternly classical principal elevation and entrance porch protruding onto the pavement all conspire to give this building a dominant presence within the street. It stands forward of the side elevation of 17, Market Square (Lloyds TSB) creating a small triangular shaped area of pavement on the eastern side of the entrance to West Street. This area also marks the entrance to the eastern end of 'The Chewar,' which is a narrow alley which runs along the south-western side of 1, West Street in a north-easterly direction to join Market Hill by the Post Office. Also worthy of note within this area is a narrow band of river washed pebble running along the side elevation of Lloyds TSB bank and the diamond patterned pavers in The Chewar.

3.2.23 Considerably less flamboyant in appearance, but nevertheless of great architectural interest are nos. 29 and 30, West Street. Situated on the western side of the road, opposite 1, West Street, this building appears outwardly to date from the 18th century. The principal elevation in fact hides a building of much earlier origins which contains a barrel vaulted ceiling which appears to have belonged to an Elizabethan gallery, a ceiling decorated with ribbed plaster bands and rosettes as well as remnants of surviving wall paintings.

3.2.24 Looking in a westward direction from the junction with Market Hill, West Street slopes gently downhill and views are channelled by the buildings to each side of the road. Views focus upon the trees in front of Bostock Court, those within the grounds of Castle House and the Copper Beech spilling over the boundary wall of the property called Hamilton House. These trees break up views of the buildings, soften the hard edges of the surrounding built environment and provide visual contrast.

3.2.25 Looking south-eastwards along West Street from the junction with Market Hill, views are also channelled by the buildings to either side of the road and are truncated by the prominent rendered elevation and portico entrance of the White Hart Hotel on Market Square.

3.2.26 To the west of no. 8, on the northern side of the road, the character of West Street, changes from continuous built frontages of buildings positioned close to the back edge of the pavement, to much more substantial detached or semi-detached properties, often situated back from the road within sizable grounds. Hamilton House, adjacent to 8, West Street is one such example of a large, detached, late 19th century building situated back from the road behind a stone wall with brick coping. The building, which is now used as a nursing home, has been heavily extended in more recent years, but the original range is quite a flamboyant structure constructed of brick with applied decorative timber. The original building has an attractive entrance which is emphasised by a flat lintel porch resting on wooden corbels and supported from above by wrought iron braces. Above the porch is a large arched window ornamented with decorative and coloured glass.



Hamilton House

3.2.27 The building is important because it was the home of George De'Ath, a pioneering doctor who worked to reduce the high incidence of early mortality in Buckingham during the latter half of the 19th century. In conjunction with Florence Nightingale, Dr. De'Ath worked to improve hygiene and sanitary conditions in peoples' houses and established the first ever Conference of Rural Health Visitors at Buckingham Nursing Home in 1892. Tragically he died prematurely in 1901 at the age of 36. Despite the addition of modern extensions, Hamilton House does contribute to the character of the Conservation Area by virtue of its historical associations with Dr. De'Ath, the attractive boundary wall enclosing its grounds, the trees and vegetation within its gardens and the views afforded across the grounds of Castle House.

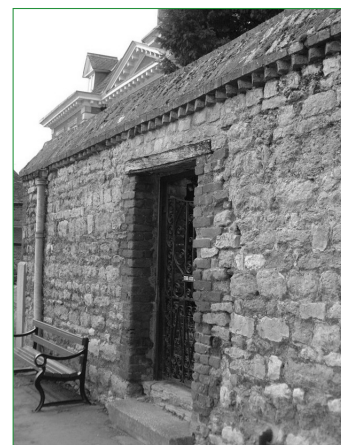
3.2.28 The most important building situated in West Street and, Pevsner argues, 'by far the most important building in town,'¹⁶ is Castle House. This building consists of an early 16th century house with 17th century alterations, areas of early 18th century rebuilding and 19th and 20th century restorations and rebuilding undertaken by E. Swinfen Harris. The oldest part of the building is the western range which is believed to be the remains of a 16th century house which was arranged around a courtyard and contained a first floor hall.¹⁷ The southern range, which faces the road, dates from the 17th and 18th centuries and is thought to occupy the site of the original 16th century solar range. It is constructed of red brick and articulated with stone dressings including rusticated quoins, a central modillioned pediment and modillioned eaves cornice. It has a stately elevation of two storeys with projecting two bay wings at either end beneath hipped roofs each containing a pedimented attic dormer. Drawing the eye to the roofline are two prominent rectangular chimney stacks constructed of red brick with stone margins. The central section is four bays wide which means that the entrance door is not positioned centrally within the elevation and, in order to restore symmetry, both the doorway and the adjacent sash window are contained beneath a segmental pediment. The building is steeped in history and according to local tradition is where Catherine of Aragon heard the news of the Earl of Surrey's victory over James IV of Scotland at Flodden Field in 1513 and also where Charles I held a Council during the Civil War.

3.2.29 The building is situated slightly back from the street behind a low brick wall with two plain brick piers marking the entrance path to the building which leads up a short flight of narrow

¹⁶ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire', Penguin Books, 2000. pg.202

¹⁷ Pevsner expresses doubts about this. Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000 pg. 202

steps to the door. To the left of the building is a high stone boundary wall which encloses the grounds of Castle House. The wall is thought to be 18th century or earlier with 19th and 20th century alterations. It is built of coursed limestone rubble and partly faced in brick with brick and tile coping. It is a prominent feature within the streetscape forming a strong sense of enclosure, defining the boundary of Castle House, focusing views in both directions along West Street and featuring prominently in views looking northwards along School Lane.



Boundary wall of Castle House

- 3.2.30 The land rises steeply to the north of Castle House and the area immediately behind the building is heavily wooded. Looking northwards from the junction with School Lane, Castle House appears slightly isolated from its neighbours and situated within sizeable grounds and against a backdrop of rising wooded land. This provides a suitable setting for such an important building, helping to emphasise the stately architectural outline of the building through the contrast with the organic forms of the trees.
- 3.2.31 Immediately to the west of Castle House, situated hard up to the back of the pavement are the former outbuildings which have been converted to a private residence. This mid 18th century building is constructed of rubble limestone faced with red brick to the street elevation laid in a Flemish bond with some flared headers. The building is two storeys high with a hipped tiled roof.
- 3.2.32 At the junction with West Street and School Lane, the road broadens to create a triangular shaped area of carriageway which was formerly used as a horse fair. Situated on this junction, opposite, but at an angle to Castle House, are nos. 16 and 16a West Street (called Corner House and The Old Surgery). This 17th or earlier building marks the transition from the predominantly brick faced buildings at the eastern end of West Street to the largely limestone rubble buildings at its western end. Built in three stages, the building is two storeys with a single storey outshot at the eastern end. At its western end is a shallow gabled cross wing constructed with limestone and ironstone quoins. This building has irregularly positioned fenestration with a strong solid to void ratio and its simple vernacular appearance contrasts dramatically with the formalised frontage of Castle House. Local tradition states that the building is positioned on the site of a house occupied by Cromwell during the Civil War.
- 3.2.33 On the eastern side of the junction with School Lane is 17, West Street known as The Buckingham Fort. Built on the site of an ancient inn, this building was constructed in the 1930s as 'The Barrel' public house. It is a distinctive building with its canted elevations mimicking the curve of the junction and it appears particularly prominently in views looking eastwards along West Street. The replacement of the original leaded light windows with modern plate glass on the ground floor has altered the appearance of the building.
- 3.2.34 To the west of 16 and 16A is the modern development of Bostock Court which is set back from the road on land sloping gently down to the banks of the River Great Ouse. The buildings are modern however, there are a number of trees situated within the grounds which form an important element in views looking along West Street and the banks of the river.
- 3.2.35 Adjacent to Bostock Court and opposite the junction with Western Avenue is 14, West Street of the few thatched buildings within the Buckingham Conservation Area. This simple two storey mid 18th century cottage is positioned with its gable immediately onto the road and is constructed of a timber-frame of light scantling with brick and plaster infill panels and brick

ridge and end stacks. This single dwelling was formerly two cottages and was used as a tollgate house.

- 3.2.36 The Conservation Area boundary has been revised to run from the river along the western boundary of 14, West Street, excluding Nursery Bungalow, which is a modern bungalow.



14 West Street

- 3.2.37 Western Avenue runs uphill in a northern direction from the junction with West Street. Looking northwards, beyond the boundary of the Conservation Area, views focus upon the modern houses which line each side of the street. The junction with West Street is wide. To the east is a high grass bank and to the west a wide grass verge with attractive trees. These areas of important open space create an attractive entrance to the avenue and provide foregrounds and backgrounds to views of Pightle Cottage, The Barracks, 10, 10A and 14, West Street.
- 3.2.38 Accessed off Western Avenue is a small car park located to the rear of 10 and 10A, West Street. From the car park it is possible to walk within the spinney to the rear of Castle House and to gain views across the roofs of properties along West Street towards the spire of St. Peter and St. Paul's church.
- 3.2.39 The proposed Conservation Area boundary has been extended to include the late 19th century brick Pightle Cottage which is located to the north-east of The Barracks, opposite the entrance to the car park. This attractive and interesting building is built of red brick with buff coloured brickwork used to emphasise individual architectural features such as windows. It is a relatively ornate building which retains many of its original external features and makes a positive contribution to the setting of surrounding listed buildings and the Conservation Area.
- 3.2.40 Positioned to the west of the junction of West Street and Western Avenue is the Barracks. Built in 1802 by the 1st Marquis of Buckingham, to house the Royal Bucks Militia and later the Royal Bucks Hussars, the building is now divided into two houses. It is an impressive two storey structure built of coursed limestone with a high stone plinth. The building is double pile in plan with both ridges running parallel with the street. At the eastern end is a later 19th century double span elongated lean-to covered in Welsh slate and at the western end is a much shallower lean-to. The principal elevation facing West Street is symmetrical with three bays to each floor with a storey band between. To the rear of the property are outbuildings which were formerly partly stabling and the whole complex is contained to the sides and rear by a high coursed limestone wall. This is a very attractive and unusual building within the town positioned on a prominent and highly visible location between the entrances to Western Avenue and Stowe Avenue. It is also important because of its historical associations with the Royal Bucks Militia, Royal Bucks Hussars and the Temple Grenville family of Stowe.
- 3.2.41 Stowe Avenue, which is aligned on the former site of St. Peter and St. Paul's church and Stowe House, and the area of open space to the east of Stowfields have not been included within the Conservation Area despite the important avenue of trees leading up to Stowe Lodge and the attractive views into the Conservation Area from open area of land by the road junction. The trees are recognised as making an important contribution to the setting of both Buckingham and Stowe Conservation Areas, but the houses to either side of the street, although attractive are not of sufficient architectural or historic interest to warrant inclusion.¹⁸

¹⁸ The avenue of trees would more appropriately be considered for inclusion within the existing Stowe Conservation Area.

3.2.42 Continuing eastwards from the junction with Stowe Avenue, West Street ends and Brackley Road begins. There is little of interest to either side of the street until the Victorian Cemetery situated on the northern side and the short row of Victorian villas situated virtually opposite. Despite being attractive and prominently located along a main route into Buckingham, this small group of buildings are dislocated from the Conservation Area and extending the boundary to incorporate them would result in the inclusion of a significant number of modern buildings that do not warrant Conservation Area status. Since similar examples of Victorian villas exist along Chandos Road in an area that can be incorporated into the Conservation Area, the historic development around the cemetery, has not been included within the boundary.



Junction of West Street and Stowe Avenue

Enhancement Opportunities.

- Opportunity to improve the quality of some areas of pavement and 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.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture.

The key buildings in this area are:



1 West Street



4, 5 & 6 West Street



2 West Street



7 & 8 West Street



3 West Street



Hamilton House



Castle House



18 & 19 West Street



9 & 9a West Street



20 & 21 West Street



10 & 10a West Street



23 West Street



Barracks House



24 West Street



14 West Street



25 West Street



16 & 16a West Street



26 West Street



17 West Street



27 West Street



29 West Street



28 West Street



30 & 31 West Street

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

School Lane

3.2.43 School Lane runs roughly north to south from West Street to Nelson Street, bending slightly south-eastwards as it approaches Nelson Street. Approximately two thirds of the way along its length School Lane meets Bristle Hill which branches south-eastwards uphill to join Nelson Street.

3.2.44 From its wide junction with West Street, School Lane narrows. Properties border either side of the street; those to the east are raised up on higher ground. Running along the eastern side of the road is a raised pavement contained by a modern brick wall topped with attractive metal railings. The buildings located on the western side of the street sit at the same level, or at a lower level than the road and back onto the River Great Ouse.

3.2.45 School Lane is a relatively modest street containing a number of attractive and interesting buildings, but what makes it exceptional are the outstanding views that can be gained in either direction looking along its length. Looking northwards, views focus the rising wooded ground to the east of Castle House. Looking southwards views are aligned on the tower and spire of St. Peter and Paul's church and the terraced cottages that border the south-eastern side of Nelson Street. The contrast between the simple domestic two storey cottages and the imposing tower and spire of the church seated on raised ground above them is breathtaking and creates a wonderful and dramatic contrast of scale and form.



Junction of School Lane and Bristle Hill

3.2.46 The northern end of School Lane, at the junction with West Street is dominated to the west by the high stone boundary wall of 16A, West Street and several important trees contained within its grounds. On the opposite side of the entrance to School Lane is a late 19th century or early 20th century brick industrial building formerly a brewery and now used as a garage. Highly visible in views looking northwards along School Lane, this building demands attention because of its height, visually prominent external chimneystack and utilitarian character.

