



## **Buckingham Conservation Area appraisal consultation**

**Open date:** 17 September 2025

**Close date:** 29 October 2025

### **Overview**

**Buckingham Conservation Area exists to preserve and enhance the town's heritage. We want to hear your views on extensions we're proposing to make to the conservation area boundaries.**

### **Buckingham Conservation Area review**

We have now completed a review of the Buckingham Conservation Area. Based on the findings of the review we are proposing four extensions to the conservation area boundary. We would like to hear the views of people who live locally or have an interest in the town on these proposed changes.

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

### **What a conservation area is**

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

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

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

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

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

### **Related documents and links**

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

[yourvoicebucks.citizenspace.com/environment/buckingham-conservation-area](https://yourvoicebucks.citizenspace.com/environment/buckingham-conservation-area):

- 2025 Buckingham Conservation Area review
- Current Buckingham Conservation Area appraisal
- Boundary map of the current Buckingham Conservation Area showing the proposed extensions

### **How to have your say**

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

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

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

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

### **What happens next?**

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

**Privacy**

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

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

## **Buckingham Conservation Area appraisal consultation – Printed survey**

### **Proposed changes to the Buckingham Conservation Area**

The new review of Buckingham Conservation Area sets out the background to Buckingham's historical development and looks in detail at how this heritage is reflected in the town as we know it today. Our review proposes four boundary extensions to the conservation area, seeking to preserve and enhance the town's heritage as it has developed through time.

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

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

1. Proposed extension to the conservation area: Moreton Road
2. Proposed extension to the conservation area: Stowe Avenue and Stowe Rise
3. Proposed extension to the conservation area: Gawcott Road and St Rumbold's Well
4. Proposed extension to the conservation area: Station Road and the Royal Latin School

#### **1. Proposed extension to the conservation area: Moreton Road**

The Moreton Road extension begins at the junction with Summerhouse Hill and incorporates 33 Moreton Road, a large early-twentieth century detached dwelling in an elevated position. The appearance and character of this corner has altered in the last decade, with the widening of the entry to Summerhouse Hill, the loss of mature trees and the replacement of a limestone wall with a generic, red brick retaining wall in stretcher bond. However, there is sufficient remaining architectural interest in this area to warrant inclusion within the boundary. The terrace of late-nineteenth century dwellings at numbers 37 to 43 (odd) are also included. In this area, later twentieth-century houses on the north side of Moreton Road at numbers 6, 8 and 10 are also included. The buildings here are neutral, although their low height is beneficial and the existing boundaries of limestone and hedges, along with the grass verges, are beneficial elements.

Further north on Moreton Road, the extension takes in late nineteenth- and early-twentieth century detached dwellings on the western side of the road. On the east side of the road, the nineteenth-century terrace of cottages at numbers 32 to 38 (even) is included. More recent dwellings also included are generally neutral, with the potential for enhancement resulting from their inclusion.

The boundary of the Conservation Area on Moreton Road corresponds to the surviving historic stone wall of the plot boundary around the grounds of the nineteenth-century workhouse, demolished in the 1960s. The site of a recently approved scheme for seven residential dwellings on part of the workhouse grounds is therefore just beyond and adjacent to the Conservation Area boundary. The Grade II listed former County Police Station of 1892 is just beyond the boundary, but a positive element within the Conservation Area's immediate setting.

The extension on Moreton Road brings in buildings and structures of architectural value. The road slowly began to be urbanised in the late-nineteenth century and into the early twentieth century, and this phased development is evident in its dwellings and their surviving features. The character of the street is enhanced by the use of limestone and brick walls, occasional railings, hedges, and mature trees.

**To what extent do you agree or disagree with the proposal to extend Buckingham Conservation Area along Moreton Road?**

Please tick (✓) one option

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

Please tell us why you agree or disagree:

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## **2. Proposed extension to the conservation area: Stowe Avenue and Stowe Rise**

The Stowe Avenue and Stowe Rise extension covers a single phase of housing development from the inter-war period. The buildings were designed to be individual, with variations in form, features, and finishes, yet they share a distinctive architectural design aesthetic and are good representative examples of houses of that period. The extension ends at the boundary of Stowe Park.

