

Haddenham Conservation Area

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Designated by the Council 10th September 2008 following public consultation

Information contained in this report is correct at the time of compilation, February 2008

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CHAPTER 1 - INTRODUCTION AND PLANNING POLICY

Introduction

A Conservation Area was designated at Haddenham by Aylesbury Vale District Council in 1971.

The Conservation Area at Haddenham is being reviewed for the following reasons;

- The District Council has a statutory duty under The Planning (Listed Building and Conservation Areas) Act 1990 to review 'from time to time' the Conservation Areas within its boundaries.
- In the years since Haddenham was designated as a Conservation Area changes have occurred that have had an impact upon the boundary.
- The appraisal document which justifies Conservation Area status needs to be updated in line with currently accepted national standards.

The following appraisal identifies changes to the 1971 boundary and attempts to qualify those characteristics that make Haddenham special and worthy of Conservation Area designation. It is acknowledged that this document cannot be comprehensive and where buildings, features and spaces etc. have not been specifically identified, it should not be assumed that they are without significance.

Planning Policy

Section 69.1a of the Planning (Listed Building and Conservation Areas) Act 1990, places a duty on local planning authorities to determine which areas within their district are of 'special architectural or historic interest the character or appearance of which, it is desirable to preserve or enhance'. Once identified these areas should be designated as Conservation Areas and regularly reviewed. As part of the designation and review process it is important to produce up-to-date appraisal documents that support and justify designation and which can be used to inform planning decisions affecting Conservation Areas.

The principal purpose of Conservation Area designation is the official acknowledgement of the special character of an area. This will influence the way in which the Local Planning Authority deals with planning applications which may affect the area. Within Conservation Areas, permitted development rights are restricted, which means that applications for planning permission will be required for certain types of work not normally needing consent. A list of the type of development that are controlled by Conservation Area designation is contained within Appendix II of this document. In Appendix III is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

The process of public consultation adopted in the production of this document is laid out in the Aylesbury Vale District Council's Statement of Community Involvement, as adopted in October 2006.



1971 Conservation Area Boundary

¹ Planning (Listed Building and Conservation Areas) Act 1990 Section 69.1a

CHAPTER 2 - SUMMARY

Haddenham is a large and complex settlement. It contains a range of buildings that date from the 13th to the 21st centuries and vary considerably in design and architectural detailing. Despite unifying elements, (in particular the extensive use of witchert in the construction of walls and buildings throughout the village), the character of the village varies from street to street and sometimes even within individual streets. This complexity is reflected in the size and detail of the Haddenham Conservation Area Appraisal document.

While it is difficult to describe the complexities of Haddenham in a short summary, it is possible to identify several factors that strongly define its character and contribute to its unique sense of place.

Witchert

The use of witchert in the construction of boundary walls and buildings is arguably the most significant element in defining the character of the village. In no other village within the District is there such a concentration of witchert structures.

Witchert buildings have a distinct form. Witchert buildings sit on high stone plinths and the thickness of their walls and their relatively small window and door openings creates the impression of solidity. There are no hard edges or corners and the surfaces of the walls are undulating and, if un-rendered, have an attractively textured appearance.



Witchert building, 3, Station Road

Perhaps even more visually distinctive are the witchert walls that form the boundaries to many houses and the frontages to a number of streets in the village. They are dominant features in streetscapes, creating a continuity of built form that helps to channel movement and views through the village. These high walls, (often over 2 metres) with stone plinths, overhanging tiled coping, rounded edges, sags and



Unrendered witchert wall

bulges create solid and clearly defined boundaries between public and private spaces.

Many of the footpaths within the historic core of the village are also distinctive. These narrow winding walkways are lined with high witchert boundary walls which restrict views and evoke feelings of expectation but also of containment.

Form

The historic core of Haddenham has a strong linear character. Development extends in a roughly north-south direction paralleling the course of a small stream running through the village. Modern development to the east and west has encased the historic core.

Contained within this strongly linear form are a series of enclosed spaces of irregular shape and varying size which open out from the narrow roads and lanes which interconnect them. These enclosed spaces reflect the polyfocal origins of the settlement. However, in terms of the experience of moving through the village, there are fascinating spatial contrasts created by passing from intimate and enclosed streets and footpaths to more open, but nevertheless contained spaces.

Haddenham is a highly permeable but disorientating environment. The density of development and the narrow curvilinear nature of many of the streets and footpaths within the historic core of the village truncate views. It can therefore be difficult to gain a sense of direction.

Agriculture

The influence of Haddenham's former agricultural economy remains a key element in its present character. Despite there being only one working farm (Manor Farm) within the historic core, the preponderance of small outbuildings and barns within the village hark back to the pre-enclosure days of small farming units. These outbuildings, a number of which have been converted to dwellings, are characterised by relatively blank elevations and plain roofscapes.



Witchert outbuilding, 2, Dragontail

Church End

Church End is one of the oldest parts of the village. It is the largest of the series of enclosed spaces within the village and contains the church, green, duck pond and the oldest surviving domestic building.



Church End Green

There are other aspects of Haddenham that make equally striking statements, for example the narrow, witchert lined lanes and footpaths which snake through the village. Nevertheless it is the large quintessentially English village green that has come to encapsulate Haddenham's character and to form the focus of the settlement.

Modern Development

Modern, in particular post-war development has had a significant impact upon the character of Haddenham. Within the historic core are areas of infill development, but by far the largest concentration of modern buildings are located on the eastern and western edges of the village. The historic core is sandwiched between areas of modern development and this has partially disguised its original linear form. It has also dislocated areas of the village from their former rural context in particular Stockwell Townside and Churchway where views out into the surrounding landscape have been severely restricted.

Conservation Areas

The two Conservation Areas within Haddenham recognise those characteristics that make Haddenham special. They enclose approximately a third of the village and, with the exception of a number of modern infill developments including the 1960s grade II listed The Turn, Middle Turn and Turn End development, excludes most areas of post war development.

CHAPTER 3 - LOCATION AND CONTEXT

Location

The village of Haddenham is located in the south-western corner of the Vale of Aylesbury in Buckinghamshire, approximately six miles south west of Aylesbury, three miles north east of Thame and sixteen miles east of Oxford.

Haddenham is bypassed by the A418. This busy road links Aylesbury and Thame and runs less than a mile to the north-west of the village. However, the train station located at the western edge of Haddenham with direct lines to London and Birmingham ensures that the village remains a busy focal centre.

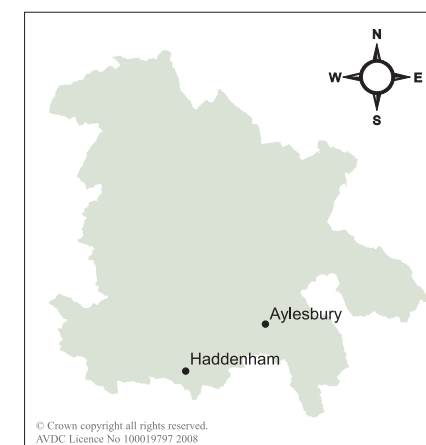
The arrival of the railway station in 1906 and industry after the Second World War changed the economic profile of the village. Now, despite its rural location, agriculture no longer forms the basis of Haddenham's local economy.

Haddenham is a substantial village and has expanded rapidly within the last half century. The long linear historic core of the village is well defined and remains largely intact, but is enclosed by modern development to the east and west.

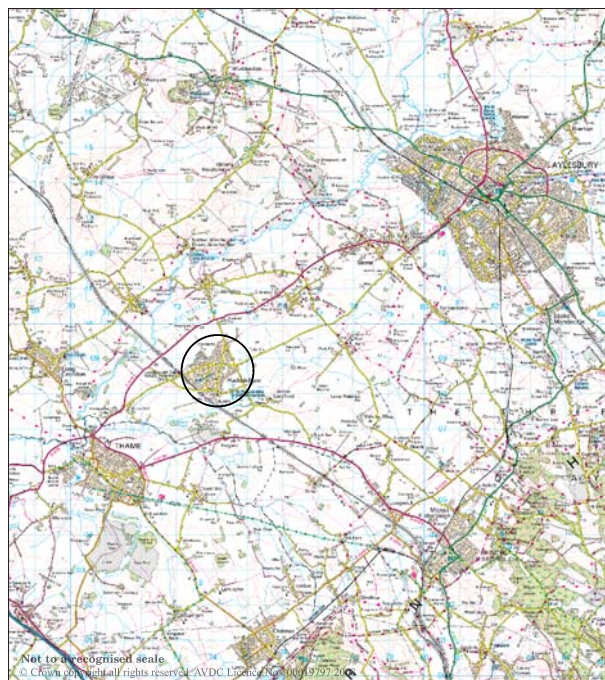
Despite some fluctuations in numbers around the turn of the 20th century, the population of Haddenham has grown significantly from 1,703 inhabitants in 1851 to 4,834 in 2001.

Landscape setting

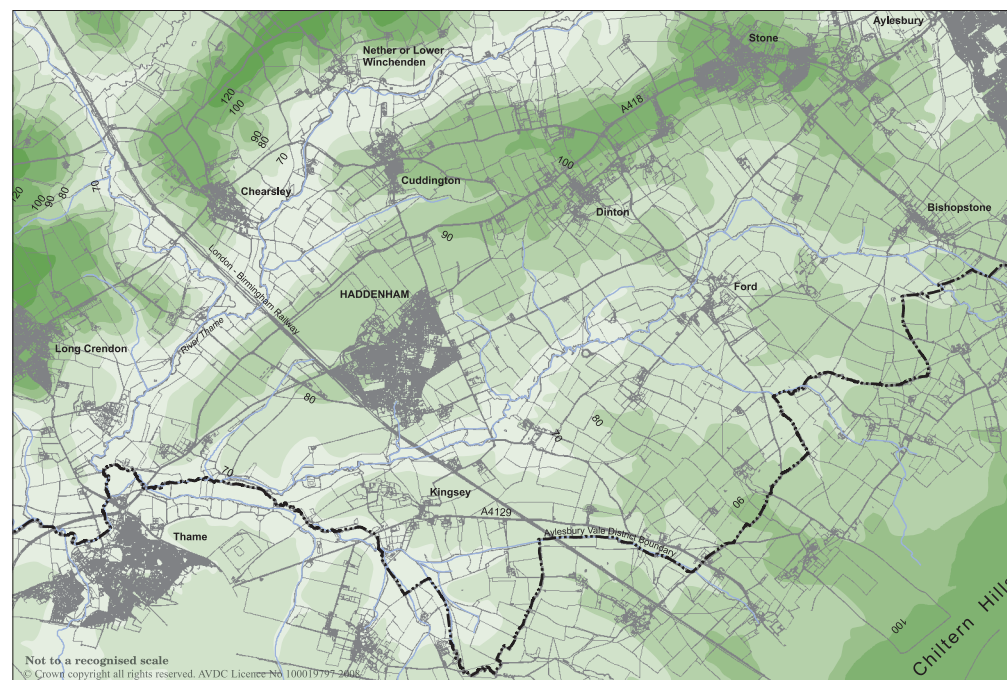
Haddenham is situated between approximately 75 - 90 metres (250 and 300 feet) above sea level. Within the village the land slopes gently from the north to the south. The landscape surrounding the village is relatively flat and exposed. The Chiltern Hills form an important back drop to some views out of the village to the south and south-east.



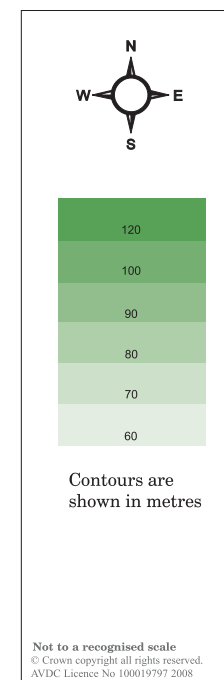
Location of Haddenham within the Aylesbury Vale District



Map showing location of Haddenham



Contour map of Haddenham and environs



Historical Landscape

Pre-Enclosure Landscape

The 1820 Biddle map on page 6 shows a pre-Enclosure landscape of meadows, closes, pens and common land. Small pockets of pre-enclosure landscape survive, mainly to the south-west of the village. These areas are of local importance.

Landscape following Enclosure

Land around Haddenham was Enclosed by Act of Parliament in the 1830s. The landscape dating from just after enclosure until the present day has changed remarkably little. Many of the tiny allocations of land awarded by the Enclosure commissioners (shown on the 1834 map on page 7) were sold immediately. This left landscape characterised by smaller fields near the village and larger ones further away.

20th Century Landscape

The greatest change in the landscape around Haddenham occurred between the 1950's and the present day. During this period there was a huge expansion of the village and the industrial estates (see map on page 7). The population trebled and the village took over much of the land of the parish. This period saw the development of the railway and air field in Haddenham which both had a significant impact on the village. The airfield and railway are dealt with in greater detail on page 8.

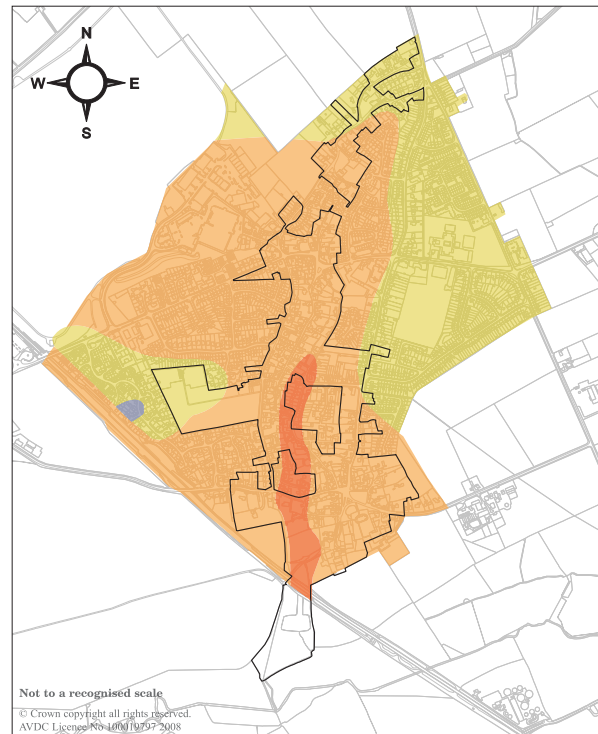
Geology

The village of Haddenham sits mainly on Portland and Purbeck beds which is mainly limestone, some of which is decayed to forms basis of witchert, a form of local earth construction material. There is also a tiny amount of witchchurch sands with ironstone.

Witchert or wytchett, meaning 'white earth,' is the name given to a local form of earth construction material. Witchert buildings are confined to a relatively small area stretching from the Oxfordshire border, north-eastwards through Long Crendon, Haddenham, Chearsley, Cuddington, Dinton, Stone, to Aylesbury and Berton. It also extends northwards to Ludgershall and is found in pockets up to Grendon Underwood and Twyford.

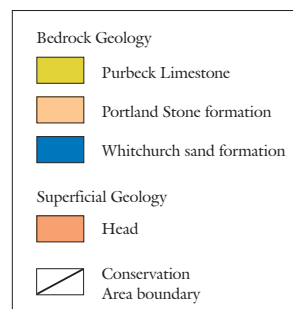
Witchert differs from other forms of earth construction material, commonly known as cob, in that it is made from a base of decayed Portland limestone and clay, found in the subsoils of these areas. When mixed with water and chopped straw a walling material of relatively high quality is produced.

Most of the witchert buildings in Haddenham date from the 17th and 18th centuries, although some witchert structures were still being built as late as the first part of the 20th century.



Map showing geology of Haddenham

Information supplied courtesy of Buckinghamshire County Council Archaeological Service



Watercourses

The village is bounded in three directions by the River Thames and its tributaries. The River Thames runs to the west of the village, to the north is Dad Brook and to the south Ford Brook. Within the village there were a number of ponds some of which have disappeared or reduced in size. A small stream ran in a north-south direction, sometimes above ground, sometimes below, from Rudd's pond to Ford Brook².

Immediately to the south of Haddenham, is a large pond which has been physically separated from the village by the railway line. The pond is clearly visible on Jeffrey's Map of 1760 but may date from much earlier. It is thought to have functioned as a fishpond / stew pond and was possibly used for rearing Aylesbury Ducks. Despite its dislocated position, the pond retains an important historical association with the village. For this reason it has been included within the Conservation Area.

CHAPTER 4 - GENERAL CHARACTER AND PLAN FORM

Historically Haddenham was a large village which was poly-focal in form. Development during the 20th century has seen substantial expansion of the village, primarily in eastern and western directions. This has altered the shape of the village.