- 3.2.47 The western side of School Lane at its northern end is dominated by the Old School building. The building, which has been converted into private dwellings stretches for some distance along School Lane. It has been extended at its northern end to create additional accommodation and at its southern end to create a carriage entrance with views through to the banks of the River Great Ouse. Situated hard up to the back edge of the pavement, the ground floor of the building is constructed of coursed limestone and it is still possible to see the outline of the original openings. The upper storey is constructed of brick and provides a strong visual and textural contrast with the storey below. The roof is gabled and the ridgeline runs parallel with the street. A number of dormers have been inserted along the length of the roof and break through the eaves line. Centrally positioned within the elevation is a wide dormer containing three windows and a carved plaque with the date 1872 and the words TU REX GLORIE CHRISTE. To the right of the central dormer and forming a prominent feature in the roofscape is a small bell tower constructed partly of brick and partly of stone.
- 3.2.48 Adjacent to the Old School Court are nos. 1 and 2, School Lane which is a pair of 17th and 18th century brick cottages of two and two and a half storeys situated at right angles to one another and slightly back from and at a lower level than the road. The buildings are very attractive and their simple domestic character and scale contrasts with the substantial form of the Old School Court. The gap between nos. 1 and 2, School Lane and the new Moorings development to the south allow glimpsed views of the tree lined banks of the River Great Ouse to the west.
- 3.2.49 Buildings on the eastern side of School Lane are quite eclectic in form and are set back from the road on raised ground. The most prominent building is Chandos House which dates from the early 19th century and is built of imported yellow bricks rather than the local orange / red bricks traditional to Buckingham. The roof is hipped and covered with Welsh slate. The building is two storeys and has been extended to the south in more recent years with an additional bay.
- 3.2.50 To the south of Chandos House is a terrace of three buildings (10, 9a and 9, School Lane). The most interesting building within this group is no. 10 which is believed to have 17th century origins. Constructed of uncoursed limestone rubble, but rendered to the front and left gable end, the building is two and a half storeys. Attached to the principal elevation of the building is a 20th century lean-to porch and the front of the building is enclosed by a low fence atop a stone boundary wall.
- 3.2.51 Just beyond 8, School Lane, on the eastern side of the road is the junction with Bristle Hill which runs for a short distance uphill in a south-easterly direction until it reaches the junction with Nelson Street. School Lane continues on a level further to the west until it also reaches Nelson Street which effectively creates a triangular island of historic development bordered by Nelson Street to the south-east, Bristle Hill to the north-east and School Lane to the south-west.
- 3.2.52 Beyond the junction with Bristle Hill, School Lane narrows. The south-western side of the road is dominated by nos. 1 to 5, The Moorings, which is a terrace of modern cottages. Nos. 3 and 4, School Lane at the junction with Nelson Street both make a positive contribution to the character of the Conservation Area.
- 3.2.53 On the north-eastern side of School Lane to the south-east of the junction with Bristle Hill, only nos. 7a and 7b face onto School Lane. These three-storey semi-detached brick buildings have 19th century narrow frontages and are situated hard up to the back edge of the pavement. To either side of these buildings are the asymmetrically shaped back yards of the

terraced properties that face onto Bristle Hill. The yards are separated from School Lane by part brick and part stone walls and views can be gained over the top of them to the rear elevations of the listed properties that stagger up Bristle Hill and along Nelson Street.

3.2.54 Of particular note in views looking along School Lane is a Silver Birch situated within the rear garden of 10, Bristle Hill whose pendulous foliage spills over the boundary wall above the road. In views looking south-eastwards along School Lane it provides a wonderful soft contrast to the hard outlines of the buildings and a beautiful foreground to views of the church.



Rear of 8 - 10 Bristle Hill



View south towards church

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway.
- Overhead wires are dominant features that detract from the visual quality of the 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.
- Rationalise street signage and furniture.

The key buildings in this area are:



Old School Court



3 & 4 School Lane



1 & 2 School Lane



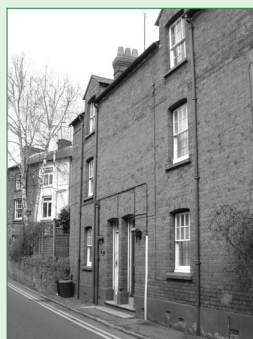
Chandos House



10 School Lane



8 School Lane



7 & 7a School Lane

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

Bristle Hill

- 3.2.55** The name Bristle Hill derives from a local industry making brushes from pig bristles. It runs in a roughly north-west to south-east direction from School Lane to Nelson Street where it continues up hill in an easterly direction to the junction with Castle Street and Elm Street. For most of its length it is very narrow, rising quite steeply from north-west to south-east. At the junction with Nelson Street the road broadens.
- 3.2.56** Bristle Hill has a very intimate character which is reinforced by its narrowness, the fact that for most of its length there are no pavements to either side of the road and by the unbroken built frontages which help to channel views and create a sense of enclosure.
- 3.2.57** Looking in a north-westly direction towards School Lane, views are focused upon the modern extension to Old School Court and the tops of the trees lining the banks of the River Great Ouse behind. Looking in the opposite direction, views focus upon nos. 62 and 63, Castle Street and the junction with Elm Street.
- 3.2.58** Prominently located at the junction of School Lane and Bristle Hill is 8, Bristle Hill, which is an early 19th century brick building notable for its round elevation. The quadrant curved form of construction is a characteristic feature peculiar to a number of historic brick buildings in Buckingham. Date 1831, this building along with nos. 9 and 10 form a terrace of three, three storey brick properties, that face onto the south-western side of Bristle Hill, but back onto the north-eastern side of School Lane. No. 8 Bristle Hill's unusual form, curved sash windows, interesting brickwork, hipped slate roof, brick ridge stacks and cogged brick eaves all conspire to create a very attractive and visually prominent composition that adds greatly to the character of the streetscape. Looking at the rear of the property from School Lane, the building retains its historic sashes and brickwork; whereas a number of modern windows have been inserted into neighbouring properties and the brickwork of nos. 9 and 10 has been partially disguised by the application of paint.



8, Bristle Hill

- 3.2.59 The buildings that line either side of the section of Bristle Hill between the junction of Nelson Street and School Lane were rebuilt in the late 18th and early 19th centuries following Buckingham's Great Fire. With the exception of nos. 11 and 12, which have 18th century elevations, all the remaining buildings have 19th century principal elevations (although some buildings may have earlier origins). With the exception of nos. 8, 9 and 10, situated at the lowest end of Bristle Hill, which are three storeys in height, the remaining buildings in this section of the street are either two or two and a half storeys. All the front elevations of the buildings situated along the south-western side of Bristle Hill have been left as exposed brickwork which helps to unify the streetscape. In contrast, nos. 2, 5, 6, and 7 on the north-eastern side of the street are rendered.
- 3.2.60 Roofs vary in pitch from the shallow angle of the slate roofs of nos. 2, 8, 9, 10 and 11 to the steeper slopes of the tiled roofs of nos. 3, 4, 5, and 12. A number of the roof planes have been punctuated by the insertion of dormers including the pitched gable dormers of no.12 and the single hipped dormer of no. 5.
- 3.2.61 Windows also differ in detail from the curved sash windows of no. 8, the wooden sashes with segmental arched heads of no. 11, the 19th century wooden sashes with margin panes of no. 2 and the wooden casement windows of nos. 3, 4 and 5, Bristle Hill.
- 3.2.62 One of the most flamboyant buildings in the street is no. 6, which although not listed is a building of local note that contributes greatly to the character of the Conservation Area. This building has a decorative 19th century rendered elevation facing onto the street with a central doorway approached by stone steps. To either side are canted tripartite windows framed by Doric fluted pilasters supporting a cornice. The first floor windows have cills supported on corbels and there is a three light fan light above the door. The building has been rendered and incised to look like stone blocks and quoins have been created on the right hand end of the façade.
- 3.2.63 Between the junction with Nelson Street and Castle Street, the character of Bristle Hill changes, the road broadens and loses the attractive enclosed and intimate feel that characterises it further to the north-west. The road also slopes down hill from north to south giving the buildings located on the northern side of the street greater visual prominence. Dominating this side of the road is 1 Bristle Hill which is a much altered 19th century structure which is now used as a garage. In front of this building, leading down to the main carriageway is an area covered with tarmacadam which is used for parking cars and which creates a rather cluttered appearance to the streetscape.

Enhancements 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 existing rubbish bins with more appropriately designed and better quality street furniture
- Opportunity for tree planting, resurfacing and better quality street furniture at the junction of Bristle Hill and Elm Street to provide a more attractive focus to views looking south-westwards along 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 key buildings in this area are:



7 Bristle Hill



3 Bristle Hill



6 Bristle Hill



2 Bristle Hill



4 & 5 Bristle Hill



8 - 12 Bristle Hill

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

Castle Street

- 3.2.64** Castle Street runs in a north-east to south-west direction from the junction with Market Square and West Street to the entrance to St. Peter and St. Paul's church. At the north-eastern end of the street close to the junction of West Street and Market Square, Castle Street is very narrow and a slight bend in the road truncates views focusing them upon the elegant stuccoed elevation of the Villiers Hotel.
- 3.2.65** Beyond the Villiers Hotel, Castle Street broadens and straightens, aligning with the church. As a consequence of this alignment, views looking south-westwards along Castle Street are particularly attractive incorporating the historic properties to either side of the street and focusing upon the eastern end of the church and its western tower and spire. The view of the church is framed by two majestic Copper Beech trees planted to commemorate the start of the Edwardian era positioned to either side of the entrance to the church.
- 3.2.65** Beyond the junction with Bristle Hill and Elm Street, Castle Street narrows considerably and climbs uphill to St. Peter and St. Paul's Church.
- 3.2.66** The carriageway and pavements of Castle Street are surfaced in tarmacadam. The pavements are in general quite narrow, but broaden out in places, for example in front of Remus House and along the north-eastern side of the street by the junction with Elm Street. As elsewhere in Buckingham, Castle Street changes in level, rising gradually from the junction with Market Square and West Street, dropping slightly by 5, Castle Street to rise again, this time more steeply, from the junction with Elm Street to the church.

3.2.67 The buildings situated along Castle Street are a mixture of domestic and commercial properties and the street provides a transition from the mainly residential areas along Nelson Street, Elm Street and Bristle Hill to the commercial properties around Market Square and the south-eastern section of West Street.

3.2.68 The majority of the historic buildings in Castle Street are situated hard up to the back edge of the pavement. On the south-eastern side of the road continuous built frontage stretches from the junction with Market Square to the junction with Elm Street. This unbroken building line creates a strong sense of enclosure and helps to channel views up to the church.



View looking south-west along Castle Street

3.2.69 All the buildings situated along Castle Street are orientated so that the ridges of their gabled roofs (which are often obscured by parapets) run parallel with the line of the street. Buildings vary in height from two to three storeys and are situated hard up to the back of the pavement. At the north-eastern end of the street adjacent to the Town Hall where the road is narrow, they can appear overbearing.

3.2.70 With the exception of 1 to 4, Remus House, 1 to 5, Castle Court and 1 and 2, Castle Street, all the buildings in Castle Street are listed. The majority of the principal elevations are relatively simple and date from the mid to late 18th century, after the devastating 1725 fire. Visually this creates a very cohesive streetscape

3.2.71 The principal elevations of buildings situated along Castle Street are constructed of brick which helps to unify the visual appearance of the street. Texture and patterning is introduced into the surface by the use of traditional brick bonds and many of the brick frontages are enlivened by combinations of the blue tones of vitreous bricks and the reds and oranges of local Buckingham bricks. Some of the buildings such as nos. 4, 12, 13, 17 and 24 are rendered, nos. 18 and 19 are pebble-dashed and no. 11 is painted. At Trolley Hall the quoins, window surrounds, cornice detailing and plinth are all painted white to contrast with the plain brickwork of the elevation. Nos. 13 and 17 use contrasting paint colours to emphasise architectural details such as window openings and quoins.



Remus House

3.2.72 The most common styles of windows found in the historic buildings along Castle Street are single glazed wooden sash windows of various proportions and detailing. A number of the properties are commercial or semi-commercial premises and the ground floors of these buildings are dominated by 19th and 20th century shop fronts of varying quality. There are several fine examples of 19th century shop fronts that still survive in the street including nos. 13, 18 and 19, 22 and 23, Castle Street. A number of historic buildings along Castle Street have hipped dormer windows inserted into the principal roof plane including nos. 6, 7, 15 and 17, Castle Street.

3.2.73 The north-eastern end of Castle Street is dominated by the Villiers Hotel (formerly the Swan and Castle) and the side elevation of The Town Hall. The Villiers Hotel is a mid 19th century building with earlier origins described by Pevsner as having 'an attractive white early Victorian front with trim painted grey and black.'¹⁹ The building is three storeys in height and

has a wide elevation with carriage entrance to the far left. The range to the rear of the street frontage is thought to date from the 17th or 18th centuries and in the late 18th century housed a theatre.