Prior to development, Stowe Avenue was a tree-lined approach to the stone-built West and East Buckingham Lodges and on to the extensive estate of Stowe Park (these listed buildings are outside of the Conservation Area boundary).

The redevelopment of the avenue in the late 1920s required the removal of the trees on the avenue's east side. The single phase of development is evident in their design, yet each house was given a slightly different architectural treatment. There are examples of brick or stone arched entrances to porches and bay windows, contrasting with supported porch canopies and timber-framed gables, with variations in pebble dashed, rendered and exposed brickwork finishes and modest front gardens.

All dwellings are two storeys in height, with the exception of the single-storey bungalow at the north end of Stowe Avenue, called The Chalet. The Chalet is notably unaltered, with original doors and windows, although in poor condition. Three contemporary, detached dwellings were also built on Stowe Rise, which are included in the boundary. This group also retain original elements, such as a timber porch, metal windows and cast iron railings.

The undeveloped open area to the south of Stowe Rise is associated with the inter-war development through ownership. Modern houses beyond the three inter-war dwellings on Stowe Rise are outside of the Conservation Area boundary.

The grass verges, hedge boundaries and surviving mature trees that make up the western side of the avenue are within the boundary and make a positive contribution to its character. The later twentieth-century houses on the western side of Stowe Avenue are also outside the Conservation Area boundary.

**To what extent do you agree or disagree with the proposal to extend Buckingham Conservation Area along Stowe Avenue and including Stowe Rise?**

Please tick (✓) one option

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

Please tell us why you agree or disagree:

**3. Proposed extension to the conservation area: Gawcott Road and St Rumbold's Well**

The Gawcott Road and St Rumbold's Well extension would bring the following features into the the conservation area:

- The ancient St Rumbold's Well, a Scheduled Monument that is on Historic England's 'At Risk' register
- The medieval ridge and furrow field system in the open ground to the south of the well and to the west of Gawcott Road
- Nineteenth-century buildings on the north-west end of Mitre Street and part of Gawcott Road, together with some buildings on Bath Lane
- The western section of the Buckingham Railway Walk
- Station House on Tingewick Road

Today, as a result of the expansion of Buckingham, the close physical relationship between the historic town and its agricultural hinterland is harder to read due to modern housing developments. However, the medieval ridge and furrow of the field to the west of Gawcott Road is a notable surviving element of the historic medieval landscape.

Included in this area is the site of St Rumbold's Well, a Scheduled Monument. The well and the headland with the ridge and furrow field system have clear

archaeological and historic interest. St Rumbold was a Christian child saint and the grandson of Penda, the seventh-century pagan Anglo-Saxon king of Mercia. In Britain, the veneration of springs and wells has ancient origins in the pre-Christian and pre-historic period. The cult of holy wells continued throughout the medieval period and, in some cases, continues today. In the past, holy wells functioned as sites for baptism and healing, and ritual practices at well sites often included the casting of an object or coin into the well.

In their listing description, [Historic England describe St Rumbold's Well](#) as being *“one of the principal features of the historic town of Buckingham, being the last visible feature of the cult of the saint which was instrumental in the development of the town's economy and position in the medieval period.”* There are structural remains of a stone-built conduit house built in 1623 by the Lambert family, although remains of an earlier well house may well be buried beneath this later structure. In addition, a substantial length of the outflow leat also survives, oriented towards the site of an earlier church and shrine. This orientation may also suggest the route taken by pilgrims to the springhead. The ridge and furrow cultivation earthworks are a characteristic feature of agricultural practice in the medieval period. There is an important spatial relationship between this cultivation pattern, still evident in the landscape and the site of St Rumbold's Well. The relationship between the two provides tangible evidence for the medieval setting of the holy well as an important focal point and landscape feature. The [listing description for the well](#) states that the *“field to the south of the well is covered by low cultivation earthworks, the pattern of ridge and furrow running north to south and terminating in a headland (a cross-ploughed ridge) set parallel to the springhead and the outflow channel. The position of the headland indicates that the medieval field pattern developed after the well had become established. The headland is included in the scheduling together with a 5m wide sample of the cultivation earthworks to the south in order to protect this archaeological relationship.”*

The well is on Historic England's 'At Risk' register (see section 2.4 of the Conservation Area Appraisal) and its inclusion within the boundary will not only enhance the overall special interest of the Conservation Area, but also raise awareness of the well and its importance in the history of Buckingham. The extension includes the north-west end of Mitre Street and part of Gawcott Road and takes in nineteenth-century buildings, primarily workers' cottages, which were built after the establishment of the railway. Buildings on Bone Lane and Bath Lane are also included.