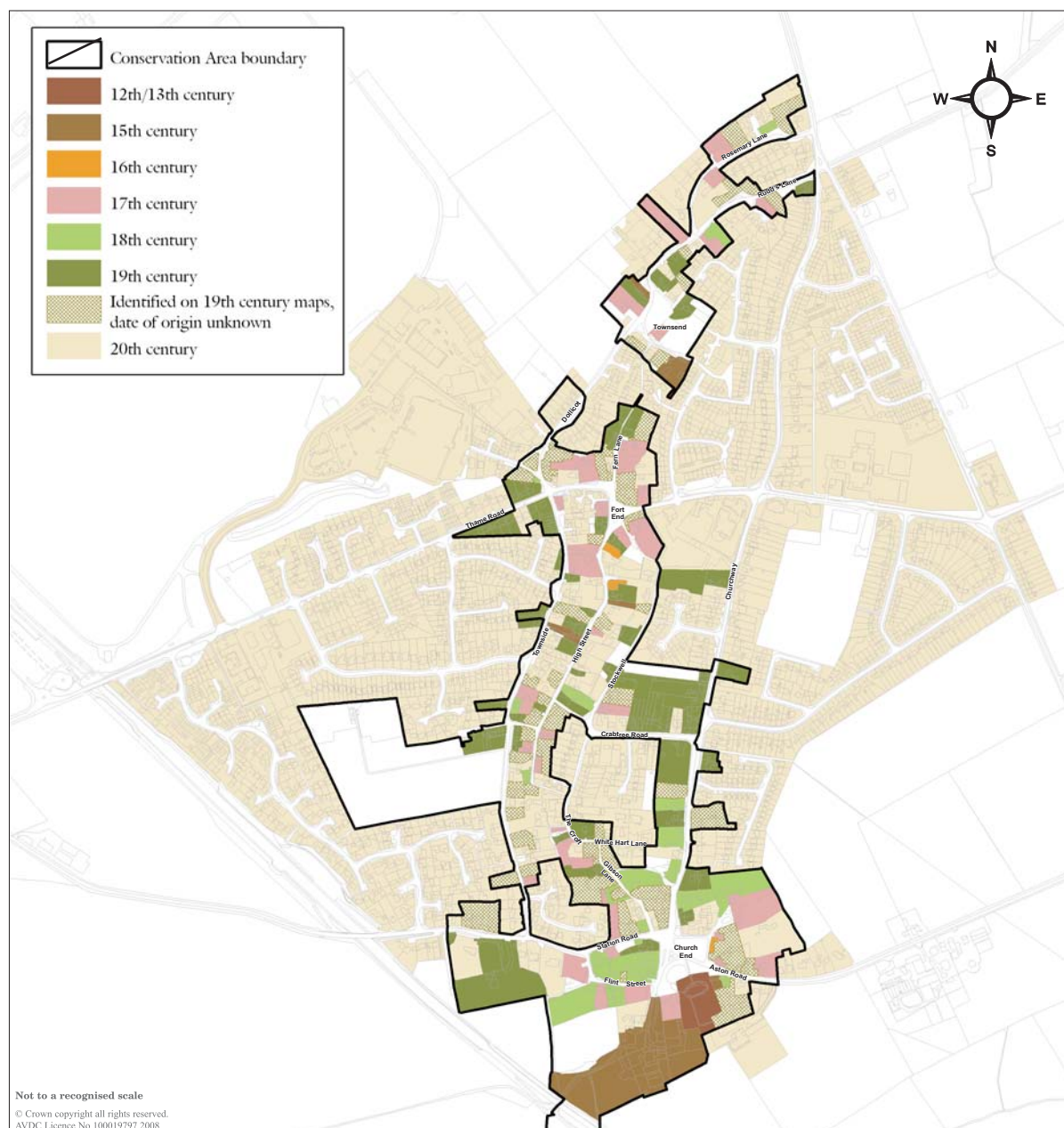
Historic development is concentrated along Townside, High Street, Stockwell and Gibson Lane, which run roughly parallel to one another in a north - south direction. Both High Street (south end) and Stockwell (north end) narrow to footpaths which run between high witchert walls.²

At the northern end of the village historic development is concentrated around Townsend green, and is dispersed along Rudd's Lane and Rosemary Lane to the north-east.

Church End at the southern extremity of the village is the largest of a series of enclosed spaces of irregular shape and varying size which open out from the narrow roads and lanes that interconnect them.

The 1971 boundary has been revised to create two Conservation Areas in Haddenham enclosing the majority of the surviving historic development. These Conservation Areas cover approximately a third of the village.

² This may have been for defensible reasons.



Map showing approximate date of existing buildings in Haddenham

CHAPTER 5 - HISTORIC DEVELOPMENT AND FORMER USES

Origins

The name Haddenham is thought to mean Hadda's Homestead. Hadda was a Saxon who, some believe, established the first settlement in the area. Bruce Alexander in his recent book 'Before Domesday: Haddenham and Cuddington' suggests that Haddenham derives from the work Hamm, meaning land hemmed in by water or marsh.

The area around Haddenham is likely to have been settled during the Anglo-saxon period. Archaeological investigation has produced evidence Saxon settlement around Church End

Haddenham may have formed part of a much larger estate possibly associated with that at Brill. This estate would have included vast tracts of land which were eventually subdivided into smaller estates sometime during the Saxon period.³

During the reign of King Edward Confessor, Haddenham was held by Earl Tostig, the brother of King Harold passing to William the Conqueror after the Battle of Hastings. William granted the manor to Archbishop LeFranc, who, in turn, gave it to the Diocese of Rochester. It remained in the hands of the Church until the Dissolution of the Monasteries in 1548. The manor was leased by the Crown until the reign of James 1st who granted it to Henry Prince of Wales in 1611. Following the death of the Prince the manor was sold and the connection with the Crown severed. Thereafter the documented history of the various lords of the manor is complicated. A comprehensive history of the successive owners of the manor is contained in 'The Victoria History of the Counties of England, Buckinghamshire'.⁴

Historic Development

The historic core of Haddenham stretches for more than a mile from north to south. Along its entire length, historic development never extends more than a couple of hundred yards from east to west. This elongated shape of development, complex patterns of interconnecting lanes and a number of 'ends',⁵ suggests that Haddenham developed as a 'poly' or 'multi-focal' village. This term is used to describe towns or villages that are formed from a number of smaller settlements or individual farmsteads coalescing over time.

During the 10th century, Haddenham's status as the principal settlement within a larger estate was augmented by the establishment of a Minster

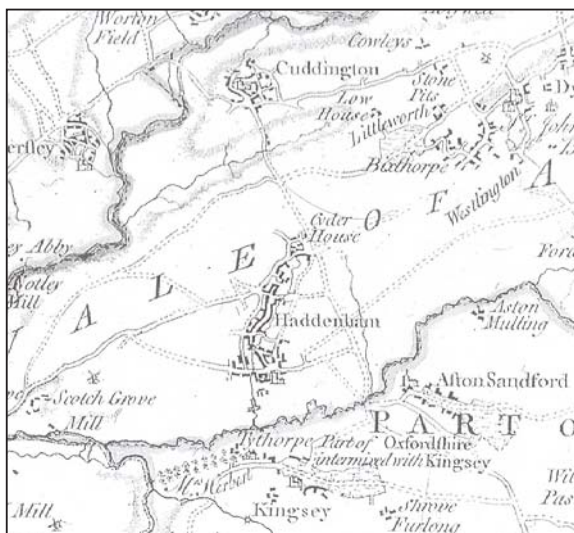
³ This smaller estate is likely to have included Cuddington, Aston Sandford, Aston Mullins, Kingsey, Towersey, Dinton, Ford, Upton, Waldrige, Bigstrup, Dollicot and Grove End.

⁴ 'The Victoria History of the Counties of England, Buckinghamshire.' Dawsons of Pall Mall 1969. Pg.36

⁵ Townsend, Fort End and Church End.

During the 10th century, Haddenham's status as the principal settlement within a larger estate was augmented by the establishment of a Minster church, in the area now known as Church End. During the medieval period manorial administrative buildings developed around the church. A Charter was granted in 1295 which established the right for Haddenham to hold a weekly market and an annual fair suggesting that by that date Haddenham was a relatively sizable and prosperous settlement. The Charter was withdrawn in 1302 at the behest of the Bishop of Lincoln who was concerned that the success of Haddenham market was affecting his market in Thame.

Jeffery's map of 1760 and much clearer plans of the village dating from 1820 and 1834 show that the present day form of the historic core of Haddenham had been largely established by the late 18th and early 19th centuries. At the southern end of the village, development focused around



Jeffery's 1760 map of Buckinghamshire showing Haddenham
Reproduced with the permission of Buckinghamshire Records Office

Church End, Flint Street, Station Road, Gibson Lane and the southern end of Churchway. Development in the central section of the village followed the linear course of the High Street which is shown flanked by Townside to the west and a stream to the east. Fort End formed the focus of another area of development which stretched along Fern Lane, Tacks Lane and Dollicot. At the northern end of the village development enclosed the green at Townsend and spread sporadically along Rudd's Lane and Rosemary Lane to the northern end of Churchway.⁶

Particularly apparent from the 1820s and 1834 maps is the undeveloped character of the western side of Townside and the lack of development immediately to the west of Cuddington Road (present day Churchway).

The expansion of the village occurred during the latter half of the 20th century with the arrival of industry and the construction of a new railway station heralding improved connections to London and the Midlands. The village has expanded primarily in easterly and westerly directions, although there are significant areas of modern infill development within the historic core.⁷

For further information on the history of the Haddenham please refer to the Bibliography at the back of this document.

⁶ 'The central section of Churchway appears on the 1820 map as a pencil line.

⁷ Along Townside, the northern side of Station Road and between The Croft and Churchway.



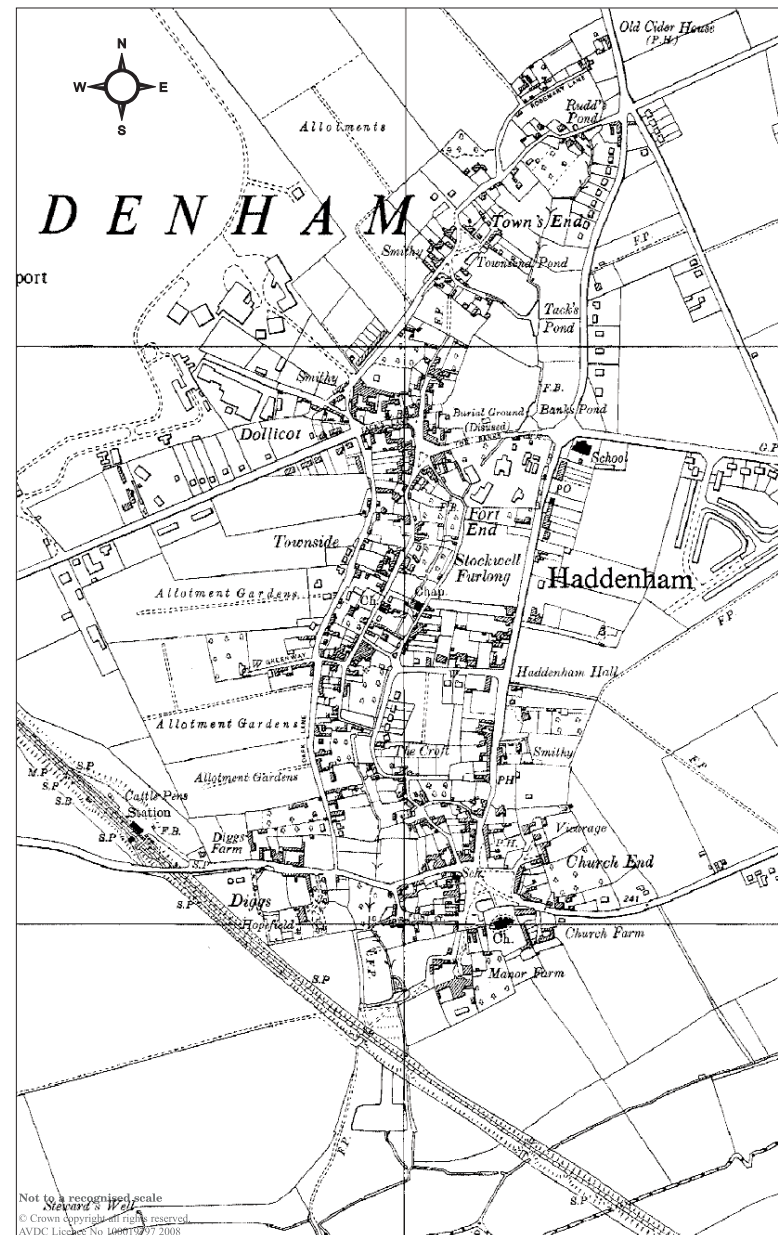
1820 Biddle map of Haddenham
Reproduced with the permission of Buckinghamshire Records Office



1834 map of Haddenham
Reproduced with the permission of Buckinghamshire Records Office



1878-1880 map of Haddenham
Reproduced with the permission of Buckinghamshire Records Office

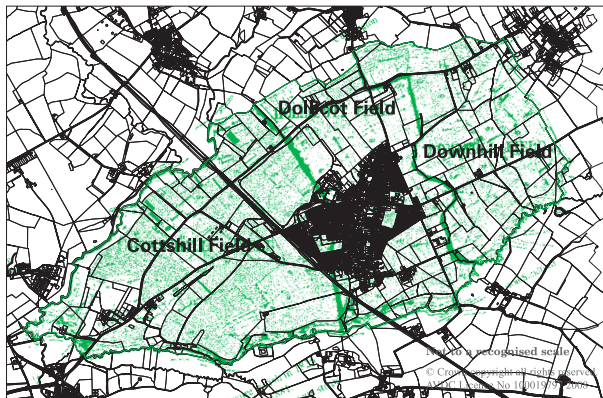


1950s map of Haddenham

Former Uses

Agriculture

Historically Haddenham was an agricultural settlement which prior to Enclosure by Act of Parliament in 1830 had operated at various periods a two, three and four-field system. Under the three field system, Cotts-Hill Field, Dollicot Field and Downhill Field, were each divided into furlongs and further subdivided into strips. These strips of approximately half an acre were owned or rented by farmers and smallholders within the village.



1825 Map showing reconstruction of Pre-Enclosure three-field system in Haddenham based on the Roger William Rose map of 1881, reproduced in the Haddenham Chronicles, Spring 2006
Reproduced with kind permission of the Haddenham Museum Trust

Following Enclosure the land was reapportioned. Some tracks and lanes, which had formerly provided access to the agricultural strips, were ploughed up, roads were realigned and new routes created. Many of the present day field layouts and hedgerow boundaries were established at this time. New farmsteads were created in the surrounding landscape, such as Round Hill Farm and Folly Farm east of Haddenham.

Following Enclosure, many inhabitants became registered paupers. As was common elsewhere, many of the smallholders were unable to afford the cost of enclosing their portion of land and former landowners became tenant farmers. Through the course of the century the increased mechanisation of farming and competition from abroad led to the agricultural slump of the 1880s and 1890s forcing people to leave the village to find alternative employment.

Ducks

During the 19th century duck rearing was a local cottage industry in the village. Haddenham's preponderance of ponds and streams as well as its proximity to the market at Aylesbury made it an ideal location for duck rearing. The industry died out in the 1920s.



Ducks at Church End

Mills

There were several mills located within the environs of the village. A stone cap mill was located along the road to Chearsley (demolished 1926) on the site of a former wooden postmill (built in 1780). A postmill also stood opposite the Old British School in Churchway. The Mill House still stands in Old Mill Close, but the mill was demolished in the 1919.⁸

Railway

The Great Western and Great Central Joint Railways line from London to Birmingham runs to the south-west of the village. A station was constructed at the south-western end of the village, which was opened for freight in 1905 and to passengers in 1906. The station was closed to passengers in 1963 and the buildings demolished in 1967.

Haddenham and Thame Parkway station was constructed in the early 1987 at its present site at the western end of the village immediately to the north-west of the Thame Road.



Haddenham and Thame Parkway Station

The development of the railway had an indirect influence on the significant growth of Haddenham during the 20th century. The railway established a direct transport link to London and Birmingham which in turn attracted both industry and commuters to the area.

Industry

With the increase in farm efficiency and mechanisation during the latter half of the 19th and first half of the 20th centuries, former agricultural labourers sought alternative employment within and outside the village boundaries. The railway, airfield and industries such as Morris Motors in nearby Cowley provided employment.

The development of the railway during the 20th century providing direct transport links to London and Birmingham attracted commercial business to the village. This ultimately resulted in the development of an industrial estate and business park on part of the airfield at the north-western fringes of the village.

Airfield

Haddenham airfield is a grassland airstrip located at the north and north-western end of the village. Plans for the airfield date back to the 1930s when it was conceived as 'a civil aerodrome which would be one of the largest in the South of England' (quotation from the Bucks Herald). This dream was never realised.



Haddenham Airfield

However during the WWII Haddenham Airfield was utilised by the Glider Training Squadron between 1941 and 1942. In 1943 after the Glider Training Squadron left the site because of restrictions in its size, the airfield was acquisitioned by the civilian organisation the Air Transport Auxiliary, whose job it was to deliver aircraft from factories or maintenance facilities to airfields around the country where they were required.

Also for a brief period during the war, Haddenham airfield became the home of a Radar Mechanics School.

After the war, Haddenham Airfield was de-requisitioned and in 1947 was purchased by Chartair (later Airtech) who purchased aircraft engines and overhauled them. Airtech remained on the airfield until the 1990s.

Today the airfield is used for private flying and some of the former land associated with the airfield has been developed for housing and industry.

⁸ H.E.S Simmonds 'Windmills in Buckinghamshire'

CHAPTER 6 - ARCHAEOLOGY

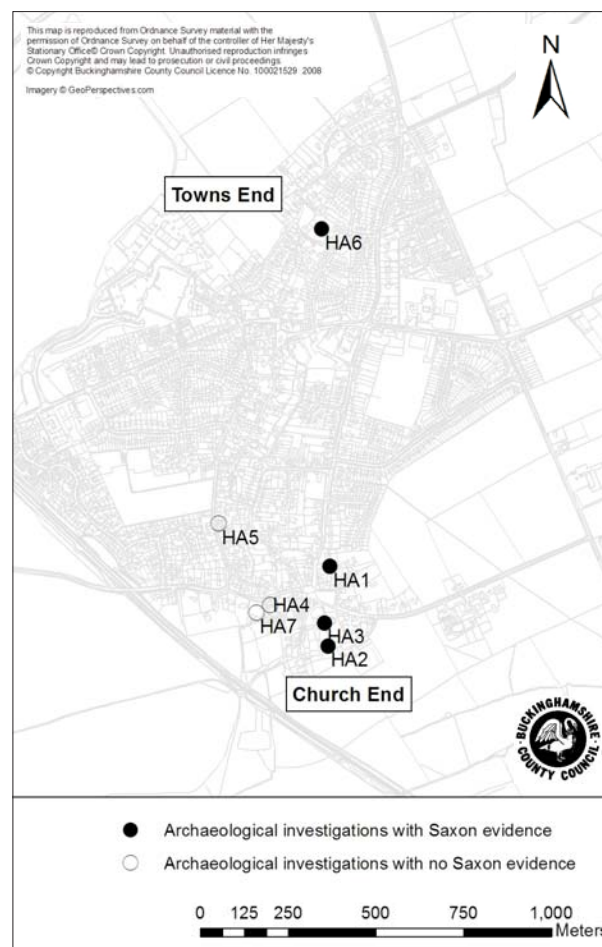
An Historic Towns Study is being undertaken by Buckinghamshire County Council Archaeological Service to provide a framework for future conservation and investigation. This summary is based on the consultation draft Haddenham Historic Town Assessment report.