- 3.2.74 To the south-west of The Villiers Hotel is the Brewery House. Built of red brick during the 18th century, the three bay principal elevation, which is quite ornate in its decoration, is dismissed by Pevsner as 'pompous'.²⁰
- 3.2.75 Located on the south-eastern side of the street is 16, Castle Street, known as Trolley Hall. This grade II* listed building dates largely from the 18th century but may contain remnants of the 1670s building it replaced after the 1725 fire. It is three storeys in height and is built with variegated brickwork on a stuccoed plinth with rusticated quoins, moulded bands at first and second floors, a heavy moulded and modillioned cornice and a brick parapet. In the first floor is a semi-circular headed central sash window flanked by two sash windows in heavy moulded frames. On the second floor are similar sashes but in the centre is a circular lunette.
- 3.2.76 Adjacent to Trolley Hall to the north-east is no. 17 Castle Street called Stoneleigh House. This building probably dates from the 17th century but was altered and remodelled in the 18th, 19th and 20th centuries. The front elevation, which is 19th century, is two-storeys and there is a carriageway entrance to the south. Particularly eye-catching is the early 19th century entrance door which is divided horizontally into three panels. The top panel is glazed, the bottom panel is reeded and the large square middle panel contains a large circular boss or shield of concentric circular mouldings with a lions head knocker positioned in the centre. Surrounding the door is an open porch, the fluted columns of which, are built of Portland stone and have unusual orders with slender necks bearing Greek key patterns and Greek Doric capitals on plain inverted caps.
- 3.2.77 Another prominent building within the streetscape is nos. 18 and 19, originally a pair of houses but now divided into flats, a shop and restaurant. Built in the late 18th century the building was altered in 1889 when it was made into Vyles Department store and again during the 20th century when it was re-divided. The principal elevation of this three-storey building has been rendered with pebbledash and the dressings are cement. The building has two 6-panel doors on the ground floor positioned to either side of the 1889 shop front. A continuous moulded cornice extends over these doors and the shop fronts with a pediment to the central bay and a timber balcony with turned balusters above. Articulating the first and second floors are tripartite sash windows with moulded wood surrounds. Above ground floor level are rusticated cement quoins and a large central panel with the letters AV and a cartouche above bearing the date 1889.



Examples of doors in Castle Street

²⁰ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000 pg. 201

3.2.78 At the junction of Castle Street, Elm Street and Bristle Hill, the road broadens to form a small triangular shaped pedestrian area. Positioned on a pronounced slope, this visually prominent area is poorly maintained, being covered in tarmacadam and cluttered with unattractive street furniture including a telegraph pole, modern lamp post and wooden bench. This area currently detracts from the visual quality of views looking south-westwards along Castle Street towards the church and would greatly benefit from enhancement.

3.2.79 To the south-west of this area of open space are nos. 8, 9 and 10, Castle Street, which are a group of two and a half storey brick buildings dating from the 18th century. Interestingly, these buildings share some similarities to the Red Buildings which were constructed at the expense of Lord Cobham after the fire of 1725 to house destitute families and which stood in Northend until 1866. Nos. 8 to 10, Castle Street may well have been built at the same time as the Red Buildings and formed part of the same development. Certainly unusual features such as the lunette in the pediment gable of 10, Castle Street are known to have formed part of the design of the Red Buildings.



Junction of Castle Street and Elm Street

3.2.80 No. 11, Castle Street and the adjacent Carriage House to the south-west are also worthy of note. No. 11 is an 18th century painted brick cottage which was altered and extended by Edward Swinfen Harris in 1875. He created a half timbered bay with timber gallery at first floor level flamboyantly articulated with four bays of pointed arches, pierced spandrels and balustrade with turned baluster. Featuring prominently in the design is a substantial brick chimney and ornamenting the street façade are sgraffito decoration panels and ironwork depicting sunflowers and vases. The sunflower was the symbol of the Aesthetic Movement of artists of which Edward Swinfen Harris was a member.



*Decorative panels adorning
11 Castle Street*

3.2.81 Adjacent to no. 11 is the Carriage House. Also designed by Edward Swinfen Harris, the building is dated 1875 and was restored in 1987. Positioned gable-on to the street, this quirky brick and timber property compliments no. 11 in its design and is an unusual building that contributes greatly to the setting of the church and the surrounding Conservation Area.

3.2.82 Situated on the south-eastern side of Castle Street between Elm Street and the Church is The Moat House (or Hill House). This 18th century building faces north- eastwards towards Castle Street and Elm Street and is therefore prominent in views looking south-westwards down Castle Street towards the church.



*The Carriage House
reproduced with the kind permission of
Dennis G. Osborne*

Enhancement Opportunities

- Improve the area at junction of Bristle Hill, Elms Street and Castle Street. Opportunity to plant a tree.
- 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 doors and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Opportunity to reduce the impact of parking in this area.

The key buildings in this area are:



Villiers Hotel



8 - 11 Castle Street



Villiers Hotel



The Carriage House



The Brewery House



The Moat House



5, 6 & 7 Castle Street



13 Castle Street



7a Castle Street



14 Castle Street



15 & 16 Castle Street



22 & 23 Castle Street



17 Castle Street



24 & 25 Castle Street



18 & 19 Castle Street

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

Elm Street

- 3.2.83 Elm Street is a short straight street that runs steeply downhill in a north-west to south-east direction from the junction of Castle Street and Bristle Hill to Well Street. Formerly called Hog Lane, pig markets were held in the triangle of land in front of Bristle Hill. The road is narrow except at the top where it widens out at the junction with Castle Street to form an area of parking in front of Moat House. For the majority of its length the road can be accessed by vehicles but unattractive metal railings have been inserted at the south-eastern end of the street to create a dead end.
- 3.2.84 Views looking down Elm Street are attractive and are truncated by 58, Well Street and the entrance to Ford Street. Views looking back up the hill reveal the roof forms of buildings situated along Bristle Hill. The principal elevations of these buildings are slowly revealed as the hill is ascended.
- 3.2.85 The upper section of Elm Street is dominated by the Moat House and the high stone wall which runs around its Elm Street boundary. The tall brick gable elevation of 13, Castle Street, which is engulfed during the summer months in the purple haze and pervasive smell of wisteria, dominates the upper section of the north-eastern side of the street.
- 3.2.86 Halfway along the street, on the south-western side are nos. 1 to 6, Elm Street. This modern flat complex dominates the central section of the street and unfortunately contributes little in term of architectural interest or character. Nos. 17 to 20, (consecutive) Elm Street is an attractive terrace of three storey, early 19th



7 - 9 Elm Street

century brick buildings, situated to the south-east of 1 to 6, Elm Street. No. 20 is particularly interesting because it forms one building with 13, Well Street and is built with a quadrant curve which is characteristic of a number of historic brick buildings in Buckingham.

3.2.87 On the north-eastern side of Elm Street are two short rows of Victorian terraced cottages. Nos. 7 to 9 are set slightly back from the street behind low walls and railings. Built of brick they have shallow pitched slate roofs and regular narrow elevations. Nos. 1 to 6 are set hard up to the back edge of the pavement and are similar in appearance to their neighbouring terrace, but the ridgelines of these properties are staggered down the road, reflecting the falling gradient of the street. Like nos. 7 to 9 they are also built of brick and have been altered in their appearance through the insertion of modern windows and doors.



1 - 6 Elm 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 doors and the replacement of handmade clay roof tiles with concrete tiles or natural slate with artificial slate should be discouraged.
- Overhead wires are dominant features that detract from the visual quality of the street.
- Replace the existing street lamps with less conspicuous and better designed lamp columns that reflect the visual quality of Elm Street.
- Replace metal railings at bottom of Elm Street with something more sympathetic.
- Try to reduce the impact of parking upon the street.

The key buildings in this area are:



17 - 20 Elm Street

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

Well Street and Victoria Row

3.2.88 Well Street skirts around the bottom of the south-eastern side of Castle Hill connecting Bridge Street with Church Street and St. Rumbold's Lane. Up until 1805 when London Bridge was constructed and Bridge Street formed, Well Street must have been a busy thoroughfare connecting Ford Street and the principal bridge across the River Great Ouse from the direction of London, with the centre of Buckingham. Since the construction of London Bridge and Bridge Street, Well Street has become a quiet backwater lined to either side with an assortment of modern and historic buildings, the majority of which make a positive contribution to the character of the Conservation Area.

3.2.89 The character of Well Street varies quite considerably along its length. Close to the junction with Bridge Street, the road is relatively wide, briefly narrowing between nos. 2 to 6 on the north-western side of the street and nos. 62 and 63 on the south-eastern side. It broadens again in front of the Well Street Centre remaining relatively wide to just south-west of the junction with Brooks Court. Towards the north-eastern end of Well Street, properties, particularly on the north-western side of the road, tend to be partly or formerly commercial buildings. Moving further south-westwards along the road buildings become primarily residential.



Shop window, 1 Well Street

3.2.90 Buildings situated along Well Street range in date from the 20th centuries. No 65, Well Street is the oldest and nos. 36, 54, 58, 58A and 58B date from the 17th century. The 18th century produced nos. 3, 8, 10, 11 and 12, 14, 22 to 25, 26 to 30, 33 and 34, 36, 49 and 50, 55 and 56, whilst nos. 1 and 1B, 4 and 5 to 7, 9, 51 to 53, 59 and 60, 62 date from the 19th century. Well Street church and nos. 19-21 Well Street are 20th century in origin.

3.2.91 In general buildings along Well Street are situated hard up to the back edge of the pavement and follow the bends of the road, but there are examples such as nos. 16 and 17, Well Street and the Well Street Centre, where buildings are located back from the pavement. Due to the topography of this area there are changes of level across the street. Towards the north-eastern end of the street the land rises from the south-east to the north-west and therefore along this section the pavement on the north-western side of the road is raised above the level of the carriageway and separated from it by a retaining wall and metal railings. Further to the south-west the land levels out before bending towards the west and rising again, this time steeply up towards the junction with Church Street.

3.2.92 Most buildings situated along Well Street are terraced, forming stretches of unbroken street frontage. However, there are also examples of detached or semi-detached properties such as nos. 16 and 17, 44, 62 and 63, Well Street and the Well Street Centre. Between some of these breaks in the street frontage views of the spire and tower of church of St. Peter and St. Paul's are visible to the north-west. Buildings along the street range in height between two and three storeys and elevation widths also vary considerably. The majority of the buildings are constructed of red brick, sometimes with limestone dressing (no. 3) although there are examples of brick and timber-frame buildings (nos. 22 to 25, 26 to 28, 36, 54 and 65, Well Street) as well as examples of buildings constructed partly or wholly from limestone (nos. 14, 52 and 53, 54, 58, 58A and 58B, Well Street). Many of the buildings have been rendered.

3.2.93 In general, buildings situated along Well Street have gabled roofs with ridgelines running parallel with the street; exceptions include the complex roof form of Well Street Church and the parapet roofs of nos. 19 to 21A, Well Street. Roofs tend to be covered with either handmade plain clay tiles or natural slates and pitches vary accordingly. A number of the roof planes are punctuated by dormer windows which are generally either gabled or hipped.



Well Street Church

3.2.94 Buildings of particular note within the street include 65, Well Street which dates from the late 15th century. It is a timber-framed building, which according to Pevsner was partially demolished when Bridge Street was created in the early 19th century.²¹ What survives is a two storey, three window range with a large lateral stack on the principal elevation which relates internally to a ground floor late medieval stone fireplace.

3.2.95 Also located at the north-eastern end of the street, close to the junction with Bridge Street is 3, Well Street, which was formerly a Nonconformist chapel before becoming a school, the Meeting House of the Plymouth Brethren, and finally a garage. Built in 1726 and enlarged in the early 19th century, the building is constructed of limestone rubble with a red brick principal elevation.

3.2.96 No. 13, Well Street, situated opposite the junction with Ford Street, is yet another example of a quadrant curve brick building which is a characteristic feature of Buckingham. Forming part of 20, Elm Street, 13, Well Street was constructed in the early 19th century and is built in red brick laid in a header bond. Situated on the junction of Elm Street and Well Street, the building is given greater prominence because of its elevated position and forms the focus to views looking in a north-westerly direction along Ford Street.



View looking north-westwards from Ford Street

3.2.97 Situated towards the south-western end of Well Street, just prior to the point where the road bends towards the west, is Oddfellows' Hall. Prominently situated on the south-eastern side of the street, Oddfellows' Hall forms the focus to views looking in a south-eastern direction from the junction with Church Street and St. Rumbold's Lane. The Oddfellows' Society is a national movement which undertakes primarily charitable work and was just one of a number of philanthropic societies that flourished during the Victorian era. The Oddfellows' Hall in Buckingham was constructed in 1891 to a design by the architect F. A. Parkes. Built of brick with stone dressings, it is one and a half storey with a centrally positioned gable facing onto Well Street. This gable contains an ornate central doorway with brick piers and decorative stone capitals and spandrels. To either side of the doorway are four pane stone mullion and transom windows with decorative coloured glass. Above the entrance is a similar six light stone mullion and transom window with a date stone above. This is a decorative and flamboyant building that is prominently positioned on a bend and forms the focus to views looking in an eastward direction from the junction of Well Street, Church Street and St. Rumbold's Lane.



Oddfellows Hall
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Dennis G. Osborne

²¹ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000 pg. 199

- 3.2.98 The western end of Well Street is much more visually cohesive than the north-eastern end. Close to the junction with Church Street, buildings line the back edge of the pavement. They are terraced in form, generally two or two and a half storeys in height and have relatively narrow principal elevations. Roofs are typically gabled with ridgelines running parallel to the street. Roof pitches vary and ridge heights are stepped up the street following the rising contours of the land.
- 3.2.99 On the southern side of Well Street, at its western end, are two terraces of attractive 19th century brick properties between which is the narrow and inconspicuous entrance to Victoria Row. This delightful alleyway runs in a southerly direction from Well Street for a short distance before turning south-eastwards and dropping down to the north-western bank of the River Great Ouse. At the south-western end of the alleyway are a pair of 19th century brick cottages and at its south-eastern end is a terrace of five stone buildings which back onto the river. This quiet backwater is completely hidden from view from Well Street and, away from cars, this narrow alleyway which is contained to each side by brick walls and bordered by cottage gardens, has a tranquil atmosphere. Looking northwards from various points along the alleyway, interesting views can be gained of the rear elevations of historic properties along Well Street and beyond to the spire of St. Peter and St. Paul's church. Looking south-eastwards across the river, views focus upon the trees within Chandos Park.