While there are earlier buildings on Mitre Street and the road layout is of some antiquity, there is a consistency in age and form of many of the nineteenth-century dwellings, some of which retain original windows. The extension of the Conservation Area includes buildings of architectural merit, which provide legible evidence for the town's expansion and are of historic interest.

The Railway Walk, which extends to the north-west, is an important historic open space related to Buckingham's now lost railway. It is a community asset which allows an appreciation of the engineered embankment structure that was constructed c1850. The historic railway line includes two surviving brick-built viaducts and the raised embankment of the railway itself, constructed to provide a level track bed.

At the time of its construction, Buckingham was closely surrounded by agricultural land which had been farmed for centuries, and the railway engineers carved their route through this landscape. At the northern end of the Buckingham Railway Walk, Station House on Tingewick Road is also included in the boundary. Built in the 1880s, the red brick dwelling is of architectural and historic interest and has an association with the development of the town and its railway.

**To what extent do you agree or disagree with the proposal to extend Buckingham Conservation Area along Gawcott Road and to include St. Rumbold's Well?**

Please tick (✓) one option

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

Please tell us why you agree or disagree:

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#### **4. Proposed extension to the conservation area: Station Road and the Royal Latin School**

The Station Road and Royal Latin School extension would bring the following features within the conservation area:

- The site of Buckingham's lost railway station
- The eastern section of the Buckingham Railway Walk
- The Royal Latin School

At the eastern end of Station Road, the conservation area boundary would be extended to include the site of Buckingham's lost railway station. The site is now a car park, but there is also access to the Buckingham Railway Walk at this site. The former platform and track bed are notable features in this part of the Railway Walk, and there is also an information display board which relays the story of the former railway to visitors. The extension includes the Buckingham Railway Walk to the southeast, down to the A421.

To the east of the corner of Station Road and Chandos Road is the Royal Latin School, which now occupies the house and grounds of Brookfield House, the largest house on Chandos Road. Originally a late Victorian house used as a hunting lodge, the building is of architectural quality and historic interest. The grounds to the west, between the house and Chandos Road, are designed and landscaped and include mature specimen fir trees and lawns.

The modern extensions and built additions to Brookfield House to the south and east, added over time by the Royal Latin School, are not included in the extension.

#### **To what extent do you agree or disagree with the proposal to extend Buckingham Conservation Area along Station Road and to include the Royal Latin School?**

Please tick (✓) one option

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

Please tell us why you agree or disagree:

## **5. General comments on the draft appraisal and management plan**

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

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

## **About you**

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

## **6. Which of the following describe you?**

Please tick (✓) all that apply

- ☐ I live in Buckingham
- ☐ I live in Buckinghamshire
- ☐ I work in Buckingham
- ☐ I work in Buckinghamshire
- ☐ I study in Buckingham
- ☐ I study in Buckinghamshire

**More answer options on the next page**

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

**7. How did you find out about this consultation?**

Please tick (✓) all that apply

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

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

Please tick (✓) one option

- ☐ As an individual (go to question 10)
- ☐ On behalf of an organisation

## On behalf of an organisation

### 9. Please provide the following details:

Name of organisation:

Your job title:

**End of survey if responding on behalf of an organisation**

## More about you

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

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

### 10.What is your postcode?

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

### 11.What is your age?

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

Please tick (✓) one option

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

**More answer options on the next page**

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

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

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

Please tick (✓) all that apply

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

**13. Are you:**

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

Please tick (✓) one option

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

**14. How would you describe your ethnicity?**

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

Please tick (✓) one option

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

**More answer options on the next page**

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

Please give other details here:

**End of the survey**

**Thank you for taking the time to complete this survey.**

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

You can:

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