There have been some small-scale archaeological investigations within Haddenham, most of which have been in Church End (*see Archaeological map 1*). The available evidence indicates occupation of Saxon date in the immediate vicinity of the church with definite evidence for medieval activity. Haddenham parish has also been extensively surveyed by a field walking project carried out in the 1970s and 1980s by the County Museum. There are currently no scheduled ancient monuments in Haddenham village; although there is one in the parish north of the village. The only visible ancient monument in the village is the group of fishponds to the south of the church, which were associated with the manor. Artificial fishponds were a common component of medieval and early modern manors. The ponds were dissected from the village by the construction of the railway.

Aerial photography has identified a number of 'ring ditches' in the fields surrounding Haddenham, including several sites at Round Hill Farm north of the village and in the fields south west of the station. These sites have been provisionally identified as the locations of ploughed down Late Neolithic to Bronze Age burial mounds. A mound at Round Hill Farm is believed to be a surviving round barrow and is protected as a scheduled ancient monument. The County Museum field walking survey found scatters of worked flint dating to the Mesolithic, Neolithic and Bronze Age indicating widespread early prehistoric settlement. However, perhaps surprisingly, there is as yet very little evidence for Iron Age occupation.

The Museum's fieldwalking survey also recorded numerous examples of Roman pottery and metalwork including several coins in the fields around the village. In addition to the find spots a number of rectangular crop marks thought to be of Roman origin have also been identified east of the village near Folly Farm. These scatters of Roman finds indicate that settlement and agriculture were probably extensive but there is insufficient detail to define clear foci or the nature of activity. There is as yet no evidence for high status occupation such as a villa, nor of any specific precursor to the Saxon settlement.

Small quantities of early-middle Saxon hand-made pottery have been found at 3 sites close to the church indicating a possible early focus of activity at Church End (*see Archaeological map 1*). Documentary evidence indicates that the original church in Haddenham was a Late Saxon Minster with a sizeable estate of three hides of land worth 60s a year and 'daughter churches'



Archaeological map 1

Information supplied courtesy of Buckinghamshire County Council Archaeological Service

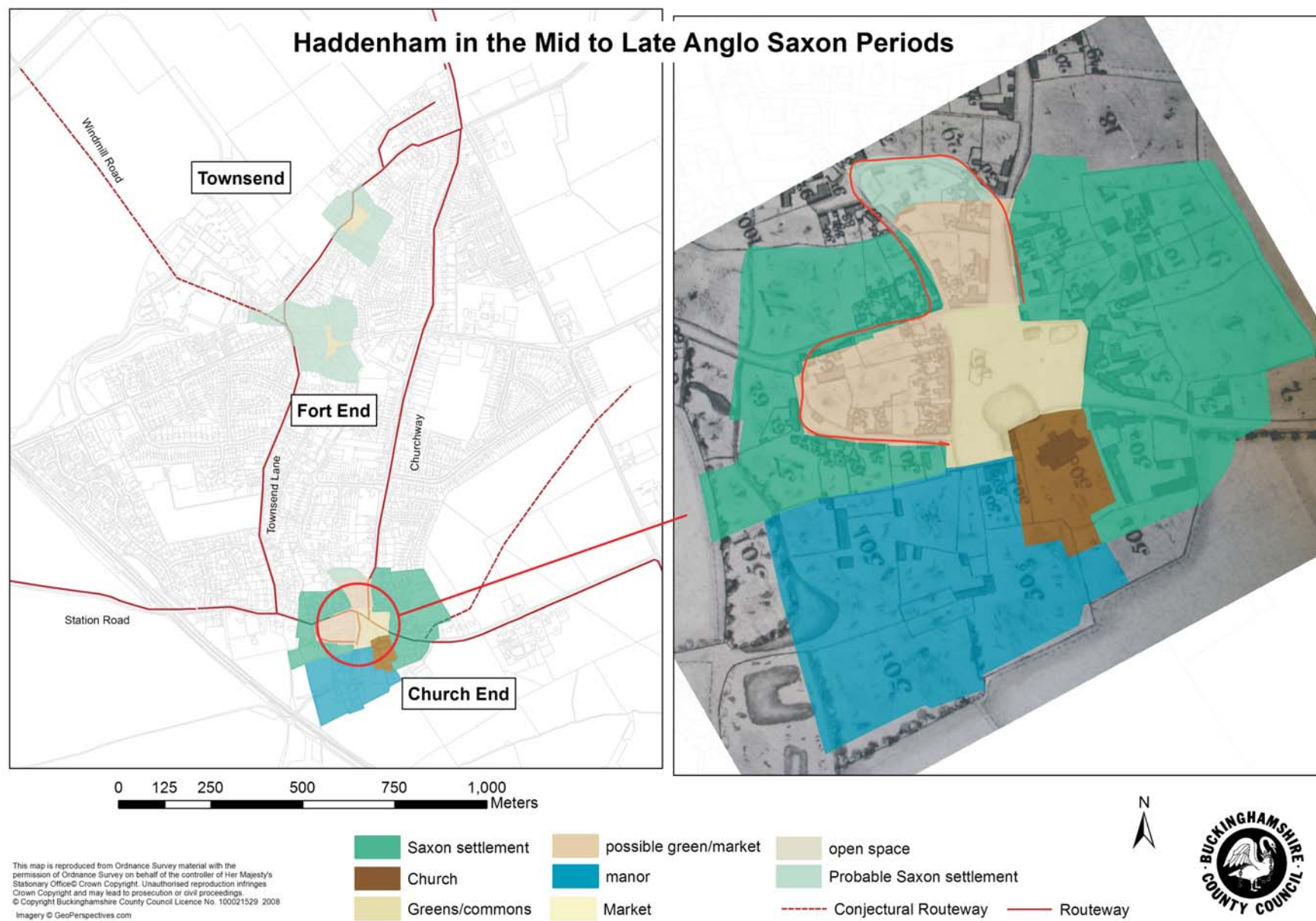
(chapelry or church based in a subordinate community considered to be part of a larger church estate) at Cuddington and possibly also Kingsey. Haddenham was first mentioned in the Domesday Book (1086) when it was a substantial and valuable rural settlement with 75 tenant households, headed by 41 villani, 19 lower-status bordars, and 15 slaves, an unknown number of whom may have lived in the neighbouring dependant settlements. There were also two mills, arable land for 31 ploughs, a meadow and the church. Before 1066 Earl Tostig, Harold Godwinsson's errant brother, held the vill. At Domesday,

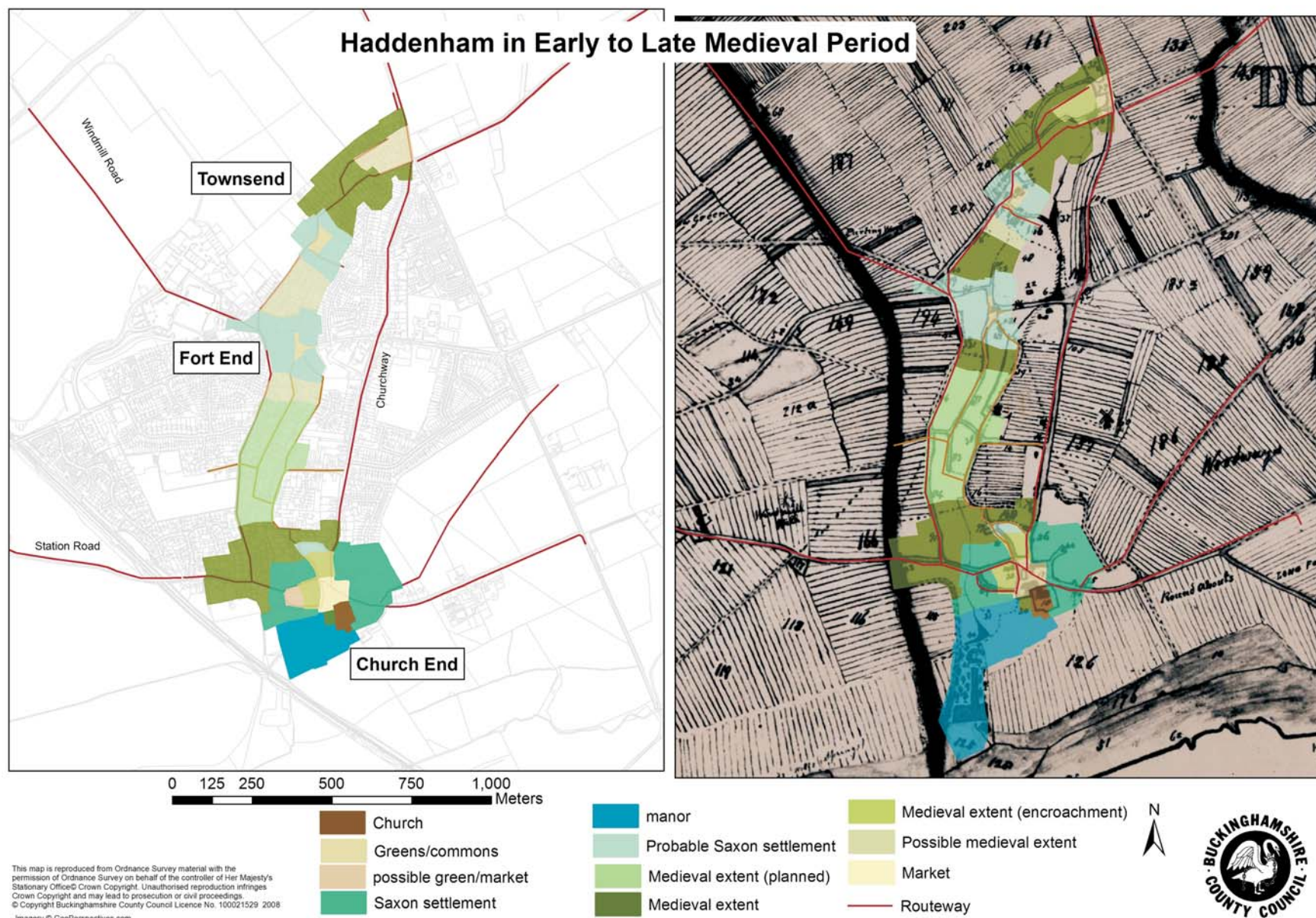
the Archbishop of Canterbury Lanfranc held Haddenham but from the 12th to the 16th century, the manor belonged to the Benedictine cathedral priory of Rochester (Kent). A market was granted by Royal Charter to the Priory of Rochester in 1294 on the condition that it did not unduly affect the surrounding markets already in existence. However, in 1301 the market was discontinued following protests by the Bishop of Lincoln who held interests in the nearby market at Thame. A fair was granted at the same time to Rochester Priory, however, subsequent documentary evidence is silent as to its fate. The location of the short-lived market is not known for certain, although the green at Church End or perhaps the south end of the High Street are candidates.

Reconstruction of the medieval settlement plan is based on back-projection of plan-form from historic maps, listed building information, archaeological excavations and (from a negative point of view) the former extent of the medieval open field ridge and furrow. In 1880, prior to the village's modern expansion, a reconstruction of the open fields system in Haddenham parish was commissioned by the Rose family which confirms the absence of ridge and furrow from the historic core suggesting that much of this land had always been used either for settlement or for orchards and closes. Within this area the settlement can be broken down into distinct components, the most distinctive of which are three clusters of buildings each around a green at Church End, Fort End and Townsend and, with a rather different pattern, the linear row of buildings fronting on to the High Street.

Archaeological evidence suggests that the earliest settlement site in Haddenham was Church End where the Saxon minster church was probably sited. Church End is located at a junction of several roads that appear to be least contemporary with the laying out of the open field system. To the north, Churchway leads directly from Church End to Haddenham's dependant settlement at Cuddington while Townside Lane appears to have followed a sinuous path along the boundary between the village and open field furlongs to the west.

Analysis of the morphology of Church End also suggests an early plan form with a central green that may have been larger than its current extent. Maps of Haddenham in the Mid to Late Anglo Saxon Period (*see Archaeological map 2*) presents a hypothetical reconstruction of the settlement in that period with a larger green extending over what now comprises of settlement around Flint St to the west of the current green and Dragon Tail to the north. The lack of Saxon finds from archaeological sites HA4 and HA7 in contrast to sites to the east may suggest that these areas were undeveloped at this time. The plots that surround the green are typically large and irregular and appear to be contemporary with, or earlier than, the open field systems as they do not appear to truncate the furlong boundaries.





Archaeological map 3

Information supplied courtesy of Buckinghamshire County Council Archaeological Service

Unfortunately, analysis of the distribution of historic buildings at Church End is problematic due to the fires in the 18th century which affected much of the north side of the End and the only surviving medieval structures are all located on the south side in parallel with the church.

Townsend, to the north of the village is another common edge settlement with a small number of irregular plots around a square green. A recent archaeological excavation (HA6) has uncovered limited evidence of late Saxon activity in the area and a small settlement may have formed here in the late Saxon/early medieval period. Townsend does not appear to have grown in the medieval period and in fact the excavation near the green indicates an absence of activity in the later medieval. There is one surviving 15th century building on the west side of Townsend while Gogs Farm dates to the 16th century. The surviving buildings and plot morphology indicate a more dispersed pattern of settlement north of Townsend.

At present, no archaeological evidence has been uncovered as to the possible origins of Fort End with Dollicot however, by analogy with the other green-based parts of the village, it is tentatively suggested that it may have Saxon origins. Further research may also aid in place name analysis with two possible interpretations for Fort End. The first, and more probable interpretation is that it is a simple corruption of the word 'ford' and given its location just to the west of a crossing over the stream that runs through Haddenham, this interpretation has strong support. Another interpretation is that the name originates from the former presence of an earthwork of unknown date. At Fort End a pattern of irregular plots surrounds a central green with several smaller lanes leading off from it including Fern Lane and possibly also the head of the High Street. Several 15th century buildings survive at Fort End mainly comprising farm complexes with small cottages and associated outbuildings that have been converted into private residences in the modern period.

Archaeological map 3 provides a continuation of the hypothesis presented in Archaeological Map 2 into the early and then late medieval periods. The mapping is still conjectural but provides a basis for future research. High Street has a curious plan as it is effectively a dead-end road leading south from Fort End as far as the Kings Head pub. This section of settlement contains elements of purposeful planning with a row plan in contrast to the winding green-based pattern prevalent elsewhere in the rest of the village. The plots fronting onto the High Street are more regular than in the presumably earlier, more organic, settlement in the village. Stockwell Lane, which runs parallel to the High Street on its east side, may have served as a back lane to properties on the High Street but appears to have earlier origins. The High Street could be a deliberate planned extension of 12th-

14th century date, conceivably related to the abortive attempt to promote Haddenham to urban status. The medieval period probably also saw the development of two smaller foci at Skittles Green and at Diggs End Farm - a settlement that likely comprised a large farm complex with associated cottages.

At the far north of Haddenham there was probably a final area of medieval settlement at the junction of Townside Lane (called Rudds lane at this point) and Churchway. The 1820 pre-enclosure parish map records a green here called 'Cyder Green', probably relating to Cyder House on Churchway just to the north of the green. The green at this settlement may have once been quite large, with a number of farm settlements surrounding the outer edges. Encroachment onto the green may have occurred at an early date and certainly by the post medieval period the extent of the green was limited to a small area by Cyder House.

The post medieval period saw the final consolidation of Haddenham into a linear settlement. Most of the listed buildings in the village date to the 17th or 18th centuries. Secular buildings and properties have their own distinctive style created through the frequent use of wicket for housing and property boundaries. The origins of wicket construction are not well understood but it is clear that its use continued throughout the post medieval period with brick infill only becoming common towards the end of the 18th century. The dominant architectural style in the village is vernacular with only isolated Georgian buildings. A number of fires have been recorded throughout the post medieval period in Haddenham. The first recorded fire occurred on the 16th April 1701 destroying around 30 households and associated buildings in Churchway and Church End. The practice of topping wicket walls with thatch throughout the village no doubt increased the risk of fire damage, particularly in the more densely populated areas. A second, more serious fire, which is estimated to have destroyed around 60 households, occurred in 1760 in the area around Church End and it is notable that few 17th century or earlier buildings survive in the affected area.

The medieval open fields were enclosed by Act of Parliament in 1834 resulting in the laying out of large regular hedged fields over most of the parish. The traumatic nature of this process is illustrated by the fact that at this time the vast majority of inhabitants registered as paupers. Each farmer lost a proportion of land to the Church in commutation of tithes while the cost of fencing, road-building and the commissioners themselves meant that many could not afford to farm their land and in consequence there was an immediate shortage in food, a dilemma that reached even national ears with reports in 'The Times' newspaper.