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.
- 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 that 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 signs painted in historic colours.
- Replace the existing street lights in parts of Well Street with a less conspicuous and better designed lighting system.
- Opportunity to improve the quality of metal railings on north side of Well Street and on south side outside The Well Street Centre.
- Rationalise and improve the quality of street furniture.
- 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 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 key buildings in this area are:



1 Well Street



13 Well Street



2 Well Street



14 Well Street



3 Well Street



16 & 17 Well Street



4 & 5 Well Street



22 & 23 Well Street



6, 7 & 7a Well Street



24 & 25 Well Street



8 & 9 Well Street



28 Well Street



10 & 11 Well Street



30 Well Street



31 & 32 Well Street



47 Well Street



33 & 34 Well Street



Oddfellows Hall



Lacemakers Cottage,
35 Well Street



49 & 50 Well Street



36 Well Street



51 Well Street



37 Well Street



52 Well Street & 1-5
Brookes Court



38 - 42 West Street



54 Well Street



43 - 46 Well Street



55 & 56 Well Street



The Woolpack P.H.



63 Well Street



58 & 58a Well Street



64 Well Street



59 & 60 Well Street



65 Well Street



Well Street Centre



1 & 2 Victoria Row



62 Well Street



3 - 7 Victoria Row

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

Nelson Street

3.2.100 Nelson Street skirts around the bottom of the north-western side of Castle Hill. At its north-eastern end it is joined by School Lane and Bristle Hill and at its south-western end by Hunter Street and Manor Street.

3.2.101 The character of Nelson Street on its north-western side has been gradually eroded over more recent years with the development of modern flat complexes which appear out of keeping in terms of their scale, massing and design with the small historic terraced buildings that provide an unbroken street frontage along the entire length of Nelson Street's south-eastern boundary.



Nelson Court

3.2.102 The only buildings of historic or architectural interest situated on the north-western side of the road are nos. 1 to 4, Nelson Street which are located between the junctions with School Lane and Bristle Hill. This group of four properties are prominently positioned on ground raised above the level of the carriageway and form an attractive focus to views looking from the junction of Castle Street, Elm Street and Bristle Hill.

3.2.103 The historic buildings along the south-western side of Nelson Street form an unbroken built frontage. All the buildings are positioned hard up to the back edge of the pavement, which creates a strong building line and helps to provide enclosure and channel views. The majority of the buildings on this side of the street are built of brick or limestone rubble hidden beneath brick principal elevations. A number of the properties have been rendered and / or painted. The buildings range in height between two and three storeys and elevation widths vary between one and three bays. Roofs are generally gabled with ridgelines running parallel to the street and are laid in either natural slate or handmade plain clay tiles. Windows are generally a mixture of single-glazed wooden sashes or single glazed wooden casements. A number of properties have had modern windows and doors inserted into their principal facades.

3.2.104 The buildings situated along the south-western side of Nelson Street tend to form groups of similar properties. Nos. 55 to 60 (consecutive) form one such example of a row of six cottages all dating from the mid 18th century and all sharing similar architectural detailing. Built of uncoursed limestone rubble with front elevations constructed of red brick laid in a Flemish bond with flared headers²², the buildings are two storeys in height. Each has a two bay window range arranged around a centrally positioned ground floor door flanked by three light casement windows with smaller three light casement windows above. The roofs are gabled and covered with plain clay tiles and the ridgeline is regularly punctuated by ridge and end stacks.

3.2.105 Nos. 50 to 52 positioned to the south-west of nos. 55 to 60, also form a group. This row of three cottages date from the mid to late 18th century and are constructed of uncoursed limestone, the principal elevations of which have been fronted with red brick and flared headers laid in a Flemish bond. Only the brickwork of no. 52 is clearly visible because nos. 50 and 51 have been painted. The buildings are two storeys in height, each with a two-window range and sit beneath plain clay roofs that step down the street from north-east to south-west. In each case a central ground floor doorway is flanked by three-light casement windows. At first floor level the windows are also three light wooden casements with flat arched heads. Punctuating the ridgelines are brick ridge and end stacks.

- 3.2.106 To the south-west of the junction with St. Rumbold's Lane, nos. 36 and 37 form a pair of 18th century rendered brick cottages. Nos. 40 and 41 are early 19th century or possibly earlier and formed a shop and dwelling and nos. 42 and 43 also form a pair of early 19th century cottages.
- 3.2.107 Other buildings of note on Nelson Street include no. 30, a late 18th or early 19th century cottage, no. 32 (the Royal Oak House) a late 18th century building that was converted into an inn around 1870 and no. 35 (The Butcher's Arms) a former public house probably dating from the 17th century and constructed of timber frame.
- 3.2.108 Perhaps the most important aspect to the south-western side of Nelson Street is its role as a foreground to impressive views of St. Peter and St. Paul's church and the Radcliffe Centre which are situated on a hill immediately to the south-east of the street. The small terraced cottages that line Nelson Street provide a wonderful contrast of scales with the two ecclesiastical structures and particularly attractive views can be gained from School Lane looking south-eastwards and Tingewick Road looking north-eastwards.



The church from Nelson Street

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 existing rubbish bins with more appropriately designed and better quality street furniture.
- 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 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.

The key buildings in this area are:



1 - 4 Nelson Street



35 - 37 Nelson Street



22 & 23 Nelson Street



39 - 44 Nelson Street



24 & 25 Nelson Street



46 - 49 Nelson Street



26 - 28 Nelson Street



50 - 52 Nelson Street



30 Nelson Street



54 & 55 Nelson Street



31 Nelson Street



56 & 57 Nelson Street



32 Nelson Street



58 & 59 Nelson Street



60 Nelson Street

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

Tingewick Road

- 3.2.109 Tingewick Road enters Buckingham Conservation Area from the west, crossing the River Great Ouse via Castle Bridge to meet Nelson Street and Hunter Street. The Conservation Area boundary has been altered to remove the modern development of Fisher's Field and now follows the western bank of the River Great Ouse and the western boundary of Castle Bridge.
- 3.2.110 To the west of Castle Bridge and the junction with Fisher's Field, outside the boundary of the Conservation Area, are nos. 1 and 3, Tingewick Road. This pair of one and a half storey stone cottages are situated hard up to the back edge of the pavement and consist of two modern centrally positioned entrance doors flanked by windows. The roof is gabled and covered in tiles and the ridge runs parallel with the street. Punctuating the ridge line is a single brick ridge stack positioned slightly to the left of centre and breaking through the eaves line are four modern gabled dormers. Although these cottages are not listed and have been altered they nevertheless form an attractive foreground to views looking eastwards from Tingewick Road across the river into the Conservation Area and towards the spire of St. Peter and St. Paul's church.

- 3.2.111 Castle Bridge is a modern structure which was constructed of pre-cast concrete between 2001 and 2003. It was built to replace an earlier bridge that had been built c. 1851 and had been weakened by traffic. At the south-eastern end of the new bridge can be seen the vestiges of the original stone parapets of the 19th century bridge which were removed sometime in the 1920s.



Castle Bridge, Tingewick Road

- 3.2.112 Views looking in both directions along the river from Castle Bridge are quickly truncated by the river's meandering course, but incorporate grassy banks and trees that shade the river and help to disguise the modern development along the western river bank.
- 3.2.113 To the south-east of the river between Castle Bridge and the junction with Hunter Street and Nelson Street, Tingewick Road is straight and relatively wide and the carriageway and pavements are surfaced with tarmac. To the south-west, the road is bordered by the boundary hedge of 22, Hunter Street and from this side of the street, impressive views of the church of St. Peter and St. Paul, the Radcliffe Centre and the terraced cottages along Nelson Street are gained.
- 3.2.114 To the north-east is the grade II listed Barham Lodge (formerly called Castle Mill House), which is a particularly attractive building situated a short distance back from the pavement and faces directly onto Tingewick Road. It is early 19th century in date with later alterations and was originally a miller's house and is now the only surviving element of the former Castle Mill that stood at the junction of what is now Nelson Street and Tingewick Road until it was destroyed by fire in the 1960s. The mill was originally water driven but was latterly powered by a steam engine and was in operation well into the 20th century. Built in red brick laid in a Flemish bond, Barham Lodge has a hipped slate roof with brick internal stacks. It is a large and impressive structure, which is double depth in plan, three bays wide and three storeys high with a central door at ground floor level approached by a flight of stone steps. Wooden sash windows set beneath gauged brick heads articulate each floor. At each end of the principal elevation and flanking the central bay are giant strip

pilasters with Tuscan capitals supporting sections of entablature and a deep bracketed cornice of rubbed bricks with a plain eaves band above. Bridgewater House and Mill House situated to the north-west and south-east of Barham Lodge are modern structures which draw their architectural inspiration from the former miller's house.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Replace the existing street lights with less conspicuous and better designed lamp columns which reflect the visual quality of the streetscape.

The key buildings in this area are:



1 & 3 Tingewick Road



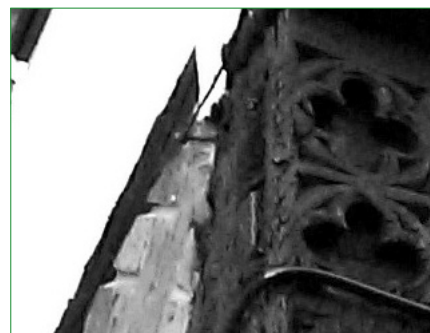
Barham Lodge

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

St. Rumbold's Lane

- 3.2.115** St. Rumbold's Lane is a short narrow section of street that runs north-westwards from the junction of Well Street and Church Street downhill to Nelson Street. The south-western side of the street is dominated by 1 to 3, St. Rumbold's Lane, which forms part of the original classroom range of the Nonconformist Church and Sunday school now known as the Radcliffe Centre. Positioned immediately up to the edge of the carriageway, this one and two storey classroom range was added to the Congregational church between 1876 and 1879 and is constructed of Cosgrove limestone rubble with pitched slate and tiled roofs. This picturesque range of buildings steps down St. Rumbold's Lane and is composed of a canted stone bay surmounted by a dormer, a gabled porch, stone lateral stack, large stone mullion and transom windows with cusped heads to lights and a two storey terminal cross wing.
- 3.2.116** Situated on the north-eastern side of St. Rumbold's Lane hard up to the back edge of the narrow tarmac pavement is a row of two and three storey terraced cottages with narrow principal elevations of brick and render. The continuous built frontage helps to emphasise the narrowness of the street and to channel views uphill to 23, Church Street and down hill, across Nelson Street, to the modern development of Nelson Court. Nos. 1 to 3 on the north-eastern side of St. Rumbold's Lane form a group and are set slightly back from their neighbours to the south-east. These two storey brick buildings are probably early 20th century in date with ground floor canted bay windows, brick storey bands and an unusual arrangement of metal railings spanned between corbelled brick piers above the line of the eaves.

- 3.2.117 Perhaps the most interesting building on the north-eastern side of St. Rumbold's Lane is no. 7. The building was re-fronted in brick in the early 18th century, but still visible on the north-western corner of the principal elevation is a much earlier timber jetty post which is decorated with quattrofoil carvings.



Carved timber jetty post, 7 Rumbold's Lane

Enhancement Opportunities

- Opportunity to improve the quality of the pavement and carriageway surfaces.
- Replace the existing street lights with less conspicuous and better designed lamp column which reflect the visual quality of the streetscape.
- 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 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 key buildings in this area are:



Old Chapel



7 St. Rumbold's Lane



10 St. Rumbold's Lane



4 St. Rumbold's Lane



1 & 2 St. Rumbold's Lane



Chapel Cottage



3 St. Rumbold's Lane

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

Church Street

- 3.2.118 Church Street is a relatively short street aligned with the Church of St. Peter and St. Paul's and Castle Street. It runs north-east to south-west from the church to the north-eastern corner of the former graveyard of the original church at Buckingham.
- 3.2.119 The entrance to Church Street from the church is pedestrian access only. The north-eastern section of Church Street, between this entrance to the church and the junction with Well Street and St. Rumbold's Lane is narrow and rises steeply in a north-eastern direction up to the church. In this section of Church Street, the north-western side of the road is formed by a terrace of four cottages, 1 to 4, Church Street, which are situated hard up to the back edge of the narrow pavement. No.1, Church Street, which is set slightly back from its neighbours, is a 19th century two-storey brick building with a slate roof. Nos. 3, 4 and 5, Church Street date from 1836 and are also constructed of red brick laid in a Flemish bond and sit beneath shallow pitch gable slate roofs.
- 3.2.120 The south-eastern side of this short section of Church Street is formed by a brick garden wall, which has been rendered in cement, that marks the north-western boundary of 37, Well Street. The garden of 37, Well Street contains a number of trees and shrubs which overhang the boundary and provide a visual contrast to the buildings opposite and an attractive foreground to views of the church looking in a north-eastern direction from the junction with Well Street and St. Rumbold's Lane. Views can also be gained in a south-eastern direction across the garden of 37, Well Street which incorporate the roofs of properties along Well Street and across the River Great Ouse to the stately trees contained within the grounds of The Royal Latin School on Chandos Road
- 3.2.121 At the junction with Well Street and St. Rumbold's Lane, Church Street broadens. From this point, the land slopes away in an eastern direction down Well Street and views are channelled by the historic buildings that line the street and are truncated by views of the gable of 47, Well Street and the flamboyant elevation of Oddfellow Hall. From the junction, the land also slopes steeply to the north-west down St. Rumbold's Lane to Nelson Street and views are truncated by Nelson Court and, more gently in a south-western direction along Church Street towards the former graveyard of St. Peter and St. Paul's church.
- 3.2.122 Dominating the north-western side of the junction of Church Street, Well Street and St. Rumbold's Lane is the former United Reform Church and Sunday School, which is currently owned by the University of Buckingham and now known as the Radcliffe Centre. This building was constructed in 1857 as a Congregational Church with the Sunday school and classroom range added in 1876-1879. The building is constructed of limestone rubble with Bath stone dressings and is rectangular in form with a steeply pitched slate roof with iron crestings and finials. The architectural detailing is influenced by Early English design. The building is prominently positioned and forms the focus to views looking in a western direction up Well Street and, like St. Peter and St. Paul's church, the Radcliffe centre towers over the terraced buildings located along the north-eastern side of Nelson Street and features prominently in views looking in a south-eastern direction from Tingewick Road.