The first railway station in Haddenham was built just to the west of the village along Station Road in 1906 where it was intended to serve both Haddenham and Thame. This station was small and had a number of associated buildings including cattle pens. However, in 1963 the old station was demolished and a new one built in its present location.

In summary, the available data for Haddenham and the surrounding landscape indicate a dispersed pattern of prehistoric and Roman occupation with a lacuna in the Iron Age, which may owe more to the vagaries of discovery than any real change in settlement patterns. The limited evidence for Saxon occupation is almost entirely focussed on Church End suggesting that this was presumably where a pre-village nucleus was established in the early-middle Saxon period. At least by the 10th or early 11th centuries this must have been of sufficient importance to see the foundation of a church endowed with 3 hides of land and tithes. The fact that the vill was held by Earl Tostig in 1066 and later had dependant settlements recorded would be consistent with it originating as an aristocratic or royal estate centre. The relative lack of investigation in the central and northern parts of Haddenham allows for the possibility that there may have been more extensive settlement in the Saxon period, with perhaps some of the other green-based 'ends' having Saxon origins - this remains to be tested by archaeological intervention. The linear row plan of the High Street and several farms on the edge of the village are suggested to be medieval in origin. Thus there is potential within and around the conservation area for buried remains of Saxon, medieval and post-medieval settlement. Some historic buildings are also likely to be of archaeological interest particularly with respect to the origin of wicket construction, and may conceal features earlier than their nominal list descriptions might suggest. Haddenham's historic plan form with its layout of roads and property boundaries giving a fossilised history of its evolution from a Saxon estate centre is a distinctive and important part of the conservation area.

Archaeological information is held on the County Historic Environment Record and regularly updated. The effect of development on archaeological remains is a material planning consideration. The historic core defines the main archaeological notification area in Haddenham. To the south and west there are several additional notification areas based on possible sites of prehistoric activity relating to the ring ditches noted on aerial photographs. 'Archaeological Notification Sites' act as a planning trigger for consideration of archaeological issues. Applicants for planning consent may be required to undertake field evaluations to inform decisions and/or conditions may be applied to safeguard archaeological interests.

For further information and advice contact the County Archaeological Service on 01296-382927.

CHAPTER 7 - ALTERATIONS TO BOUNDARIES

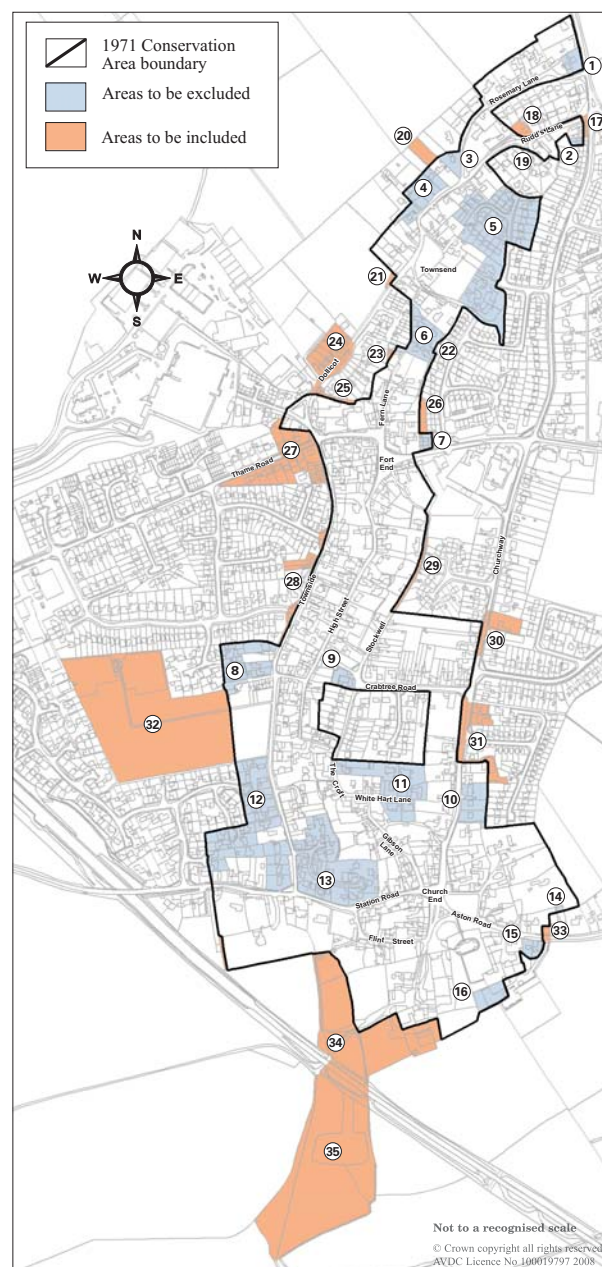
The following principles have been applied in defining the Conservation Area boundaries:-

- Wherever possible the boundaries follow 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 fact that the setting of a building can be important and also to ensure that the Conservation Areas are not eroded if land is sold or sub-divided.
- Where landscape features such as a row of trees or an important hedge defines a boundary, then the Conservation Area status is assumed to apply to features on both sides of the boundary. It is not therefore necessary to define the width of a hedge or the span of a tree.

It is proposed that a number of changes are made to Haddenham's 1971 Conservation Area. The new boundaries have been drawn fairly tightly around the surviving historic buildings and a number of modern properties built after the 1971 designation have been removed.

Areas of open countryside or large tracts of undeveloped land are not normally included within Conservation Areas since Conservation Areas are intended to protect the built historic environment rather than the historic landscape. Exceptions in Haddenham include:

- Greens within the village.
- Landscapes where historic significance is easily identifiable for example the Allotment Gardens on Townside.



Map showing proposed changes to 1971 Conservation Area boundary

Conservation Areas reflect the quality of the built historic environment and unless modern buildings are of exceptional architectural value or importance they are generally removed from the designation.⁹



Peter Aldington's Grade II listed development The Turn, Middle Turn and Turn End on the eastern side of Townside. The listed status of this complex reflects its exceptional architectural value

Where modern buildings of unexceptional quality remain within the Conservation Area this is usually due to one or more of the following reasons;

- The building is surrounded by historic buildings and its removal would result in a hole in the Conservation Area.
- The removal of small areas of infill development would adversely impact the cohesive form of the Conservation Area.¹⁰
- The building occupies a plot which retains its original boundary layout.
- The curtilage structures of the building, e.g. outbuildings or boundary walls are of historic or aesthetic interest.
- The building occupies a visually prominent plot which makes a positive contribution to the character of the surrounding area.

⁹ E.g. Peter Aldington's Grade II Listed development The Turn, Middle Turn and Turn End on the eastern side of Townside.

¹⁰ E.g. Modern development at Tacks Lane, Green Keep and Potash Close on Townside.

Excluded Areas

Below is a list of areas or buildings which it is proposed should be excluded from the Haddenham Conservation Area boundaries. The extent of proposed changes to the boundary reflects the impact of modern infill development on the 1971 Conservation Area.

- 1 2 and 4, Rosemary Lane**
Modern properties with modern plot boundaries.
- 2 153 and 155, Churchway**
Modern properties with modern plot boundaries.
- 3 20, Rosemary Lane**
A modern property with modern plot boundaries.
- 4 22, 24a, 24b, 24, and 28, Rudd's Lane**
Modern properties with modern plot boundaries.
- 5 1-7, (odd) 8-20, (even) 26-52, (even) Stokes End, 1-5, (consecutive) Mallard Croft**
Modern properties with modern plot boundaries.
- 6 1-5, (consecutive) Short Ditch, part of the garden of 13, Dollicot**
Modern properties with modern plot boundaries.



Modern housing

- 7 23-27, (odd) Fort End**
Modern properties with modern plot boundaries.
- 8 48a, 56, and 58, Townside, 3a, 3, 5, 7, 9 and 11, Wykeham Gate**
Modern properties with modern plot boundaries.

- 9 45, The Croft & church on corner of The Croft and Crabtree Road**
Modern properties with modern plot boundaries.

- 10 16-20, (even) Churchway**
Modern properties with modern plot boundaries

- 11 6a, 8, The Croft, 1, 2, 3, 4 and 5, White Hart Lane, Baker's Keep, Churchway, 7, Wyre Close**
Modern properties with modern plot boundaries

- 12 1-9 (consecutive) Slave Hill, 19, 21, 21a, 23, 25, Slave Hill, 78, 82, 84, 86, 88, Townside 6-8, (even) Whitecross Road,**
Modern properties with modern plot boundaries

- 13 1-15, (odd) Popes Acre, 1-15, (consecutive) Long Wall**
Modern properties with modern plot boundaries.



Popes Acre

- 14 Rear of Blue Hills, Aston Road**
The 1971 boundary cuts across part of the rear garden of Blue Hills, Aston Road. The new boundary follows the eastern curtilage of 3, Aston Road (Grenville Manor).
- 15 Church Farm House and The Vines, Aston Road**
Modern properties with modern plot boundaries.
- 16 Part of the grounds of St. Mary's C of E First School**
The 1971 boundary cuts through part of the grounds of St. Mary's C of E First School. The boundary has been altered to exclude the whole of the modern school site.

New Inclusions

Below is a list of the proposed inclusions within the Haddenham Conservation Area boundaries.

- 17 159 to 167, (odd) Churchway**
Short row of 19th century brick terrace cottages prominently situated at the junction of Churchway and Rudd's Lane.
- 18 8, Rudd's Lane**
A prominently situated late 18th or early 19th century witchert property.
- 19 Junction of Willow Rise**
The 1971 boundary cuts across the junction of Rosemary Lane and Willow Rise. It has been altered to run along the edge of the junction and follows the curtilage boundary of 1 Willow Rise.
- 20 Part of rear garden of 18, Rudd's Lane**
The 1971 boundary cuts through part of the garden of the listed 18, Rudd's Lane. For consistency and clarity the boundary should follow the line of the curtilage of 18, Rudd's Lane.
- 21 Part of garden of Wield Cottage, Townsend**
The 1971 boundary cuts through part of the garden of Wield Cottage. For consistency and clarity the boundary should follow the line of the curtilage of Wield Cottage.
- 22 Part of grounds of 9, Townsend**
The 1971 boundary cuts through part of the garden of the listed 9, Townsend. For consistency and clarity the boundary should follow the line of the curtilage of 9, Townsend.
- 23 Part of grounds of 5, Fern Lane**
The 1971 boundary cuts through part of the grounds of the modern 13, Dollicot and part of the grounds of 5, Fern Lane. For consistency and clarity the boundary should follow the line of the curtilage of 5, Fern Lane.
- 24 20-32, (even) Dollicot**
Row of late 19th and early 20th century properties forming a cohesive group. The buildings are prominently situated on the north-western side of Dollicot.

25 1 to 5, (odd) and 9 and 10, The Byres, Dollicot

A historic barn/outbuilding converted to residential use. Prominently located along Dollicot.

39, Dollicot

A timber-framed building with a projecting first floor. Unusual building within Haddenham, prominently situated in the street.



39, Dollicot

26 Rear of 2, Fern Lane and 18, Fort End, The Hollies, Fern Lane

The 1971 Conservation Area boundary cuts through the rear of 2, Fern Lane and 18, Fort End. For consistency and clarity the boundary should follow the line of the curtilage of these properties.

27 4-8, (even) Thame Road, 11, 13, 15a, 15, 17, 19, 21 23, 25, Thame Road, 2-12, (even) Townside

A row of largely well preserved semi-detached, detached and terraced early 20th century properties.

28 North-western verge of Townside between 48, Townside and 12 Townside.

Grass verges and trees form an important visual element within the street, softening edges and increasing the visual width of the road.

Nos. 30-34 (even) Townside.

A short row of 19th century cottages.

29 Carriageway & eastern boundary of carriageway, Stockwell

The boundaries and width of path and carriageway along the whole length of Stockwell impact upon its changing character and should therefore be included within the Conservation Area.

30 54, Churchway

Substantial building dating from late 19th/early 20th century. Build of red brick with buff brick and openings. Eye-catching two storey bays to principal elevation topped with turret roof. Despite change to windows this building retains a number of original external features.

31 28, Churchway

Despite modern alterations in terms of scale and width of gables, the building is in keeping with surrounding historic properties

38 and 40, Churchway

These are prominently positioned, attractive and quirky examples of late 19th / early 20th century architecture.



38, Churchway

32 Allotment Gardens, Townside

Dating from the late 19th century, the allotments still form a central focus to community life. This large area of open land is the only section of Townside that recalls the former open, edge of village character of the western side of the street. Views from the allotment gardens are also important.



Community tree project within Haddenham allotments

33 Part of grounds of 3, Aston Road

The 1971 boundary cuts through part of the grounds of 3, Aston Road. For consistency and clarity the boundary should follow the line of the curtilage of 3, Aston Road.

34 The public footpath and fields immediately to the east of the footpath which leads from Flint Street to the railway bridge

This footpath provides a connection to the ponds to the south of the railway line and follows the line of field boundaries visible on the 1820, 1834 and 1878-1880 historic maps.



Railway bridge

35 Ponds to south of railway line

The pond is clearly visible on Jeffrey's Map of 1760, but may date from much earlier. It is thought to have functioned as a fishpond / stew pond and was possibly used for rearing Aylesbury Ducks.

Despite being dislocated from the village by the railway line, the pond retains an important historical association with the village.



Pond to south of railway line

CHAPTER 8 - KEY VIEWS AND VISTAS

The relatively flat character of the landscape immediately surrounding Haddenham and the impact of modern development enveloping much of the historic core, means that views within and around the Conservation Area tend to be insular. These insular views are themselves contained by the curvilinear nature of many of the roads and footpaths which are often bounded by high witchert walls.

Views into the Conservation Areas

Views of the Haddenham Conservation Areas are restricted to the east and west by modern development.

To the north, views of the Conservation Areas are gained from a public footpath and Churchway. High witchert boundary walls and historic buildings interspersed between modern properties along Rosemary Lane are seen against a foreground comprised of relatively flat agricultural fields.



View of Haddenham from the north

Views of the Conservation Area from the south are restricted by the raised embankment of the railway line. Nevertheless fields to the south and west of Manor Farm provide an open rural setting to the edge of the historic settlement.



View of Haddenham from the south

Views out of the Conservation Area

In general public views looking out of the Haddenham Conservation Areas in an easterly or westerly direction are restricted by 20th century development. Notable exceptions include views looking eastwards along Aston Road from Church End to the Chiltern Hills and views looking eastwards across the Conservation Area to the Chilterns from the Allotment Gardens on Townside.



View of Chilterns from Aston Road

Public views to the north of the Conservation Area are restricted by infill modern development and high boundary walls on the northern side of Townsend and Rosemary Lane. The public footpath running between The Allondon and 16, Rosemary Lane allows views across the flat agricultural landscape to the north of the village.



View from Allotments

To the south of the Conservation Area, the land slopes down towards a stream and there are views across to the Chiltern Hills particularly from the St. Mary's churchyard.



View south to the Chiltern Hills from St Mary's Churchyard

Focal views and Unfolding Views

St. Mary's Church is a landmark building which provides the principal focus to views at the southern end of the Conservation Area. Elsewhere within the Conservation Area, the curvilinear nature of many of the roads and footpaths means that different buildings provide the visual focus to a series of unfolding views within a single street.

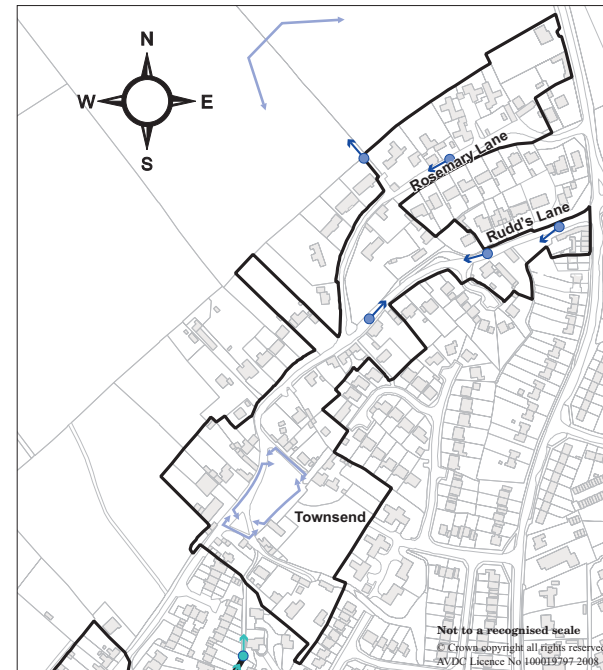


View of Skittles Green

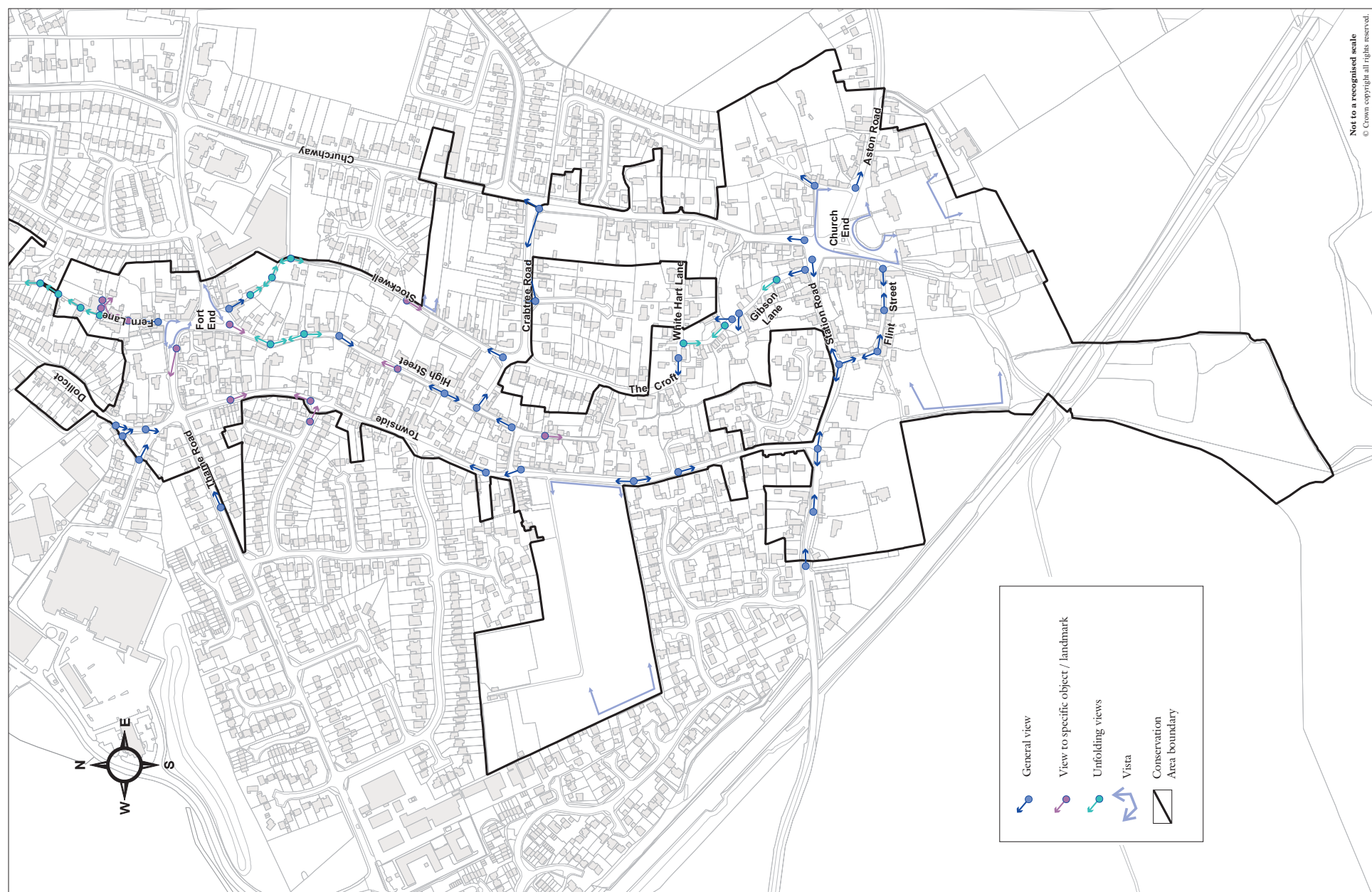
As well as individual buildings, views are also channelled along the narrow lanes and footpaths. These open out onto a series of enclosed spaces within the historic core of the village, such as Townsend, Fort End and Skittles Green. With the exception of Church End where the visual focus is St. Mary's Church, views within these enclosed spaces tend not to focus upon individual buildings.



View of St Mary's Church



*Map showing examples of important views within and around Haddenham Conservation Area (northern section)
See key on the opposite page*



Not to a recognised scale
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Map showing examples of important views within and around Haddenham Conservation Area (southern section)

CHAPTER 9 - OPEN SPACE AND TREES

A key characteristic of Haddenham is the series of enclosed spaces of irregular shape and varying size spread throughout the village. The majority of the enclosed spaces concentrate around greens (such as Church End and Townsend) or trees (such as Skittles Green). These green spaces open out from narrow roads or lanes bordered by buildings or witchert walls and provide a strong sense of relief from the enclosed, hard edge to the streets which feed onto them.

The linear form of development within the village means that these enclosed spaces are largely restricted to the southern and northern ends of the village. With the exception of Skittles Green, there are no other areas of enclosed space between Fort End and Church End and this part of the village has a very insular feel. In this area, relief is provided by the cemetery of the Baptist Church located on the eastern side of Stockwell and from the allotments located along the western side of Townside from where views out of the village towards the Chilterns can be gained.

At the northern edge of the village the built environment is well defined and the transition from buildings to agricultural land is abrupt, marked by rear boundary walls of properties along the north-western side of Rosemary Lane. Nevertheless, Rosemary Lane and Rudd's Lane are well treed which helps to reinforce their edge of the village location.



Rosemary Lane from junction with Rudd's Lane



Rudd's Lane by junction with Willow Rise



Rudd's Pond

At the southern end of the village the distinction is less clear and the built environment gradually dissolves into the surrounding rural landscape. Here open space, trees and vegetation play a fundamental role in defining the character of this part of the village and form the setting to a number of individual buildings, in particular St. Mary's Church. Looking into the southern end of the village the belt of trees planted along the banks of the railway line make a strong visual statement in the foreground of views of the church and village.

A number of individual trees within the village form focal points to views (e.g. the tree in the centre of Skittles Green or within Townsend Green). Some groups of trees help to create a sense of formality (the pollarded tree lining Thame Road and in front of St. Mary's Church).



Tree in Townsend



Tree at centre of Skittles Green



Pollarded trees in front of St Mary's Church

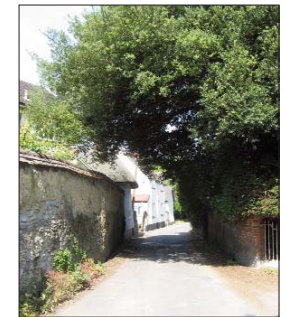


Trees along Thame Road

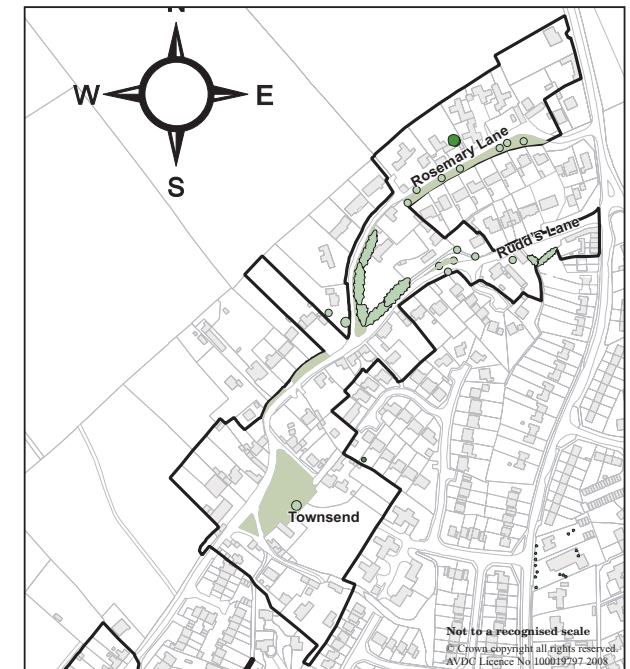
In some areas of the village trees spill over the high witchert walls which form the boundaries to many properties. This overhanging vegetation softens the hard edges to streets created by the walls. Where streets or footpaths are particularly narrow, (e.g. Gibson Lane or the northern end of Stockwell), these overhanging trees can create a tunnel-like effect, casting shadows on the road and creating a strong sense of enclosure.



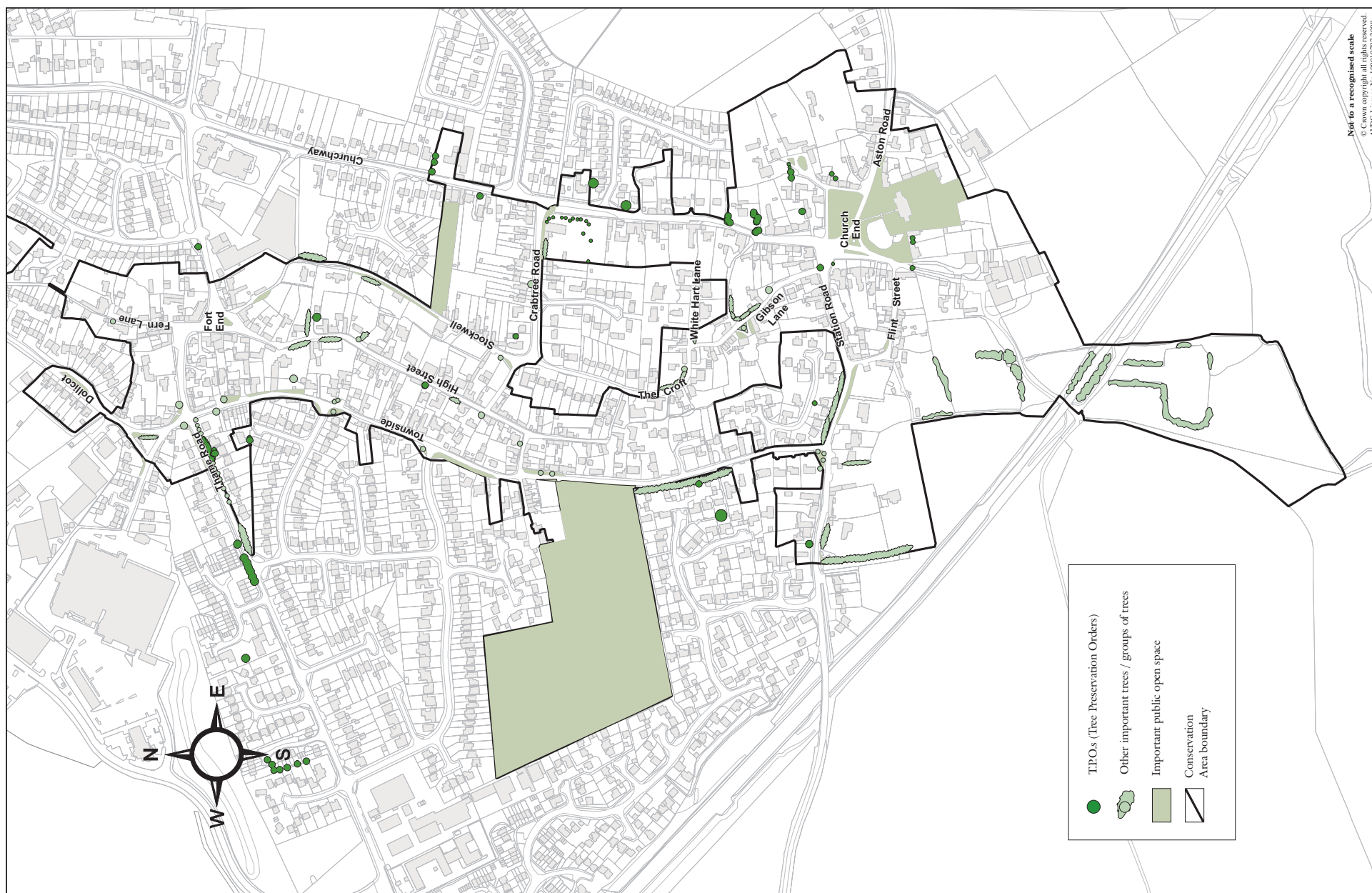
Trees along northern section of Stockwell



Overhanging tree along Gibson Lane



Map showing examples of important trees, hedges and open space within Haddenham Conservation Area (northern section)
See key on opposite page



CHAPTER 10 - PERMEABILITY

Haddenham is a highly permeable village. Historic development is primarily linear in form and orientated in a north-south direction. The roads within the historic core of Haddenham are typically narrow and curvilinear. The buildings and walls which line the roads form hard edges and help create a strong sense of enclosure. This sense of intimacy and enclosure is amplified along the footpaths within the historic core. Here the narrowness of the walkways, the bends which truncate views and the height of the witchert walls which enclose them, create a unique quality that reinforces a sense of place.



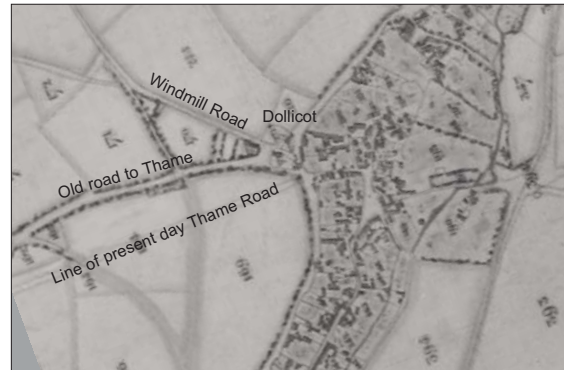
Example of narrow witchert wall lined footpath

The narrowness of these vehicular and pedestrian route ways contrast with the series of open spaces and greens onto which they feed. The experience of moving through juxtaposed open and enclosed spaces is a distinctive and key element of the character of the village

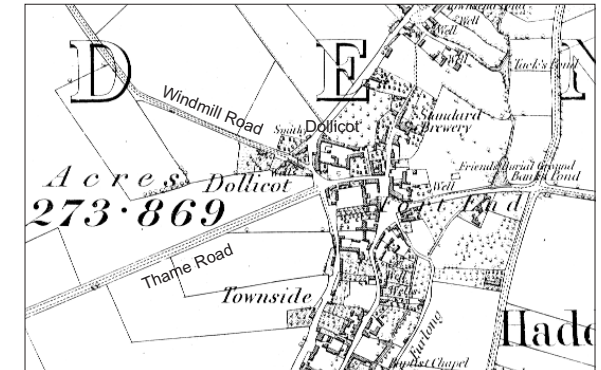
Development follows the line of four roads in the southern section of the village, Townside to the west, Churchway to the east and High Street and Stockwell/Gibson's Lane/The Croft in the middle. Townside, High Street and Stockwell/Gibson's Lane/The Croft are curvilinear in form and run roughly parallel to one another. Churchway is much straighter and wider. Secondary roads or footpaths provide an east - west connection between the four primary roads.

With the exception of High Street which terminates at its southern end, Townside, Stockwell/Gibson's Lane/The Croft and Churchway all connect two roads running in an east-west direction through the village - Station Road/Aston Road to the south and Thame Road/Banks Road/Woodways through the centre of the village.

At the northern end of the village Dollicot runs from Thame Road north-eastwards to Townsend Green before splitting into two roads, Rudds Lane and Rosemary Lane, which both continue in a roughly north-eastern direction meeting up with Churchway.



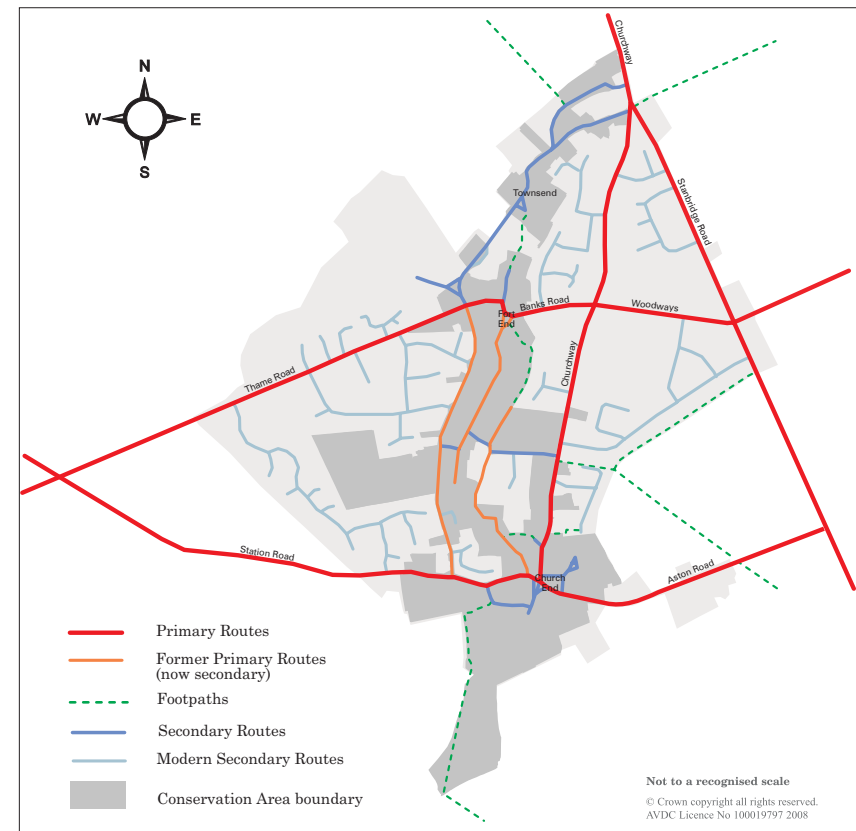
Extract from 1820's map of Haddenham showing layout of roads around Dollicot



Extract from 1878-80 map of Haddenham showing layout of roads around Dollicot

Maps of the village dating from the 19th century show a very similar road layout to that existing today. Minor works such as the widening and straightening of Rudd's Lane during the 1960s has had a localised impact upon areas of the historic core of the village. However, perhaps the most marked change since the 19th century is the creation of the present day Thame Road. It is clear from the 1820s map of the village that the original road to Thame ran via Dollicot between Windmill Road and the present Thame Road. The physical evidence for the original road to Thame can be seen in the survival of old hedge and tree lines along much of its former route. The Thame Road in its present form is clearly visible on the 1878-1880 map of Haddenham.

During the 20th and 21st centuries development to the east and west of the historic village core has been laid out along roads and cul-de-sacs in a form that lacks the linear character and strong north-south orientation of the historic core.



CHAPTER 11 - DEFINITION OF IDENTITY AREAS

There are two proposed Conservation Areas within Haddenham. Contained within them are smaller areas with distinctive characters. For the purposes of this appraisal, these 17 Identity Areas will be analysed individually and then compared.