View looking north along Church Street
Reproduced with the kind permission of Liz Dicks

- 3.2.123 To the south-west of the Radcliffe centre are nos. 5 to 10, Church Street, which is a row of single storey terraced almshouses constructed of stone and dating from 1910. Set a short distance back from the pavement, these buildings occupy the former site of the Barton Hospital which was founded in 1431.
- 3.2.124 Adjacent to the almshouses and situated hard up to the back of the pavement are nos. 13 to 15, Church Street. This short terrace of two and two and a half storey buildings mainly date from the late 18th century or earlier. Nos. 11 and 12, Church Street are constructed of red brick and limestone rubble. Nos. 13 and 14, Church Street are also constructed of red brick laid in a Flemish bond with flared headers. No. 15 forms the corner of Church Street and Manor Street, presenting a gable elevation to Church Street. The buildings in this section of the street are unified by their building materials and their position at the back edge of the pavement forming a strong building line. Unity is also achieved through the similarity of the buildings proportions, their simple elevations and shared architectural detailing.
- 3.2.125 On the eastern side of the road, buildings stretching south-westwards from the junction with Well Street form a virtually unbroken terrace of historic properties. Located on the corner is 23, Church Street which presents an early 19th century elevation to Well Street and Church Street, but is believed to originally date from the 15th century. Constructed of red brick, this two-storey building flows around the corner of Well Street and Church Street and forms a focus to views looking in a south-eastern direction up St. Rumbold's Lane.
- 3.2.126 Nos. 21 and 22, Church Street were formerly one property and have now been divided into two dwellings. Despite their late 18th or early 19th century principal elevations, the building is thought to date from the 15th century and is constructed partly of timber and partly of limestone, which are hidden beneath an external render.
- 3.2.127 Nos. 20, (Trinity House), The Manor House and Twisted Chimneys and the Former Rectory (also called Walnut Yard) are all exceptional buildings located along the south-eastern side of Church Street. Described by Pevsner as 'venerable', each of these grade II* listed buildings are worthy of individual appraisal.
- 3.2.128 Trinity House, which is believed to have been the guild house for the Trinity Guild, probably dates from the 16th century although it has been greatly altered during the 17th, 19th and 20th centuries. Like nos. 21 to 23, Church Street, Trinity House is situated hard up to the back edge of the pavement and continues the unbroken built frontage along the south-eastern side of the street. Constructed of coursed limestone rubble, the building is rendered to the front with incised masonry patterns and sits under a plain tiled roof with brick end and ridge stacks. The fenestration details on the principal elevation are irregular and of particular note on the first floor is a four-light wooden mullion window and a similar three-light window, each positioned directly beneath the eaves.
- 3.2.129 The former Vicarage, now called Walnut Yard, is situated to the south-west of Trinity House. Pevsner dates the stone rubble core and southern wing of the building to the 16th or 17th centuries, although the list description dates the property from 1445 when Nicolas Dixon, prebendary of Sutton-cum-Buckingham assented to the institution of a vicarage in the town. Prior to this date the church of Buckingham had been served by Chaplains. In plan, the former vicarage consists of a two-storey hall flanked by cross wings, both of which were refaced in the Tudor styles probably in the early 19th century.

3.2.130 Adjacent to Walnut Yard are Twisted Chimney House and the Manor House, which were formerly one detached building, but have been divided into two properties. Originally built as a Prebendal house of Lincoln Cathedral for the Prebendary of Sutton-cum-Buckingham, the building was held by successive Prebendaries of Lincoln Cathedral until the Dissolution when it passed into private hands. Local legend states that Queen Elizabeth 1st dined in the building in August 1568 and during the 18th century it is thought to have housed a school. Like the former Vicarage, The Manor House and Twisted Chimney House consist of a hall range flanked by cross wings, and it is constructed of a mixture of limestone rubble. The most eye-catching features of this 'picturesque' building are the large projecting stone lateral stacks located on the northern range with fine barley sugar twisted brick flues dating from the 16th century.



Twisted Chimneys

3.2.131 The Manor House sits within substantial grounds that stretch from Church Street down to the banks of the River Great Ouse. The grounds are contained to the west and south by a grade II listed 19th century or earlier uncoursed limestone and brick wall that also forms a prominent element in Mill Street. Running along the north-eastern boundary of the Manor House is a red brick garden wall dating from 1810 which is also listed. Approximately halfway along its length is a limestone block on which is inscribed the words 'This wall was erected by The Marquis of Buckingham AD 1810.'

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture
- The bollards located at the north-eastern end of Church Street are poorly maintained and detract from the visual quality of this area of the street.

The key buildings in this area are:



1 - 4 Church Street



Almshouses
5 - 10 Church Street



The Radcliffe Centre



11 & 12 Church Street



13 & 14 Church Street



20 Church Street



15 Church Street



21 & 22 Church Street



The Manor House



23 Church Street

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

Mill Lane

3.2.132 Mill Lane runs from the junction of Church Street and Manor Street southwards along the entire eastern boundary of the graveyard before turning south-eastwards, widening and descending gently downhill to terminate at the modern metal gate that forms part of the boundary to the Tanlaw Mill.

3.2.133 Mill Lane is very narrow and is enclosed on either side by stone walls. The wall to the east is a 19th century uncoursed limestone structure which forms part of the boundary to the Manor House. The wall to the west is the 18th century revetment wall built of coursed squared limestone that runs around the old churchyard. The carriageway is covered in tarmacadam but along the eastern side of the lane between the carriageway and the boundary wall of the Manor House is a band of river washed cobbles running virtually the entire length of the lane.



Wall outside Manor House

3.2.134 The lane is very attractive and the boundary walls to either side emphasise its narrowness and help to channel views in both directions along its length. The trees and vegetation within the grounds of the churchyard, the Manor House and grounds of the University to the south reinforce the intimate character of the lane.

3.2.135 On the eastern side of Mill Lane at the point where it bends round to the east is Manor Cottage. Situated hard up to the back edge of the pavement, this part brick and part stone cottage has historic origins, but has been greatly altered. Of more interest is Willowbank, which is a grade II listed early 19th century (or earlier) property situated on the southern side of Mill Lane. Built of coursed squared limestone this two storey, two bay building has a later two-storey, two-bay brick extension to the left.

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.
- Opportunity to improve the area by the entrance to the Tanlaw Mill.

The key buildings in this area are:



Churchyard wall



Willow Bank

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

Manor Street

- 3.2.136 Manor Street slopes slightly downhill from west to east along the northern boundary of the graveyard and former site of St. Peter and St. Paul's church linking Church Street and Mill Lane to Hunter Street and Nelson Street. It is a very short, relatively straight stretch of road with buildings located along the northern side positioned hard up to the back edge of a barrow pavement and the stone revetment wall of the graveyard forming its southern boundary.
- 3.2.137 The buildings situated along most of the length of Manor Street are terraced and provide an unbroken frontage of mainly attractive properties that face directly onto the graveyard. Nos. 1 to 3, Manor Street form a group of 17th century or earlier buildings with 19th century principal elevations. Built of timber-frame and rendered with incised masonry patterns, the buildings are range between two and two and a half storeys in height and have narrow elevations that sit beneath steeply pitched gabled roofs covered with plain clay tiles.
- 3.2.138 No. 4, Manor Road is very different in character and is altogether more flamboyant in its appearance. Extending to three storeys in height, no. 4 presents a tile clad gable elevation to the street that overhangs at first and second floor levels. The building has a distinct Arts and Crafts character that recalls Edward Swinfen Harris' additions to 11, Castle Street and The Coach House and makes a positive and unusual contribution to the streetscape.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- 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 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 key buildings in this area are:



1-3 Manor Street



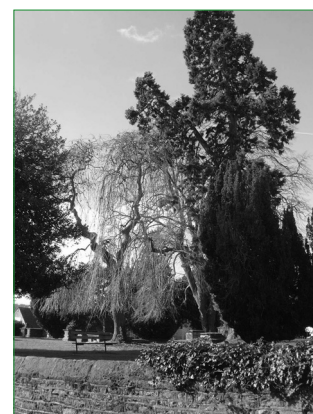
4 Manor Street

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

Former Graveyard and Original Site of St. Peter and St. Paul's Church

3.2.139 The graveyard located towards the south-eastern end of the Conservation Area and bordered by Manor Street to the north, Mill Lane to the east, the University of Buckingham to the south and Hunter Street to the west, was the former site of the pre-18th century church of St. Peter and St. Paul. The original church at Buckingham was demolished in 1776 following the collapse of the central tower, which badly damaged the structure of the building. The decision was taken to move the church to the former site of Buckingham Castle.

3.2.140 The graveyard is surrounded on three sides by a coursed squared limestone wall with some areas of red brick laid in an English Garden Wall bond. This revetment wall dates from the 18th century or earlier. It varies in height along its length and is topped by metal railings. The wall is at its highest to the west, where the height of Hunter Street is almost two metres below that of the churchyard. It is at its lowest at the north-eastern corner, where the streets are only slightly lower than the graveyard. There are two entrances to the graveyard, one from the north-east at the corner of Manor Street, Church Street and Mill Lane and one in the south-western corner with access down a sloping path to Hunter Street. Linking the two entrances and stretching diagonally across the churchyard is a narrow path laid in block pavers.



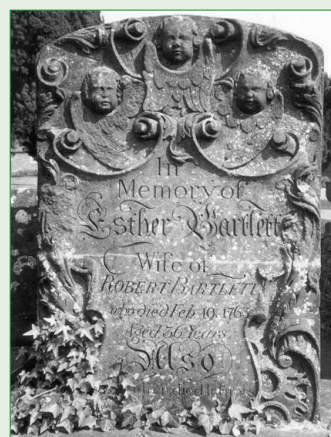
Graveyard

3.2.141 The graveyard is grassed and is extremely attractive containing a number of mature trees and shrubs. Seemingly randomly positioned around the site are a number of fine chest tombs, a number of 18th and 19th century examples of which are individually listed. Along the eastern boundary of the graveyard headstones have been positioned along the revetment wall.

Enhancement Opportunities.

- Opportunity to maintain the railings along the boundary wall surrounding the graveyard and to improve the quality of metal railings along the access from Hunter Street.
- Opportunity to improve the design and quality of seats within the graveyard and reduce the visual impact of refuse bins.

Examples of some of the Listed tombstones in the Graveyard



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

Hunter Street and the University of Buckingham

- 3.2.142 Hunter Street runs in a roughly north-east to south-west direction from the junction with Nelson Street and Manor Street, across the River Great Ouse and beneath the dismantled railway line to the junction with Mitre Street and Lenborough Road. Hunter Street was formerly called Prebend End and today it forms the main route through the site of the University of Buckingham.
- 3.2.143 The University of Buckingham is a unique establishment being the only independent university in the country. It was founded in 1973 and enrolled its first students in 1975. Over the course of its thirty year history, the University has had a positive impact upon the built heritage of Buckingham and has been responsible for the repair and restoration of a number of historic properties particularly around the Hunter Street area. The University has also contributed to the architectural diversity of the town through the commissioning of a number of modern buildings located within the campus.
- 3.2.144 The northern end of Hunter Street is dominated by the graveyard of St. Peter and St. Paul's church and the stone revetment churchyard wall topped by metal railings and softened by vegetation and trees which surrounds it and abuts the carriageway. Dominating the western side of Hunter Street, at its northern end is Prebend House. Situated back from the pavement behind modern metal fencing this formerly handsome early 19th century building is currently in an advanced state of decay. The principal elevation, facing onto Hunter Street is three storeys in height and five bays wide and sits beneath a shallow pitched slate roof. Centrally positioned within the rendered elevation is an entrance door contained within an open stone porch with unfluted columns and pilasters with a Greek pattern to the capitals and supporting an entablature. The windows on the ground and first floors are twelve pane wooden sashes and those on the second floor are nine pane wooden sashes. However, the majority of them have been boarded up to protect the building from vandalism.
- 3.2.145 To either side of Prebend House are historic properties situated hard up to the back edge of the narrow pavement forming an attractive built frontage to the western side of the street. Of particular note are Norton House, a two storey rendered property with an early 19th century principal elevation; Istra House, a late 17th or early 18th century coursed limestone building also of two storeys and Istra Cottage, a two storey rendered property with an early 19th century principal elevation. All these buildings including Prebend House are in the ownership of the University of Buckingham.
- 3.2.146 To the south of Istra House is Yeomanry House and Barracks. These former barracks, officer's house and Masonic hall date from the early 19th century and now form part of the University of Buckingham. Yeomanry House is a very handsome and prominent building positioned hard up to the back edge of the pavement and, because of a slight bend in the road, slightly forward of Istra House. It is three storeys in height with a three bay window range and has a centrally positioned entrance door which sits beneath a pediment supported on console brackets. Windows on the ground and first floor are sixteen pane wooden sashes and those on the second are twelve pane. The building is rendered and painted and articulating the principal elevation are pilaster strips with Ionic capitals positioned to each end of the façade and flanking the central bay. The roof is gabled and covered in slate and is



Graveyard wall

disguised from the front by a parapet. A two storey gabled wing, remodelled by E. Swinfen Harris between 1904 and 1905, stretches back from the principal range and around the western and southern sides of a yard. These were the former barrack blocks and are constructed of coursed squared limestone, faced with red brick in a Flemish bond and partly rendered. The University of Buckingham acquired the buildings in a derelict state in 1974 and over the succeeding years has restored them and brought them back into use.