Identity Area 1: Rudd's Lane and Rosemary Lane

Situated at the north-eastern end of the village and characterised by sporadic historic development interspersed between modern infill developments.

Identity Area 2: Townsend

A green surrounded by a mixture of historic and modern buildings. This is a quiet and unexpected open space.

Identity Area 3: 20-32, Dollicot

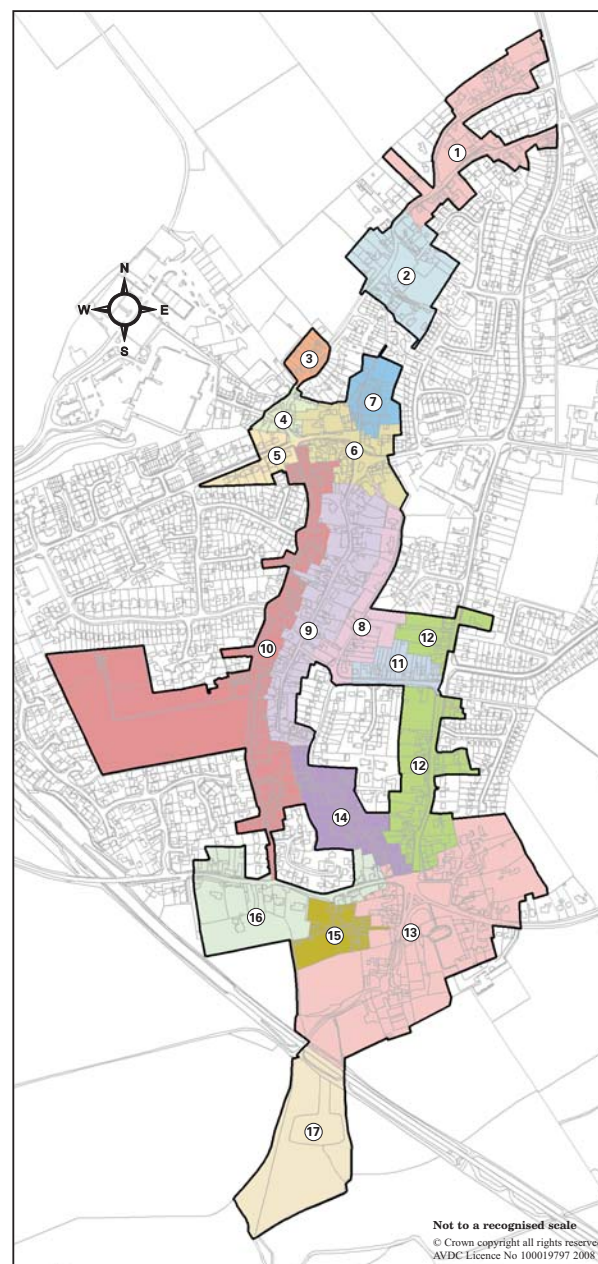
A short row of early 20th century semi-detached and detached properties located on the north-western side of Dollicot.

Identity Area 4: Dollicot

A small triangular area enclosed by buildings and witchert walls. Created by the junction of three roads, Dollicot, Windmill Road and Thame Road

Identity Area 5: Thame Road

A straight section of road lined on either side by relatively substantial early 20th century buildings. The majority of these buildings retain a number of their original external features.



Identity Area 6: Fort End

An area of enclosed space created at the staggered junction of Thame Road and Fern Lane and High Street and Banks Lane. Enclosed by buildings of various ages, this is a busy area of the village and an important visual and commercial focus.

Identity Area 7: Fern Lane

Fern Lane leads northwards from Fort End. It is a vehicular dead end but a narrow footpath leads from it to Townsend. It is a narrow, quiet and largely unspoilt street with several fine buildings.

Identity Area 8: Stockwell

Stockwell runs parallel, but to the east of High Street. Stockwell links Crabtree Road with Fort End. Vehicular access extends three quarters of the way along the length of the lane with the northern section restricted to pedestrian access only. The southern section of the lane is characterised by small vernacular cottages and the Baptist Church forms a prominent visual focus.

Identity Area 9: High Street

Despite its name, High Street is a quiet backwater. Lined with a mixture of historic and modern properties of various dates, High Street has a narrow and enclosed character. The northern section of High Street is dominated by large individual buildings, the central and southern sections by detached and rows of vernacular cottages.

Identity Area 10: Townside

Townside originally formed the western extremity of the village. Modern development has encroached along the western side of the road and now the allotments are the only section that retains elements of the former open character that once defined the village edge. Like other roads within the village, the northern, central and southern sections of Townside have very different characters.

Identity Area 11: Crabtree Road

Crabtree Road runs east to west linking High Street, Stockwell and The Croft with Churchway. Developed in the late 19th century historic development is confined to the northern side of the road.

Identity Area 12: Churchway

Churchway leads from Church End northwards beyond the limits of the village. This is a busy road within the context of the village and contains shops and public houses as well as domestic dwellings. Although there are a number of historic buildings on the eastern side of Churchway, beyond the immediate environs of Church End historic development is largely confined to the western side of the road.

Identity Area 13: Church End

Church End is the largest area of enclosed space within the village. It contains the village church and the oldest surviving example of domestic architecture. It remains the central focus within the village.

Identity Area 14: Gibson Lane, White Hart Lane and The Croft

Gibson Lane leads from Church End to The Croft. It is a narrow curvilinear lane with an enclosed and intimate character. It contains the smallest enclosed space within Haddenham, namely Skittles Green.

Only a small area of mainly historic development located along The Croft close to the junction with Gibson Lane is contained within the Conservation Area. The majority of The Croft has been developed with modern houses and lies outside the boundary.

Identity Area 15: Flint Street

Flint Street is a small looping lane which leads from Church End to Station Road. It is a narrow enclosed lane lined either side with historic buildings or witchert walls.

Identity Area 16: Station Road

Station Road runs in an east-west direction from Church End to the outskirts of the village. Historic development is concentrated close to Church End and immediately to the west of the junction with Townside. However, a key characteristic of Station Road are the long sections of witchert wall that border both sides of the road.

Identity Area 17: The ponds to the south of the railway line.

The ponds are located to the south of the village. Historically they are thought to have originated as fishponds and were also used to breed Aylesbury ducks. The ponds are lined with trees and vegetation.

CHAPTER 12 - IDENTITY AREAS

IDENTITY AREA 1 - RUDD'S LANE AND ROSEMARY LANE

Rudd's Lane and Rosemary Lane are situated at the north-eastern end of the village. Both link Churchway with Townsend and from there via Dollicot to Thame Road. Rudd's Lane was widened and straightened in the 1960s when Willow Rise was built in the paddock of the former Home Farm (now known as Witchert House).

Rosemary Lane and Rudd's Lane originally formed the north-eastern fringes of the village. Historic maps show that buildings formed small clusters interspersed between fields and orchards. This area of the village must have had a very open and rural feel which today has been largely eroded by infill development. Today the character of the lanes is formed from a combination of the following factors.



Extract from 1878-1880 map of Haddenham showing Rosemary Lane and Rudd's Lane

Shared Characteristics

- Modern infill development has had a significant impact upon the appearance of both lanes.
- Sections of both lanes retain elements of their former intimate and rural character.

Rudd's Lane

- The characters of the north-eastern and south-western ends of Rudd's Lane vary considerably.
- The central section of Rudd's Lane retains an intimate historic character.

- The north-eastern and south-western sections of Rudd's Lane appear less intimate and lack cohesion.
- The north-eastern end of the lane opens out to accommodate the irregular shape of Rudd's pond on its south-eastern side. The pond forms a visual focus to this section of the lane.



Rudd's Pond

Rosemary Lane

- The southern western end has an enclosed intimate character.
- The north-eastern end of Rosemary Lane has a more open feel.

Street

Rudd's Lane

- There is a gentle curve in the road from the junction with Willow Rise to the junction with Rosemary Lane and a sharp bend prior to Townsend. The north-eastern section of Rudd's Lane is relatively straight.
- There are no footpaths at the north-eastern or south-western ends of the lane.
- In front of 10 and 12, Rudd's Lane the carriageway divides forming a small irregular shaped island of grass and trees.



Island of grass and trees by 10 and 12, Rudd's Lane

- Rudd's Lane is fairly consistent in level and width.
- At the south-western end of Rudd's Lane, buildings on the north-western side of the lane are positioned on slightly raised ground.

Rosemary Lane

- There are two distinct curves in Rosemary Lane, one at the south-western section close to the junction with Rudd's Lane, and another close to the junction with Churchway. The central section of the lane is relatively straight.
- There are no footpaths to either side of the lane.
- The south-western end of Rosemary Lane is very narrow.
- The carriageway at the north-eastern end broadens slightly and the lane increases in width with raised grass banks running along its south-eastern side.
- At nos. 8 to 10, Rosemary Lane, the road opens out to form a triangular area of carriageway.



South-western end of Rosemary Lane



View north-eastwards Rosemary Lane



View south-west along Rosemary Lane



Triangular area of carriageway by 8-10, Rosemary Lane

Position of buildings in relation to the street

Shared Characteristics

- Historic buildings form small clusters interspersed between modern infill developments.
- Historic buildings are concentrated around the central and north-eastern ends of Rudd's Lane and Rosemary Lane and at the junction of both lanes.
- The majority of historic buildings on the south-eastern side of the lanes are positioned close to the front of their plots.



Historic buildings at junction of Rosemary and Rudd's Lane

Rudd's Lane

- Historic development is located on both sides of Rudd's Lane.
- Historic buildings on the north-western side of the lane are positioned a short distance (no. 12) or some distance back from the carriageway (no. 18).
- Buildings on the south-eastern side of the lane, opposite the junction with Rosemary Lane, are generally situated at the front of their plots. In this section buildings and boundary walls form a hard edge to the lane.
- In the central section of Rudd's Lane the majority of historic properties are orientated to face onto or at a slight angle to the street.
- At the north-eastern and south-western ends there are examples of buildings orientated gable onto the lane.



8, Rudd's Lane

Rosemary Lane

- With the exception of no. 19 all historic buildings are concentrated on the north-western side of Rosemary Lane.
- With the exception of 16, Rosemary Lane, all the historic buildings are positioned close to the front of their plots.
- Historic properties are positioned both gable onto and parallel with the carriageway.

Plots

Shared Characteristics

- Plots along Rosemary Lane and Rudd's Lane are irregular in shape, width and depth.
- Gardens extend to both the rear and the side of historic properties.
- Some historic plots have been subdivided and developed.

Building form and date

Shared Characteristics

- The majority of historic buildings range in date from the 17th to the 19th centuries.
- The historic buildings are generally detached.
- They range in height between 1.5 and 2 storeys.
- The majority of historic buildings are rectilinear in form with later extensions to the rear.
- Roof forms are generally gabled.

159-169 Churchway

- Also forming part of this identity area are nos 159-169 Churchway. Located at the junction with Rudd's Lane these buildings form a terrace of two storey 19th century stone and brick cottages. These buildings are a proposed new inclusion within the Conservation Area. (See asset sheets, Appendix IV)



16, Rosemary Lane (Cobwebs)



159-169, Churchway

Materials

Shared Characteristics

- The majority of historic buildings are constructed of witchert and rendered.
- Most have tiled roofs.
- No. 16, Rosemary Lane is thatched and a number of other properties on both lanes show evidence of having originally been thatched.
- Ridge and eaves heights vary.

Boundaries

Shared Characteristics

- The majority of boundary walls are constructed of witchert or stone.
- Walls constructed of stone are generally a metre and a half or less in height.
- Witchert walls are generally taller measuring 2 or more metres.
- Witchert walls are capped with tiles and stone walls are capped in tiles or stone.
- Boundary walls create a hard edge to sections of the street, softened in places by vegetation.



Witchert boundary wall 16, Rosemary Lane (Cobwebs)



Witchert wall outside 6a, 6b, 6c, 6d, Rudd's Lane

Rudd's Lane

- Boundary walls are visually dominant at the north-eastern and south-western end of Rudd's Lane.

Rosemary Lane

- Boundary walls are visually dominant on the north-western side of the north-eastern end of Rosemary Lane.



Stone wall outside 3 Rosemary Lane

Views

Shared Characteristics

- Views along Rudd's Lane and Rosemary Lane are truncated by the curvilinear nature of the roads and the trees and hedgerows along their boundaries.



Curvilinear section of Rudd's Lane

Trees and vegetation

Shared Characteristics

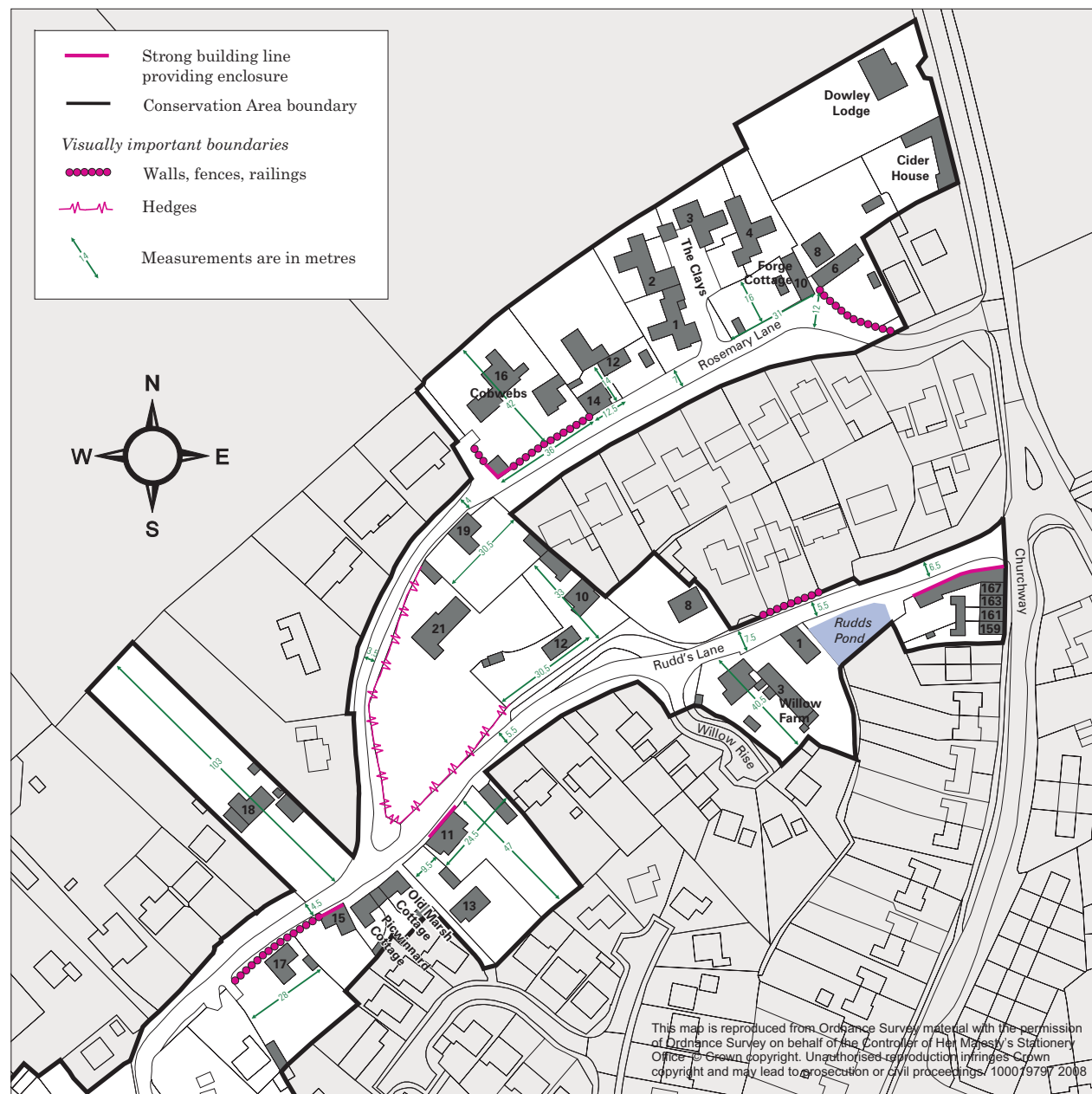
- Individual trees, groups of trees and hedges form prominent landmarks along both lanes.
- Trees and hedges reinforce the sense of enclosure and the former rural character of sections of both lanes.
- Raised grass banks and verges are visually prominent along sections of both lanes.



Trees in Rudd's Lane



Tree at Willow Farm, Rudd's Lane



IDENTITY AREA 2 - TOWNSEND

Townsend is located towards the northern end of the village. Domestic buildings are grouped around an area of open space and an adjoining field. This area has a strong village green feel, but lacks the bustle and activity which characterises other focal areas within the village such as Church End and Fort End.

Historic maps show that despite modern infill development, the green has maintained its shape since the early 19th century.



Extract from 1878-1880 map of Haddenham showing Townsend

The 1878-1880s map of the village shows that;

- The north-western side of the green was contained by a series of properties occupying long rectangular plots. These buildings and plots remain largely unaltered today.
- The south-eastern side of the green was and remains contained by a boundary wall running from south-west to north-east. Areas to the south of this boundary wall have been infilled.
- There was a pond (known as Townsend Pond) shown on the 1878-1880 map, located adjacent to the boundary wall along the south-eastern end of the green. This has since disappeared.
- The south-western side of the green was contained by a cluster of historic properties with small plot divisions running at right angles and parallel with the green. One of these properties has been demolished and some of the original plot boundaries altered.
- The north-eastern side of the green was historically open. This area was developed in the late 19th century.
- To the south-west of Townsend is a lane which runs in a north-west to south-east direction. At the end of the lane are two historic properties, the remaining buildings along this lane are modern. Although part of Townsend this lane has a very different feel.