3.2.147 To the south of Yeomanry House is Hutber House which is a row of 18th century two storey brick cottages which sit beneath a steeply pitched gabled roof covered in tiles and punctuated at regular intervals by brick ridge stacks. The buildings are situated hard up to the back edge of the pavement, creating a strong building line and helping to channel views towards the river and the high bank of the dismantled railway line. To the south-west of Hubter House, close to the banks of the River Great Ouse is The Sunley Building, which was the first modern building to be constructed by the University of Buckingham, was formally opened in 1983. It was designed by architects from the Cambridge Design practice.

3.2.148 To the south of the site of the churchyard of St. Peter and St. Paul's church the University campus covers the entire area to the west of Hunter Street stretching to the banks of the River Great Ouse. Opposite Yeomanry House at a point where Hunter Street broadens slightly views can be gained into the main campus area westwards towards the Life Science Laboratory contained within a former red brick dairy and beyond to the modern Clore Laboratory built to a design by the Cambridge Design practice in 1986. Also visible from Hunter Street is the 17th century coursed limestone rubble outline of Prebend Cottage which is situated gable-on to the street and forms part of the southern boundary of the former churchyard of St. Peter and St. Paul's church.

3.2.149 The University campus is generally a well-maintained and attractive environment, successfully combining modern and historic buildings within a carefully landscaped environment set against the backdrop of the River Great Ouse. At its heart is the Tanlaw Mill (originally called the Town Mill), which occupies the site of an ancient mill mentioned in the Domesday Book. Speed's map of 1610 indicates a mill on this site, as does Jeffery's map of 1770 where it is described as a fulling mill. By the late 19th century the mill was in the ownership of the Bucks Direct Dairy Supply Company, who also owned the Chandos Road Buildings and was used as a cornmill. In 1981 the University of Buckingham purchased and converted the building.



*Tanlaw Mill
Reproduced with the kind permission of
Jan Pursey*

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.

- 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
- Replace the existing street lights with less conspicuous and better designed lamp columns which reflect the visual quality of the streetscape.

The key buildings in this area are:



Norton House



Barracks adj. to Yeomanry House



Norton Cottage & Brooklyn Cottage



Patrick Hutber House



Prebend House



Bridge Cottage



Istra Cottages



17 - 19 Hunter Street



Istra House



Clore Library



Yeomanry House



Prebend Cottage



Tanlaw Mill

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.

Mitre Street, Bone Hill & Lenborough Road, Bath Lane, Berties' Walk and the Dismantled Railway

Mitre Street, Bone Hill and Lenborough Road

- 3.3.1 Mitre Street runs in a south-east to north-west direction from the junction of Hunter Street and Lenborough Road to the junction with Bath Lane and Gawcott Road. It is a short section of road that runs parallel to, and south-west of, the dismantled railway line. For the majority of its length, Mitre Street is very narrow and is bordered on either side by a mixture of historic and modern properties.
- 3.3.2 To the south-east of Mitre Street is Lenborough Road. Numbers 28 and 29 Lenborough Road were formerly one property and were originally an inn called The Cross Keys, which was used to house pilgrims on the way to the shrine of St Rumbold. The buildings are shown on Speed's map dating from 1610.
- 3.3.3 The south-eastern end of the street is dominated by the attractive forms of 1, Mitre Street and the Mitre Inn. No. 1 is a very interesting building dating from the 15th century with 17th and 19th century alterations. Exterior views of the property reveal an apparently simple one and a half storey structure rendered in roughcast cement. The building is in fact constructed of timber frame and internally it retains its original full cruck trusses and a smoke blackened kingpost central truss, which suggests that the building was originally an open hall house. The steeply pitched gable roof is covered in thatch, one of only three surviving examples of the use of this roofing material in the Buckingham Conservation Area.²⁹
- 3.3.4 Adjacent to 1 Mitre Street is the Mitre Inn which probably dates from the 17th century. Constructed of stone rubble, the building is two and a half storeys in height with a clay tile gable roof with the ridgeline running parallel with the street. The Mitre Inn and 1 Mitre Street form an attractive pair of buildings which feature prominently in views looking north-westwards along Lenborough Road and south-eastwards along Mitre Street.
- 3.3.5 On the south-western side of the road, opposite the Mitre Inn nos. 26 to 28, Mitre Street form an attractive group of 19th century brick cottages situated back from the road on raised ground. These buildings are relatively simple in their character being two storeys in height with shallow pitched slate gable roofs and clustered chimney stacks. Whilst no. 28 is rendered and painted, the other two buildings in this row have plain brick principal elevations laid in a Flemish bond with brick eaves details and square headed brick lintels above each window.
- 3.3.6 In front of these properties the pavement is also raised above the height of the road and is separated from it by a grass bank. Immediately to the north-west of 26, Mitre Street is the entrance to Bone Hill which is marked by a triangular area of grass bank with scrub trees, a telephone box and a rather unsightly electricity substation. Leading up in a south-westerly direction from Mitre Street a narrow pedestrian path continues uphill past nos. 1 to 3, Bone Hill and through a modern housing estate to join Gawcott Road. Nos. 1 to 3, Bone Hill form a very attractive row of 19th century terraced cottages set back from the path behind small front gardens. On the south-eastern side of the path is a high brick wall which runs along the north-western boundary of 26, Mitre Street.



View north-westwards along Mitre Street

²⁹ The other example of a thatched roof is 14 West Street.

- 3.3.7 The Conservation Area boundary runs north-westwards along Mitre Street incorporating all the properties on both sides of the road from the junction with Lenborough Road to the north-western boundary of 17, Mitre Street and Kimberley Cottage. In this section of the street, historic buildings tend to be terraced or semi-detached and are situated hard up to the back edge of the narrow pavement or carriageway. Buildings are generally between two and three storeys in height and elevations are narrow. The majority of buildings are constructed of brick although nos. 23 and 24 are built with a mixture of brick and limestone rubble. Some buildings including nos. 8, 25 and Kimberley Cottage retain historic features such as windows although the visual appearance of the majority of other properties within the street have been altered by the insertion of inappropriate double glazed and UPVc windows and doors.
- 3.3.8 Views looking north-westwards along Mitre Street are truncated by a bend in the road and focus upon the green metal fence and leylandii trees that form the boundary of the scrap-yard on the north-eastern side of the road. At the bend, Mitre Street becomes Gawcott Road, the narrow carriageway of which rises quite steeply in a south-westerly direction. Nineteenth century terraced properties are set back from the north-western kerb of the bend and along the south-eastern side of Gawcott Road. A particularly good view of these interesting, but greatly altered properties can be gained from the railway bridge which spans Bath Lane. Forming the back drop to views the whole way along the north-eastern side of Mitre Street is the steep tree covered bank of the dismantled railway line. Rising above the roofs of the buildings on Mitre Street, the trees provide an attractive contrast to the built forms and help to increase the sense of enclosure and intimacy that forms a strong element of the character of Mitre Street.
- 3.3.9 The Conservation Area boundary has been extended to include Mitre Street and Bone Hill because of the form of the houses and their relationship to one another and to the street rather than because of the interest and character of individual buildings. Mitre Street forms an important entrance to Buckingham from the south-west and although it is recognised that the quality of the street surfaces and street furniture is poor, that the character has been partially eroded by inappropriate infill development and the elevations of some historic properties have been altered by the insertion of UPVc windows and doors, the street does possess a distinctive character which could be greatly improved by sensitive enhancement.

Enhancement Opportunities

- Replace the existing street lights with less conspicuous and better designed lamp columns which reflect the visual quality of the streetscape.
- Overhead wires are dominant features that detract from the visual quality of the street.
- 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
- Replace existing rubbish bins with more appropriately designed and better quality street furniture.
- Opportunity to improve the quality of metal railings.
- 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 to reduce the visual impact of car parking upon the streetscape.

The key buildings in this area are:



1 Mitre Street



The Mitre P.H.



3 - 7 Mitre Street



8 Mitre Street



Kimberly Cottage



25 Mitre Street



1-3 Bone Hill



26 - 28 Mitre Street



28 & 29 Lenborough Road

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

Bath Lane

3.3.10 Bath Lane runs from the junction of Gawcott Road and Mitre Street northwards to Tingewick Road. At the northern end of Bath Street there are no buildings of architectural interest to justify inclusion within the Conservation Area, but at its southern end, between the railway bridge and 1 Bath Lane are a number of historic buildings which collectively create an attractive area of development. This section of Bath Lane is very narrow and is bordered on the western side by detached and terraced cottages situated immediately up to the edge of the carriageway. These cottages are 19th century in date and although greatly altered in character still maintain their original outline and rhythmical pattern of elevations.



1-10 Bath Lane

3.3.11 Nos. 10 to 1 (consecutive) are two storeys in height with shallow pitched slate roofs which stagger up the very slight incline of the road. The detached Old Bath House and Railway

Cottages which are located to the south of the terrace are also greatly altered in their appearance but nevertheless sit comfortably within the street scene and against the steep imposing tree covered banks of the disused railway line to the south-west.

- 3.3.12 The most interesting buildings within this part of the Conservation Area are nos. 1 and 2, Salisbury Cottages which date from the early 20th century. This pair of semi-detached cottages face southwards towards the railway line and are two and a half storeys in height, constructed of brick and rendered in cement. The cottages are roughly U shaped in plan with a central range flanked by shallow gable cross wings at each end. The roof is covered in bright clay tiles and punctuated by ridge stacks. It is an attractive and interesting building with quirky decorative detailing and is a fine example of early 20th century domestic architecture in Buckingham.

Enhancement Opportunities

- Overhead wires are dominant features that detract from the visual quality of the street.
- 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.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture.
- 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 key buildings in this area are:



Salisbury Cottages



*Disused railway bridge
Bath Lane*

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

Berties' Walk and the Dismantled Railway

- 3.3.13 Berties' Walk is a narrow footpath that runs along the south-western bank of the River Great Ouse from Bath Lane to Hunter Street. Rising to the south-west of the footpath is the tree and shrub covered bank of the dismantled railway line and to the north-east are views across the River Great Ouse into the grounds of the University of Buckingham.
- 3.3.14 The dismantled railway runs in a south-east to north-west direction across the south-western end of the Conservation Area. The London to Birmingham Railway, which opened in 1838, added a branch line to Buckingham in 1850. However, because Buckingham

was a single track branch line, rather than a main line, its arrival had little economic impact upon the town and in 1964 the line was closed. The tracks were lifted in 1967 and the dismantled railway now serves as a public footpath bordered on either side by trees and vegetation.

- 3.3.15 Between Station Terrace and Station Road are the remains of a platform which is still visible through the undergrowth. Also contained within the Conservation Area boundary are two attractive arched railway bridges, one spanning Hunter Street and the other spanning Bath Lane. From the bridge spanning Bath Lane, there are attractive views of Salisbury Cottages to the north-east whilst to the south-east it is possible to see across open fields towards St. Rumbold's Well and the staggered ridgelines of the terraced cottages that line Gawcott Road.



Disused railway bridge, Hunter Street

Enhancement Opportunities

- Opportunity to improve the railings at the south-eastern end of Berties' Walk, adjacent to Hunter Street and directly opposite Station Road.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture

Identity Area 4.

Station Road and Station Terrace, Chandos Road, Chandos Park, Bourton Road, Ford Street and Bridge Street.

Station Road and Station Terrace

- 3.4.1 Station Road runs gently downhill in a south-east to north-west direction from Chandos Road to Hunter Street. This short section of road runs parallel to the dismantled railway line which sits on top of a tree lined bank to the south-west of the road. To the north-east of Station Road, the ground drops away quite steeply forming the tree lined banks of the meandering River Great Ouse.
- 3.4.2 Except for the side elevation of Chandos Road buildings, no built structures are situated along Station Road. Instead it is characterised by the trees that line each side of the street, throwing the carriageway and pavement into permanent shade, and the constant and melodic background sound of fast flowing water through a weir on the River Great Ouse.
- 3.4.3 The pavement along the north-eastern side of Station Road is covered in tarmac and separated from the tree lined river bank by a wooden rail fence. Through the trees can be glimpsed views of the river that can be accessed via a narrow tarmac footpath.
- 3.4.4 To the south-west of Station Road and the railway line is Station Terrace. This short row of six late 19th century cottages can be accessed from Lenborough Road or via a narrow

footpath from the corner of the Station Road and Chandos Road car park, through the trees, past the former railway platform and across the dismantled railway line.

- 3.4.5 The buildings that form Station Terrace are two storeys in height and constructed of brick but pebble-dashed at first floor level. They are positioned hard up to the back edge of the pavement and arranged in pairs with entrance doors grouped together beneath wooden porches. The roofs are gabled with ridgelines running parallel with the road which stagger down the slight incline of the hill punctuated by brick end stacks which mark each end of a pair of cottages. The majority of the cottages within the terrace retain their original doors, but a number of them have been altered by the insertion of modern windows.

Enhancement Opportunities

- 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 owners to maintain and repair their properties using traditional materials and building techniques.
- Overhead wires along Station Road are dominant features that detract from the visual quality of the street.
- Replace the existing street lights on Station Road and Station Terrace with less conspicuous and better designed lamp columns which reflect the visual quality of the streetscape.
- Opportunity to reduce the visual impact of car parking on Station Terrace.
- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Opportunity to improve the quality of lights along the footpath leading from Station Road to the River Great Ouse.
- Opportunity to improve the fencing surrounding the wooded area on the south-western side of Station Road, opposite the Chandos Road Buildings.