Form

- The green is irregular in shape and divided unevenly into two at its eastern end by an unpaved road access.
- The green is raised slightly above the level of the road and is uneven. It slopes from north-west to south-east.

Street

- A paved road runs along the north-western edge of the green which broadens in front of 12 to 14, Townsend before narrowing at the entrance to Dollicot and at the sharp bend into Rudd's Lane.
- Narrow roads run along the north-eastern and south-western side of the green.
- There are no footpaths along the roads.



Lane running along south-western side of Townsend

Date

- The oldest buildings are concentrated along the north-western, south and south-western sides of the green.
- Buildings on the north-eastern side of the green are generally late 19th / early 20th century in date.
- There is some modern infill development concentrated on the south-western and north-western sides of the green.

Position of buildings in relation to the street

- Buildings on the north-eastern side of the green are positioned towards the front of their plots.
- With the exception of Wield Cottage and 14, Townsend all the buildings on the north-western side of the green are situated back from the road on a similar building line.
- The historic buildings situated on the lane running along the south-western side of the green are situated towards the back of their plots.
- Nos 5 and 7, Townsend are orientated gable onto the green. Buildings on the remaining sides are orientated to face the green with ridgelines running parallel with the carriageways.

Plots

- Plots on the north-western side of the green are long and rectangular and relatively regular in width and depth.
- Plots on the north-eastern side of the green are roughly rectilinear in shape. They are relatively similar in depth, but vary in width.

- A single plot forms the south-western side of the green. The irregular shaped plot is shallow and wide. Its form is uncharacteristic since the majority of plots surrounding Townsend run back at a 90° angle to the green.
- The plot of Wield Cottage runs parallel to the street and is very small.

Building form

- The majority of the buildings around the green are detached.
- Buildings are vernacular in form and domestic.
- Buildings are typically rectilinear in form with extensions to the rear. Small utilitarian buildings are visible running along the side boundaries of some properties.
- The redundant garage to the south of 12 Townsend detracts from the visual character of the eastern side of the green.
- Generally window and door openings face the green creating active frontages.
- Buildings range between 1.5 and 2 storeys in height.
- Ridge and eaves heights vary.
- There are examples of gabled, hipped and catslide roofs. Pitches vary according to existing or former roofing materials.

Materials

- There is a mixture of early wickert buildings and later 19th century brick and / or stone buildings. The majority of buildings are rendered.
- There is a mixture of slate, tiled and thatched roofs.

Boundaries

- The south-eastern side of the green is formed by a visually prominent part wickert, part stone wall which forms a hard edge to the green.
- Frontage boundaries to buildings on the north-western side are generally formed by low brick or stone walls.
- Buildings on the north-eastern and south-western sides of the green have more open frontages.

Views

- Views within Townsend are contained by buildings.
- No single building predominates as a visual focus, although nos. 5 and 7, Townsend sit against relatively open backdrops and tend to draw the eye.
- The tree on the south-eastern side of the green has a strong visual presence.



Viewpoint 1 North-west side of Townsend



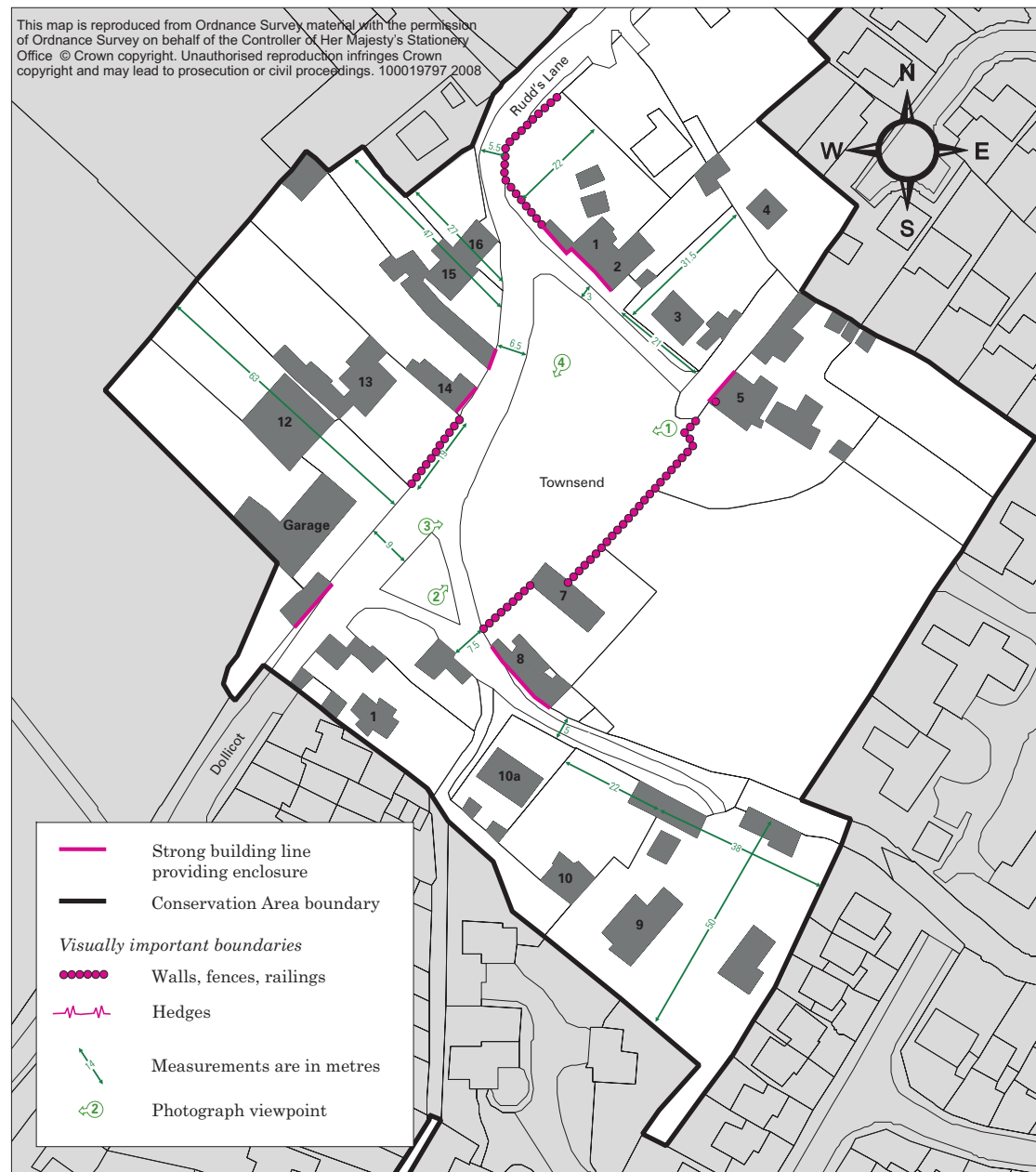
Viewpoint 2 North-east side of Townsend



Viewpoint 3 South-east side of Townsend



Viewpoint 4 South-west side of Townsend



IDENTITY AREA 3 - 20-32, DOLLICOT

Nos. 20 to 32, Dollicot are located a short distance to the north-east of the triangular green at Dollicot. Prominent in views from the green, they form a short cohesive group of late 19th and early 20th century detached cottages.



View of 20-32 Dollicot from triangular green at Dollicot



Extract from 1878-1880 map of Haddenham showing Dollicot

Street

- Dollicot is straight and runs in a north-east to south-west direction.
- The road is two carriageways in width and has been widened to the south-east creating an elongated island containing trees and grass.
- There is no footpath on the north-western side of the street.

Position of buildings in relation to the street

- Historic buildings are located on the north-western side of the road.
- Buildings are positioned equidistance back from the road creating a strong building line.
- Buildings are orientated to face onto the road with the ridgelines running parallel with the carriageway.



20-32 Dollicot

Plots

- Plots run back at 90° angle to the road
- They are rectilinear in shape, consistent in depth and fairly regular in width.
- Detached properties are generally positioned centrally within, but towards the front of, their plots.



Building form

- Buildings are detached and 2 storeys in height.
- Roof forms are gabled or hipped.
- Window and door openings face the carriageway creating active frontages.
- Many of the buildings have two storey bay windows or ground floor bay windows contained beneath clay or slate hipped porches.
- Eaves and ridges are consistent in height creating a uniform roofline.
- Chimneys are located at the gable ends.



Materials

- Buildings are constructed of orangey brick laid in a Flemish bond.
- Some buildings have been rendered and painted.
- Roofs are laid in clay tiles or slate and approximately 45° in pitch.
- Decorative effects are created by the combination of paint, render and brickwork, emphasising architectural features.
- A number of buildings have brick diaper work, dentilated brick eaves, verges and wooden vergeboards.
- Unfortunately the majority of original windows and doors have been changed to modern / UPVc mass produced alternatives.

Boundaries

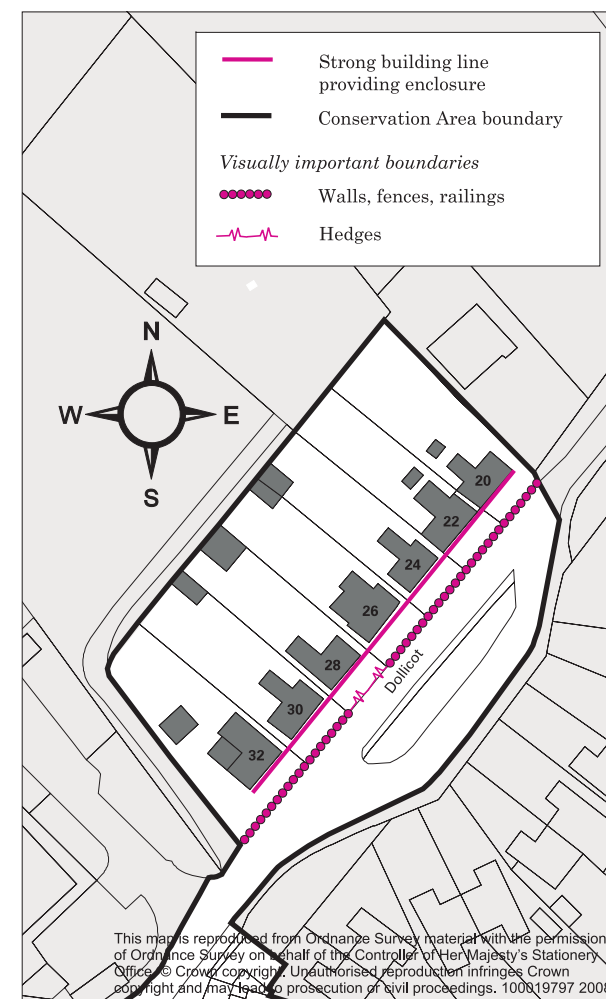
- Buildings are set back from the road behind hedges, wooden fences and boundary walls.

Trees

- A row of trees on the island in front 20-32 Dollicot creates a strong visual contrast with the properties and reinforce the suburban feel of the road.

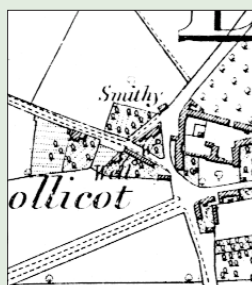


Island of trees in front of 20-32, Dollicot



IDENTITY AREA 4 - DOLLICOT

The southern ends of Windmill Road and Dollicot junction with Thame Road at a small triangular area enclosed to the east and west by linked historic properties and to the north by modern buildings and a witchert boundary wall. Occupying the centre of this area is a triangular plot contained to the north by a building and on the two remaining sides by walls and hedges.



Extract from 1878-1880 map of Haddenham showing Dollicot

Despite its proximity to the busy Thame Road, the area has a quiet, intimate feel reinforced by the narrowness of the road and scale of the buildings surrounding it.

Street

- Roads around the three sides of the central island are narrow.
- The roads along the north-western and south-western sides of the island are straight. The road along the eastern side has a gentle bend. A narrow pavement borders this road.

Position of buildings in relation to the street

- Buildings on the south-western side are positioned hard up to the road edge.
- Buildings on the eastern side are set a short distance back from the road edge behind a stone boundary wall. They form a continuous building line.
- There are no historic buildings to the north. The area is enclosed by a witchert boundary wall raised on a bank and modern properties situated hard up to the road edge.
- Ibstone Cottage forms the northern boundary of the central island.
- Historic buildings on all three sides of the enclosed area are orientated so that their ridgelines run parallel with the carriageway.



Witchert wall along north-western side of Dollicot

Plots

- Plots are irregular in size, depth and width.

Built Form

- With the exception of nos. 1 Dollicot and Ibstone Cottage which are detached, buildings on the south-western and eastern side of the area form short rows.
- Historic buildings are vernacular in form and range between 1 and 2 storeys in height.
- Fenestration patterns are irregular. Window and door openings of buildings on the eastern side of Dollicot face the road. Ibstone Cottage and buildings on the western side present relatively blank elevations. These blank elevations are located opposite boundary walls and, in combination with the narrowness of the streets, help to create a strong sense of enclosure.
- Roofs are generally gabled and vary in pitch and on the eastern side their rooflines are staggered.



Nos 41-47 Dollicot



Blank elevations of 3-7 Dollicot and enclosed character of this section of the street

Materials

- Buildings on the eastern side of the enclosed area and Ibstone Cottage are constructed of witchert.
- The majority of the buildings are rendered.
- The majority of roofs are tiled, but there are also examples of slate and thatched roofs.

Boundaries

- Boundary walls are a prominent feature of this area. They help to define boundaries maintain building lines and enclose space.
- Walls in this area are constructed of witchert or brick.

Trees and Vegetation

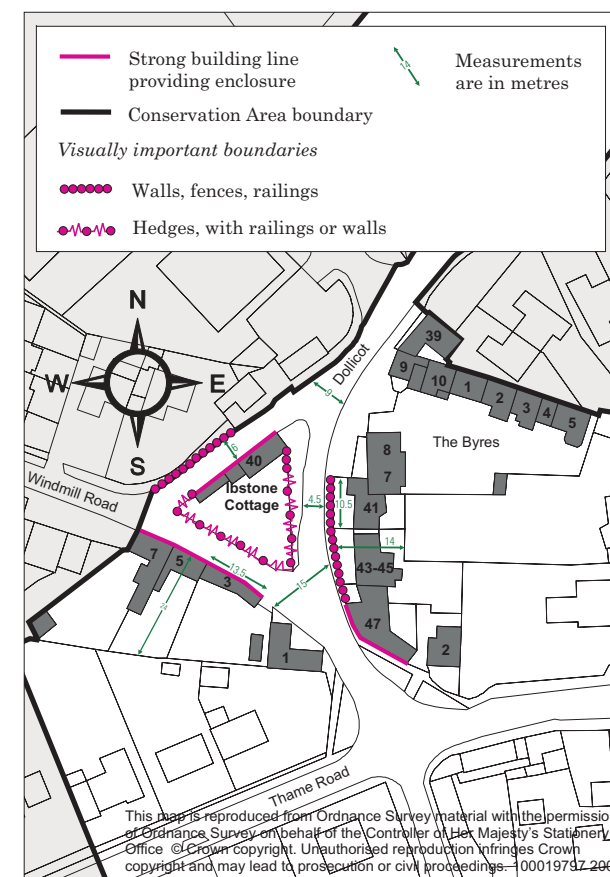
- Vegetation spilling over the boundaries of Ibstone Cottage softens the edges of the central island. Along the south-western boundary trees and vegetation provide a contrast with the hard outline of the buildings opposite and emphasise the narrowness of the road.

Views

- Views are channelled along the three roads. The most notable views are those of the cottages on the eastern side of the area. Views along Windmill Road are terminated by the industrial estate. Views north-eastwards along Dollicot focus upon a short row of late 19th century properties (20-32 Dollicot).



Channelled views from the north-east



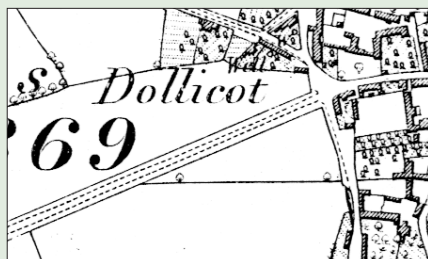
IDENTITY AREA 5 - THAME ROAD

Haddenham Conservation Area

IDENTITY AREA 5 - THAME ROAD

Identity Area 5 covers a small area of primarily early 20th century development located along a short section of Thame Road stretching south-westwards from the junction with Dollicot and Townside to the junction with Marriott's.

Extract from the
1878-1880 map
Haddenham
showing Thame
Road



These relatively substantial Edwardian buildings were built by the developer, George Green, who also built Soren Cottages on Windmill Road and 2 to 12, Townside. The buildings share common characteristics including architectural detailing and materials and have a distinct suburban feel which is reinforced by their tree lined frontage boundaries and the wide straight character of Thame Road.



George Green's building signature

Street

- Thame Road runs in a north-east to south-west direction. It is two carriageways in width.
- There is a footpath and grass verge on the north-western side of Thame Road and a narrow footpath on the south-eastern side.
- The road rises very slightly as it proceeds north-eastwards to the junction with Dollicot and Townside. It slopes more perceptively across the road from north-west to south-east.

Position of buildings in relation to the street

- The early 20th century buildings are located on the south-eastern side of the road and close to the junction with Dollicot and Townside on the north-western side.
- The buildings are set back 6/7 metres from the front of their plots on the north-western side of the street and 6 metres on the south-eastern side.
- Buildings are orientated to face onto the road with the ridgelines running parallel with the carriageway.