The key buildings in this area are:



Station Terrace

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

Chandos Road

3.4.6 Chandos Road runs in a roughly north-east to south-west direction from Bridge Street to Station Road. It was created in 1853 to link Buckingham Railway Station with the town centre. Over time the previously open fields or extended gardens along Chandos Road have been infilled with a number of areas of less distinguished modern development has taken place. What is left is;

- An attractive and architecturally cohesive row of twenty detached, semi-detached or grouped mid to late Victorian villas situated on the north-western side of the street close to the junction with Bridge Street.
- No. 23, Chandos Road which is a detached Victorian property situated on the north-western side of the street approximately half way along its length.
- The Chandos Road Buildings at the junction with Station Road which belong to the University and were formerly an iron foundry, corn mill and condensed peptonised milk company.
- The Royal Latin School opposite the Chandos Road Buildings, which sits within a wonderful wooded landscape.
- Grenville Combined School, situated on the south-eastern side of the road close to the junction with Bridge Street.

3.4.7 With the exception of the Royal Latin School, which covers an extensive area and incorporates a number of modern buildings, all of the other buildings mentioned above have been included within the revised Conservation Area boundary. The Conservation Area boundary also incorporates Chandos Park, which is situated to the north-west of Chandos Road adjacent to the River Great Ouse.

3.4.8 Chandos Road is relatively wide and the pavements and carriageway are covered in tarmacadam. Approaching from Bridge Street, the Victorian villas on the north-western side of the road provide an impressive introduction to the street standing slightly back from the pavement behind low brick walls and metal railings. The facades of these three storey (and basement) properties are built of brick, often with a combination of stone, or the traditional red bricks of north Buckinghamshire and more fashionable yellow bricks imported from the Midlands via railway and the canal. In the case of nos. 17 and 18 and 19 to 21, Chandos Road, the entire principal elevation is constructed of yellow bricks. However, at the rear of the properties hidden from public view, the appearance of the buildings is much plainer and the garden elevations are constructed of much cheaper bricks or local cornbrash rubble stone.

3.4.9 The principal facades of the Victorian villas vary in their detailing. Common to most are centrally positioned adjoining doorways reached via a flight of stone steps. A number of buildings have shallow gable wings at each end of the façade creating a roughly U shaped plan form. Windows tend to be wooden sashes, the majority of which are centrally positioned above the entrance doors and within the gable wings. A number of properties including nos. 9 to 21 have canted ground floor bay windows and window and door openings are, in a number of cases, emphasised in stone. With the exception of nos. 19 to 21 which combine a mansard roof with steeply pitched gable wings, the majority of the roofs are gabled and covered in natural slates. Individual buildings retain distinctive quirky details, such as the enclosed glazed structure at first floor level above the entrance doors to nos. 5 and 6, Chandos Road and the particularly attractive first floor metal balconies on nos. 13 and 14 and 19 to 21,

Chandos Road. Although some of the principal elevations of the properties have been slightly compromised by the insertion of modern window openings, in general this row of mid to late Victorian buildings are cohesive, well maintained and remarkably original in their character making a positive contribution to Buckingham Conservation Area.

- 3.4.10 No. 22, Chandos Road (Rutland House), situated beyond the south-western end of the row, is a late Victorian two storey, double fronted villa, faced with yellow bricks. Detached and set back slightly from the pavement behind attractive metal railings, Rutland House has a centrally positioned entrance door contained within an open porch supported on classical columns, flanked to either side by wooden sash windows. Sitting beneath a shallow pitched slate roof, the symmetrical principal elevation of this building has a simple restrained appearance that contributes to the character of the Conservation Area.



Examples of railings in Chandos Road

- 3.4.11 A short distance to the south-west of no. 22, is 23, Chandos Road which is another attractive example of a detached mid to late Victorian villa which is situated slightly back from the pavement behind a dense hedge on the north-western side of the road. The building is two storeys in height with a basement and constructed of red brick with a first floor storey band and window and door openings emphasised in carved stonework with vertical barley stick detailing carved on the pillars dividing the window sashes.
- 3.4.12 To the rear of the buildings on the north-western side of Chandos Road, the land falls away quite sharply down to Chandos Park and the river. The raised level of the road allows spectacular glimpsed views north-westwards across Chandos Park and the river and towards St. Peter and St. Paul's church. At various points looking south-westwards along Chandos Road views are attractive, incorporating the trees to the south-west of the car park at the junction with Station Road and the spectacular trees located within the grounds of the Royal Latin School.

- 3.4.13 At the south-western end of Chandos Road, adjacent to the junction with Station Road, are the Chandos Road Buildings, the Catholic church of St. Bernadine of Siena and the connecting Friary. St. Bernadine's is a modern structure built in 1971 and is relatively undistinguished in its appearance. Of more interest is the Friary building adjoining the church to the north-east. This Victorian building has a principal elevation composed of three gables, the central one of which contains an entrance within a partly enclosed porch with ground floor bay windows centrally positioned within each flanking bay. The building is notable because it is the only house in Buckingham to be constructed of 'Buckingham Marble'. Despite its name, 'Buckingham marble' is not a true marble, for



Archway between 6 & 7 Chandos Road

although it is dense in structure, it is a sedimentary not a metamorphic rock. The name was given to this material because like marble it is hard to cut and can be engineered to produce smooth, semi-glazed surfaces. The 'marble' quarry was originally located to the rear of the University's Chandos Road Buildings.

- 3.4.14 The Chandos Road Buildings situated at the junction with Station Road are also notable. Occupying the site of the former 'marble' quarry, the site was acquired by Thomas Rickett in 1857, who established the Castle Iron Foundry there which manufactured agricultural machinery and steam cars. In 1865, the iron foundry closed and the building was replaced by a steam powered corn and cake Mill. The building was then purchased by the Bucks Direct Dairy Supply Company and passed to the Condensed Peptonised Milk Company Limited which manufactured amongst other things Bivouac drinking chocolate which was issued to British Troops during World War I. During this period, a small railway line operated by a system of turntables powered by horses linked the buildings to the main railway line. The stables used to stand on the site of the existing Accommodation Office and the Sunley Lecture theatre was the former Coachman's Cottage.³⁰ The Chandos Road Buildings were acquired by the University of Buckingham in 1989.
- 3.4.15 Opposite the Chandos Road Buildings, on the south-eastern side of the road and outside the boundary of the Conservation Area, is the Royal Latin School. It sits within the beautiful grounds of Brookfield (formerly the Mount), which is a substantial and imposing stone Victorian Villa built c.1860. Although Brookfield is locally noteworthy and makes a positive contribution to the town, it has not been included within the Conservation Area Boundary because its inclusion would necessitate the incorporation of the entire school premises and several modern buildings.
- 3.4.16 To the north-east, the Conservation Area boundary has been extended to include the Grenville Combined School, located on the south-eastern side of the road towards the junction with Bridge Street. This building was built in 1907 by W. G. Wilson and was used by the Royal Latin School when it moved from its original site in Market Hill.

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 on Station Road and Station Terrace with less conspicuous and better designed lamp columns which reflect the visual quality of the streetscape.
- 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 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 the maintenance and repair of the front boundary walls and railings of individual properties.

³⁰ Shown on the 1881 Ordnance Survey map as Temple Cottage.

³¹ Pevsner, Nikolaus & Williamson, Elizabeth, 'The Buildings of England, Buckinghamshire' Penguin Books, 2000 pg. 196

The key buildings in this area are:



3 & 4 Chandos Road



17 & 18 Chandos Road



5 & 6 Chandos Road



19-21 Chandos Road



7 & 8 Chandos Road



22 Chandos Road



9 & 10 Chandos Road



23 Chandos Road



11 & 12 Chandos Road



*Friary of St Bernadine of
Siena*



13 & 14 Chandos Road



*Chandos Road University
Buildings*



15 & 16 Chandos Road



Grenville Combined School

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

Chandos Park

- 3.4.17 Chandos Park is situated to the north-west of Chandos Road and to the south-east of the River Great Ouse. It is an important open space which contains a number of attractive trees within the Conservation Area. Running close to the river bank is the Chris Nicholls Walk which links the University of Buckingham with Ford Street. From various points along this path views can be gained across the river towards the rear of properties along Church Street, Victoria Row and Well Street and beyond to the tower and spire of St. Peter and St. Paul's church.



Chandos Park

Bourton Road

- 3.4.18 Bourton Road rises quite steeply in a north-easterly direction from Bridge Street. Historically, it may have been the location of the second Saxon fortification built to defend the town against attack from the Danes, although no archaeological evidence has been found to substantiate this theory³². However, the rising contours of the land afford it impressive views eastwards across open countryside and westwards towards the town. It would therefore have been an excellent strategic site from which to defend the south-eastern side of the River Great Ouse.
- 3.4.19 The Conservation Area boundary extends along Bourton Road for a short distance incorporating nos. 1 to 5b and 9 to 21 on the northern side of the road and nos. 4 and 6 on the southern side.
- 3.4.20 Nos. 1 to 5b Bourton Road are mid to late 18th century cottages situated at the junction with Bridge Street. Nos. 1 and 3 form a pair and are two storeys in height and constructed of coursed limestone rubble. Nos. 5 and 5b are also two storeys in height and are constructed of coursed limestone and brick.
- 3.4.21 The pavement and carriageway are laid in tarmacadam and in front of 1 to 5b Bourton Road they rise at a steeper angle than the buildings, resulting in a raised pavement which is separated from the terrace by a section of metal railing. Between nos. 5b and 9, Bourton Road is a small break in the built frontage which allows views across the undulating contours of allotment gardens built on the site of a former brick clay pit north-eastwards to the River Great Ouse.
- 3.4.22 Nos. 9 to 21, Bourton Road is a short row of Edwardian brick buildings constructed in 1909. Set back from the road, they form a simple but attractive terrace. However, the most interesting building in this section of Bourton Road is no. 6 (known as Bourton Villa), which is situated on the southern side of the street. Constructed in the late 18th or early 19th century by a retired local vicar, this building is three storeys in height and has a three bay window range. The building is unusual in a number of respects, not least because it is a unique example within the town, and possibly within north Buckinghamshire, of an Italianate Regency style



9 - 21 Bourton Road

³² The other Saxon defensive site was Castle Hill, now the site of St. Peter and St. Paul's church

of architecture. Given the exceptional views of Buckingham, and in particular the church of St, Peter and St. Paul, it is also unusual that the principal elevation of the building faces away from the town. Local legend state that this was due to a falling out between the vicar who built the house and the Church, which caused him to express his displeasure by designing his building so that it turned its back on St Peter and St Paul's. This elevation is particularly attractive having a central six panel entrance door flanked by three storey segmental bay windows each with sixteen paned sashes to ground and first floors and similar twelve pane sashes to the second floor. Each of the windows are flanked by giant pilasters which are fluted from first floor level and whose capitals are decorated with egg and dart moulding. Above the entrance door, within the central bay, the first and second floor windows are blank. Other features of note are the first and second floor bands, the deep over-hanging eaves with moulded cornice beneath and the hipped natural slate roof. The building is rendered and its white outline stands as a prominent landmark in views looking eastwards from elevated vantage points within the town.

Enhancement Opportunities

- Replace the existing street lights with less conspicuous and better designed lamp columns which reflect the visual quality of the streetscape.
- Overhead wires are dominant features that detract from the visual quality of the street.
- 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 key buildings in this area are:



1 - 3 Bourton Road



6 Bourton Road

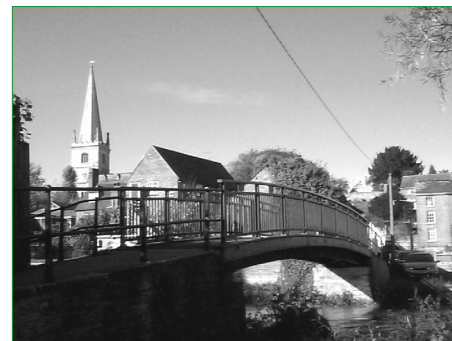


5a & 5b Bourton Road

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

Ford Street

- 3.4.23 Ford Street crosses the River Great Ouse running in a north-west to south-east direction from Well Street to Bridge Street. Its current rather down at heel appearance belies its historical importance as the main coaching road into Buckingham from London. There was formerly a six-arched stone bridge that crossed the River Great Ouse, which has been variously known as the Sheriff's Bridge or Woolpack Bridge and is mentioned in Samuel Pepy's diary. Today a modern bridge provides pedestrian access across the river.



Ford Street bridge

- 3.4.24 A vestige of Ford Street's former glory as a bustling main access route into town is the Woolpack public house which is situated on the corner of Ford Street and Well Street. This building has been greatly altered in more recent years disguising the fact that it is one of the oldest inns in Buckingham.
- 3.4.25 In 1805 the Duke of Buckingham paid for the construction of Long Bridge (known as London Bridge), a short distance to the north-east of Ford Street, creating Bridge Street. This became the main access route into Buckingham from London and Ford Street and Well Street were relegated to quite backwaters.
- 3.4.26 In the 19th century, the site between Ford Street and Bridge Street was used as a gas and coking works. The large gasholder which stood on the site and has now been demolished was a local landmark. A public house called the New Inn, which is situated on the corner of Bridge Street and Ford Street, was built in 1835 to cater for the employees of the gas works. Also located on Ford Street is the house of the manager of the gas works, which has a distinctive round corner brick elevation.
- 3.4.27 Ford Street appears sadly neglected. Very few buildings face onto the road and as a result the street lacks any distinctive built historic character. The north-eastern end of the street is dominated by the high brick wall and outbuildings of the Woolpack Inn and the row of garages to the rear of 58a Well Street. The south-eastern end of Ford Street is dominated by small industrial sites to the north-east and south-west of the road, both of which would benefit from enhancement.

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.
- Careful planting scheme and planned parking areas would improve the view from Well Street down Ford Street towards the Woolpack Bridge.
- 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 key buildings in this area are:



1 & 2 Ford Street

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

Bridge Street

3.4.28 Bridge Street runs in a roughly north-west to south-east direction from Market Square across the River Great Ouse to London Road and the junction with Chandos Road. It is an important arterial route, being the main access road into the centre of Buckingham from the direction of Aylesbury and London. Historically the main route into Buckingham from the south had been via Ford Street, but in 1805 the Duke of Buckingham paid for the construction of Long Bridge (now known as London Bridge) to the north-east of Ford Street and in the process created Bridge Street which then assumed importance over Ford Street as a principal route into town.

3.4.29 The Conservation Area boundary includes the section of Bridge Street that stretches from the junction with Bourton Road and Ford Street, north-westwards to the junction with Market Square. Only a few buildings within this section of the road face directly onto Bridge Street and those which do and are of particular note include nos. 12 to 18 Bridge Street at the junction with Ford Street and nos. 4 to 6 and 22 and 23 at the north-western end of the road close to the Market Square junction.

3.4.30 Nos. 12 to 17, Bridge Street are a row of six terraced houses situated on the south-western side of the road close to the junction with Ford Street which feature prominently in views looking north-westwards down London Road. Built in the early 19th century for the workers at the gas and coking works on Ford Street, the properties are constructed of red brick laid in a Flemish bond with flared headers.³³ The buildings are three storeys in height and are situated hard up to the back edge of the pavement creating a strong building line that helps to channel views along the road towards the bridge. The ground floors of these properties are articulated with canted bay windows that alternate with doors contained beneath straight hoods supported on moulded brackets. At first and second floor level of each property has a single sash window beneath rendered lintels incised with keyblock patterns. A continuous gabled roof spans all the properties and is laid in slates with the ridgeline running parallel with the street. Punctuating the ridgeline at regular intervals are brick ridge stacks.

3.4.31 Adjoining the terrace to the south-east is the New Inn public house which is built of red brick laid in a Flemish bond with flared headers. The principal elevation is three bays wide and at ground floor level there are doors to the left and right of centre alternating with canted bay windows all contained beneath a continuous straight hood supported on Tuscan pillars. At the first and second floor levels are three regularly positioned wooden sash windows beneath rendered lintels with incised keyblock patterns. The ground floor of the

³³ Nos. 12 Bridge Street is rendered

building is rendered and there are vertical pilaster strips at each end of the façade and between the first and second storeys. The roof is gabled and covered in slate and forms a continuous ridgeline with the neighbouring terrace.



New Inn

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Dennis G. Osborne

- 3.4.32 Approaching London Bridge from London Road, views are channelled by the New Inn and nos. 12 to 17, Bridge Street. Looking north-eastwards views incorporate the trees lining the north-western side of the river and towards the jumbled roofscapes and rear elevations of properties along the south-eastern side of Market Square. Views to the west are less attractive, incorporating the industrial building and modern offices to the north-west and south-east of the river.

- 3.4.33 London Bridge was built in 1805 of coursed squared and ashlar limestone. It consists of three elliptical arches with double keystones and paterae to the spandrels. The piers have plinths and cutwaters to both sides and the parapets have ashlar copings. At the centre of the upstream side of the bridge is a relief of the swan of Buckingham and on the opposite side is the coat of arms of the Marquis of Buckingham who paid for most of the cost of the bridge's construction. The bridge is only wide enough to accommodate vehicular traffic and therefore an unattractive metal footbridge has been placed along the north-eastern side of the bridge which interrupts views of this handsome structure when looking from the south-east. To the north-east of the Bridge is a children's play area. This was the site of a ford crossing the River Great Ouse and a public open-air swimming pool was constructed here which was removed in the 1990's.



Coat of Arms carving on London bridge

- 3.4.34 Crossing the bridge the road rises upwards towards the junction with Market Square and the area between the riverbank and no. 22 Bridge Street on the north-eastern side of the road contains the car park to the White Hart Hotel. Views across the car park incorporate attractive trees to the north-east and sections of the roofscapes and rear elevations of buildings along Market Square. Particularly prominent is the bulky outline of nos. 1 to 12 Markham Court situated to the rear of 3, Market Square. This early to mid 19th century building was formerly a shoe factory and was used later as a drill hall and armoury for the Buckinghamshire Yeomanry. During World War II it was a factory making Goya fragrances and after the war the building served as a warehouse to Markham's ironmongery. The four-storey structure is built of yellow bricks and the front elevation which faces north-eastwards has a seventeen bay window range with central doorway within a round headed arch. At ground floor level the windows are narrow with one light contained within short segmental arched heads. At first, second and third floor levels, the windows are slightly wider and all contained within chamfered brick surrounds beneath round arched heads. The elevation visible from Bridge



View of rear of former shoe factory

Street has hipped slate roof and a lower gabled extension and on the rear elevation is a tall red brick lateral chimneystack.

- 3.4.35 Continuing up the hill, Bridge Street broadens at the junction with Well Street to narrow again as it continues rising in a north-westerly direction for a short distance before turning to the north-east at the junction with Market Square. The position of the historic buildings to either side of this section of Bridge Street creates a strong building line and channels views up the hill and towards the rounded south-eastern corner of the imposing old Town Hall which dominates the junction and the western side of Market Square
- 3.4.36 At the north-western end of Bridge Street close to the junction with Market Square are nos. 22 to 28 Bridge Street which form a short row of properties that hug the north-eastern boundary of the street. The principal elevation of 23, Bridge Street is early to mid 19th century in date re-fronting a building of possibly late 17th century origins. It consists of offices and is two storeys in height and rendered to the front elevation with incised masonry patterns. Centrally positioned within the principal elevation is a 20th century double-leaf door with 19th century shop front to either side. At first floor level are horned plate glass sash windows with segmental arched heads and at the left hand end of the elevation are rusticated quoins. The roof is gabled, covered in plain clay tiles and terminated by brick end stacks.
- 3.4.37 The Three Cups Inn dates from the late 17th century or early 18th century although it did not become an inn until 1752. The building is two storeys in height and constructed of coursed limestone which has been painted. It has a five bay window range and centrally positioned entrance door at ground level. To ground and first floors are sixteen paned wooden sash windows with moulded wood surrounds.
- 3.4.38 At the junction with Bridge Street and Market Square is nos. 1, Market Square and 25, Bridge Street which form one building that flows around the corner of the junction. This 19th century building is an interesting example of the quadrant curve buildings that are so characteristic of Buckingham architecture, but in this case, the building is constructed of dressed stone.
- 3.4.39 On the opposite side of the road are nos. 4 to 6, Bridge Street. Both buildings are early to mid 19th century in date and three storeys in height. No 4 and 5 form one building that is constructed of brick hidden beneath a stucco render incised with a masonry pattern. The neighbouring property, no. 6, is also built of brick laid in a Flemish but painted rather than rendered. Both buildings contain shops and dwellings. Nos. 4 and 5 have a four window range with a 19th century shop front occupying most of the ground floor. At first and second floor levels are 19th century sash windows in pairs with rendered lintels and moulded rosettes to the centre flanked by vermiculated panels. No. 6 has a two-window range and a 19th century shop front with a central doorway at ground floor level. At first floor level are 19th century sashes with single horizontal glazing bars within similar surrounds to those on nos. 4 and 5, Bridge Street.

Enhancement Opportunities

- Opportunity to improve the quality of some areas of pavement and carriageway surfaces.
- Replace existing rubbish bins with more appropriately designed and better quality street furniture.
- Opportunity to improve the quality of metal railings close to the junction of Bridge Street and Market Square.

- 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 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
- Replace the existing street lights with less conspicuous and better designed lamp columns which reflect the visual quality of the streetscape.
- The grey metal footbridge crossing the River Great Ouse is poorly maintained and detracts from the setting of the bridge. There is an opportunity to design a new footbridge which is more sympathetic to its historic surroundings.

The key buildings in this area are:



The New Inn P.H.



4, 5 & 6 Bridge Street



12-17 Bridge Street



3 Bridge Street



London Bridge



2 Bridge Street



8 & 9 Bridge Street



25 Bridge Street



The Three Cups Inn



22 Bridge Street



23 Bridge Street

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 proposed 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 proposed to protect.
- 4.3 Due to the complex built topography of Buckingham, 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 shop fronts, the replacement of historic fenestration and roofing materials, does detract from their overall character.

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Acknowledgements

Buckingham Town Council

The Buckingham Society

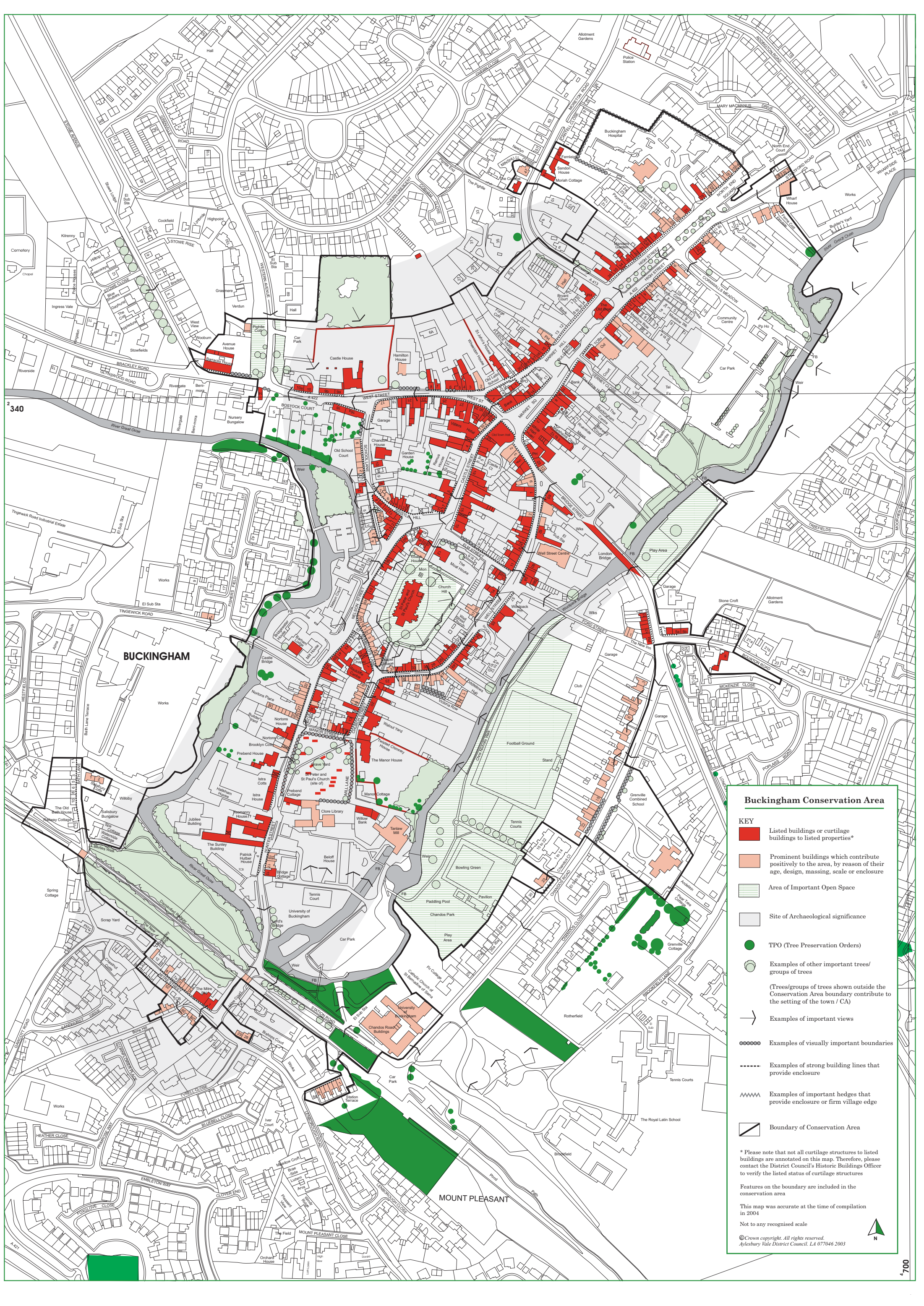
University of Buckingham

Buckinghamshire County Council Archaeological Unit

Buckinghamshire County Council, Centre for Buckinghamshire Studies

Dennis G Osborne, Jan Pursey and Liz Dicks for drawings

Roger Newall and Liz Dicks for photographs



Buckingham Conservation Area

- KEY**
- Listed buildings or curtilage buildings to listed properties*
 - Prominent buildings which contribute positively to the area, by reason of their age, design, massing, scale or enclosure
 - Area of Important Open Space
 - Site of Archaeological significance
 - TPO (Tree Preservation Orders)
 - Examples of other important trees/groups of trees
 - (Trees/groups of trees shown outside the Conservation Area boundary contribute to the setting of the town / CA)
 - Examples of important views
 - Examples of visually important boundaries
 - Examples of strong building lines that provide enclosure
 - Examples of important hedges that provide enclosure or firm village edge
 - Boundary of Conservation Area

* Please note that not all curtilage structures to listed buildings are annotated on this map. Therefore, please contact the District Council's Historic Buildings Officer to verify the listed status of curtilage structures

Features on the boundary are included in the conservation area

This map was accurate at the time of compilation in 2004

Not to any recognised scale

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