Plots

- Plots run back at 90° angle to the road.
- With the exception of the properties located adjacent to the road junctions, plot widths are fairly consistent along the length of the development.
- Detached properties are generally positioned centrally within, but towards the front of, their plots.
- On the south-eastern side, historic plots have been subdivided and infill development inserted between nos. 13 and 17, Thame Road.
- Plots reduce in depth at the south-western and north-eastern ends of the development.

Building form

- Buildings are domestic and, with the exception of nos. 19 to 25, are detached.
- Buildings are 2 storeys in height. Eaves are approximately 5 metres in height and ridges are approximately 8 metres in height.
- Roof forms are gabled or hipped.
- Windows are wooden sashes and fenestration patterns are regular.

- Window and door openings face the carriageway creating active frontages.
- Many of the buildings have ground floor bay windows contained beneath clay or slate hipped porches.

Materials

- Buildings are constructed of orangey coloured brick laid in a Flemish bond.
- Some buildings have been rendered and painted.
- A number of buildings have dentilated brick eaves and verges.
- Some buildings retain ornate ridge tiles and roof finials.
- Roofs are laid in clay tiles or slate and are approximately 45° in pitch.
- A number of buildings retain their original doors, windows and ornamental iron work.



Dentilated brick verge



Ornamental ironwork

Building types



19, Thame Road



8, Thame Road



19 & 21, Thame Road



23 & 25, Thame Road



17, Thame Road



4, Thame Road



11, Thame Road



6, Thame Road

Boundaries and trees

- Buildings are set back from the road behind metal railing hedges, wooden fences and boundary walls.
- Pollarded limes along the front boundaries of most of the historic properties create a strong visual contrast with the buildings and reinforce the suburban feel of the roads.



Railings

Gaps

- There are regular narrow gaps between the historic buildings on the north-western side of the roads.
- Buildings are irregularly spaced on the south-eastern side of the road.

Views

- Views north-eastwards are truncated by a bend in Thame Road and focus upon the tree at the junction with Dollicot and the high witchert boundary wall and grounds of Fort End House.
- Views south-westwards are funnelled by the road and trees and lack a visual focus.



View looking north-east along Thame Road

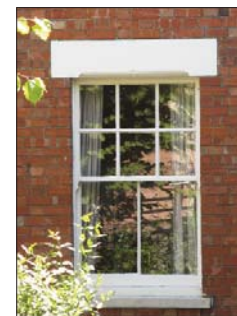


View looking south-west along Thame Road

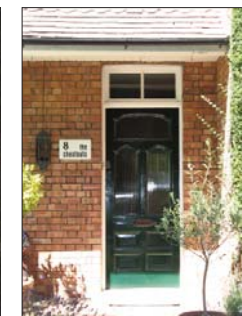


View towards Fort End from Thame Road

Architectural details



Sash windows



Doors



IDENTITY AREA 6 - FORT END

Fort End is situated towards the northern end of the village. It is an area of open space enclosed by buildings at the staggered junction of a number of roads. Today the area is dominated by the busy Thame and Banks Roads which run in an east-west direction through the village. Fort End is an important visual and commercial focal point within the village which reinforces its strong sense of place.



Extract from the 1878-1880 map
Haddenham showing Fort End

Street

- Fort End is roughly S-shaped formed by the staggered junctions of Thame Road and Fern Lane and High Street and Banks Road.
- The junction of Thame Road and Fern Lane is triangular in shape and formed by a widening of the road. The northern and eastern side of the area accommodate parking.
- The northern end of High Street splays to form the triangular space at the junction with Banks Road. In the centre of this junction is a roughly triangular shaped area of grass.
- Fort End slopes gently from north to south, increasing in gradient at the southern end.
- At the south-eastern corner of Fort End is a vehicular access leading to a narrow footpath which connects to Stockwell.
- There is a strong visual contrast between the open space of Fort End and the road and narrow lanes which lead onto it.



Triangle of grass at junction of High Street
Stockwell and Banks Road

Position of buildings in relation to the street

- Buildings enclose Fort End and define the edges of the space.
- Around the junction of Thame Road and Fern Lane and along the northern side of Fort End, buildings are positioned hard up or a short distance back from the carriageway creating a strong building line.

- On the western and south-eastern side of Fort End, buildings are positioned towards the front of their plots, but at different distances back from the carriageway creating a strong, but characteristically staggered building line.
- Nos. 3 and 4, Fort End and Fort End House are positioned further back from the road, but the strong building line is maintained by their front boundary walls.
- Historic buildings are generally aligned so that their principal elevations face onto the road creating active frontages.
- Buildings are orientated so that the ridgelines of their principal ranges run roughly parallel with the carriageway.

Plots

- Plots are irregular in shape, width and depth.
- In general, buildings cover a large percentage of their plot with gardens located to the rear.
- The majority of buildings stretch across the entire width of their plots.

Building form

- Buildings are generally 2 storeys in height with limited examples of 1 and 1.5 storey buildings.
- Buildings are a mixture of detached, semi-detached and rows of properties.
- Buildings are a mixture of domestic and commercial properties.
- Buildings range in date from the 17th to the 20th centuries.
- With the exception of buildings located in the south-eastern corner of Fort End, buildings present long principal elevations to the street.
- Roofs are generally gabled and range between approximately 30° and 55° according to their existing or former roofing material.
- Ridges and eaves are fairly consistent in height on the northern and north-eastern sides of Fort End, and more staggered on the western and south-eastern sides.

Materials

- Historic properties at Fort End are constructed from timber, brick, stone and a combination of these materials.
- The majority of buildings are roofed in plain clay tile, with later properties covered in natural slate.
- Evidence of steep roof pitches suggests that several properties were originally thatched.



Railings and brickwork at 6 Fort End

Boundaries

- With the exception of the high witchert boundary wall in front of Fort End House, the attractive railings of 6, Fort End and the short section of curving brick wall turning the corner at 3 and 4, Fort End, boundary walls and railings do not make a strong visual statement in Fort End. The buildings themselves provide the enclosure.

Gaps

- Development around Fort End is fairly continuous with gaps restricted to discrete points of access between buildings and the entrances to roads.

Trees and Open Spaces

- Relief from the hard edges of the buildings is provided by the small area of green at the southern end of Fort End.
- Trees along the front boundary and within the grounds of Fort End House and in front of some properties also provide a strong visual contrast with the hard outlines of the building and street surfaces.



Trees overhanging witchert
boundary wall of Fort End House

Views

- Views are contained by the buildings and truncated by bends in the roads and lanes leading from Fort End.
- Glimpsed views along Stockwell and High Street of trees located in the middle distance help to reinforce the sense of containment.



Glimpsed views along Stockwell and High Street of trees located in the
middle distance which help to reinforce the sense of containment



Viewpoint 1 Northern and north-eastern sides of Fort End looking at junction of Thame Road, Fern Lane and Fort End



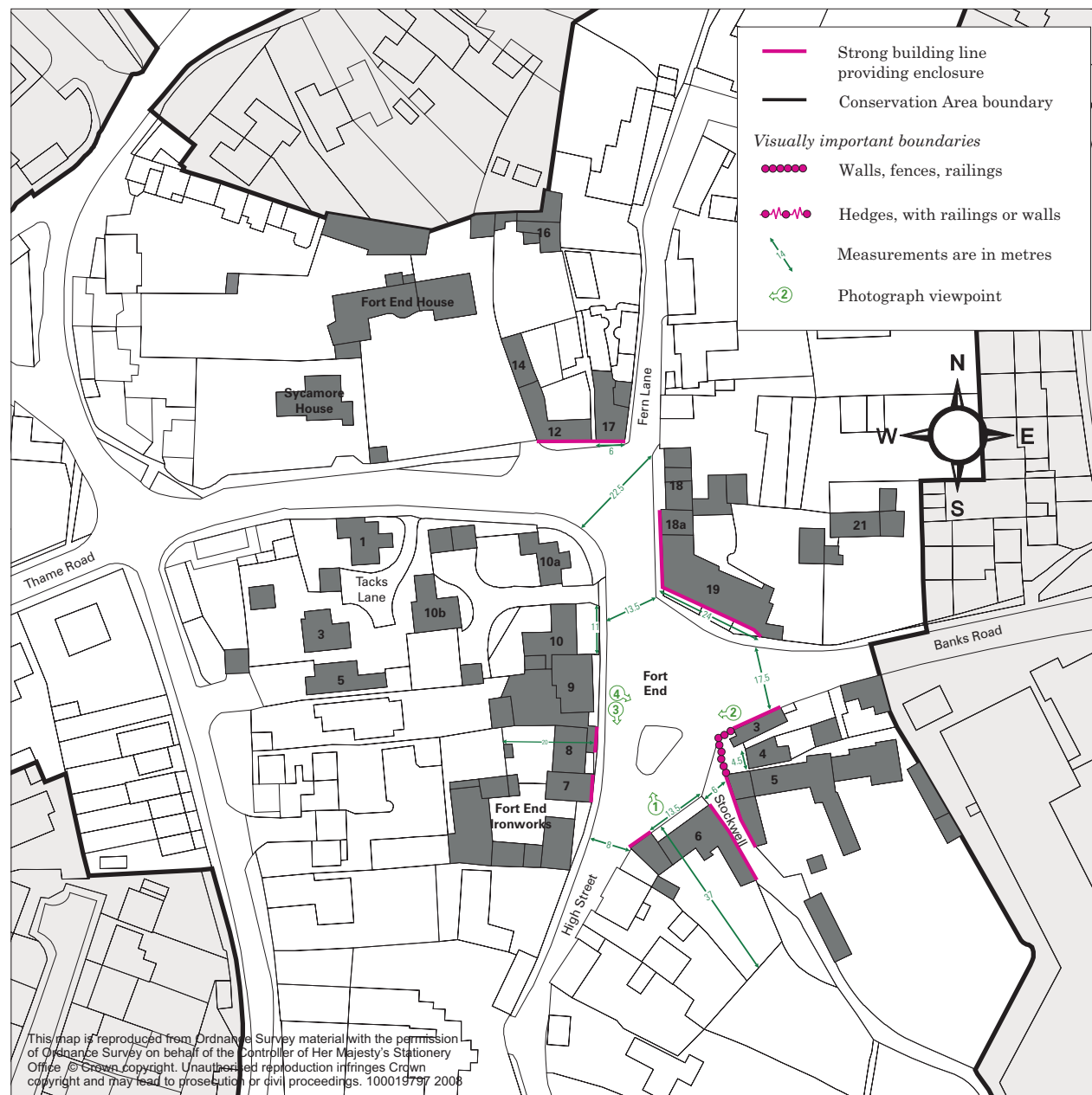
Viewpoint 2 Western side of Fort End



Viewpoint 3 Southern side of Fort End looking down the High Street



Viewpoint 4 South-eastern side of Fort End between junctions of Stockwell and Banks Road



IDENTITY AREA 7 - FERN LANE

Fern Lane runs northwards from Fort End and narrows to a footpath which connects to Townsend. Although connected to the busy Fort End, Fern Lane has an intimate, unspoilt and hidden away charm which results from a combination of the following features and characteristics.



Extract from the 1878-1880 map Haddenham showing Fern Lane

Street

- Fern Lane is a vehicular dead-end.
- The road extends northwards from Fort End turning eastwards at the point where the carriageway ends.
- There is a gentle curve north-eastwards approximately half way along the length of the lane creating a sense of expectation and partially obscuring views of The Old Brewery.
- Fern Lane is 6 metres wide at the junction with Fort End, narrowing to 4 metres approximately half way along its length, and broadening to 6 metres at its northern end.
- A narrow footpath runs along the western side of the lane and continues as an alleyway running between The Old Brewery and 3, Fern Lane.
- The narrow enclosed feeling of the alley is reinforced by high boundary walls and buildings. Views along it are truncated by a bend adjacent to 3, Fern Lane.



Witchert wall lined section of footpath connecting Fern Lane with Townsend



View looking north at entrance to footpath connecting Fern Lane with Townsend

Position of buildings in relation to the street

- Buildings at the southern end of Fern lane are positioned directly onto the carriageway, behind high boundary walls or up to the back edge of the pavement. This creates a strong sense of enclosure which is reinforced by the relatively blank elevations of 1 and 2, Fern Lane and the high front boundary wall of Fern Farm.
- At the northern end of the street, a number of buildings are positioned slightly back from the road behind low walls or railings. Others are situated at a distance from the road, in some cases reached by narrow footpaths.
- At the southern end of the lane buildings are generally orientated so that the ridgelines of the principal ranges run parallel with the carriageway.



View looking south along Fern Lane



Northern end of Fern Lane



Northern end of Fern Lane

Plots

- Plots are irregular in shape, varying in width and depth.
- Typically plots are smaller at the southern end of the lane.

Building form

- Buildings are primarily domestic although some towards the southern end of the lane are converted utilitarian or former agricultural buildings.
- There is a mixture of smaller vernacular cottages and examples of larger buildings of a more Polite design such as The Old Brewery and Gordon House.
- Buildings range between 1.5 and 2 storeys in height.
- Roofs are hipped or gabled in form.
- Roofs vary in pitch according to roofing material ranging between approximately 35° and 55°.



Converted agricultural building



The Old Brewery



Gordon House



4, Fern Lane

Materials

- The majority of the buildings in Fern Lane are constructed of witchert.
- The majority of buildings are rendered and painted.
- There is a mixture of thatch, tile and slate roofs.

Boundaries

- There are attractive ornate metal railings outside The Old Brewery and Gordon House.
- There are examples of high wicket walls and stone walls at the southern end of the lane.



Railings at the Old Brewery

Trees

- Trees overhanging the boundary wall of no. 16 and the mature conifer tree in front of Gordon House are visually prominent within the street.
- The organic forms of the trees on the western side of Fern Lane contrast with the hard outlines of the buildings and boundary walls on the eastern side.

Views

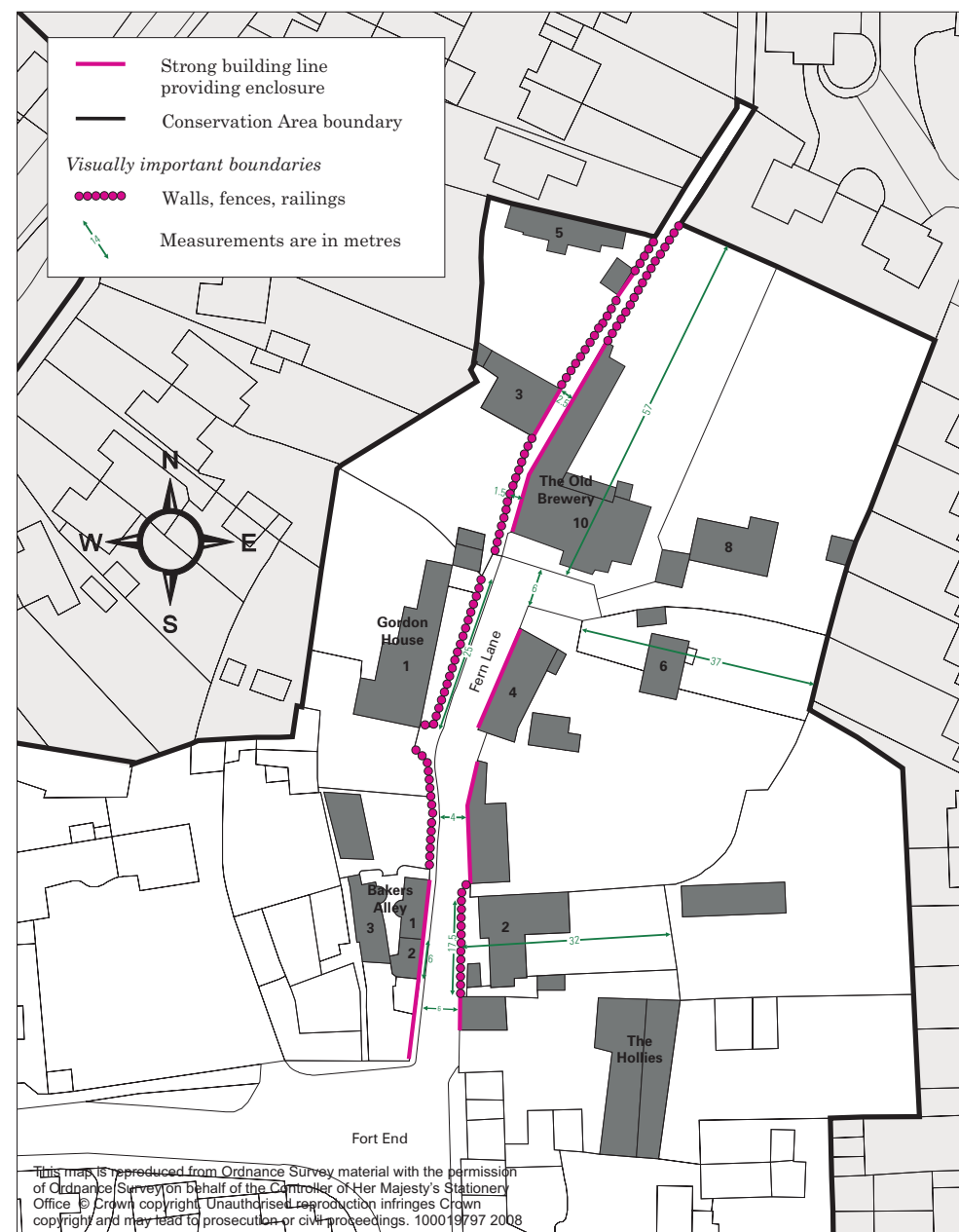
- Views are truncated by the bend in the road and bend in the footpath.
- Views looking northwards focus on The Old Brewery and the mature tree in front of Gordon House.
- Views southwards are truncated by restricted views across Fort End to the entrance to High Street.



View looking north up Fern Lane



View looking south down Fern Lane



IDENTITY AREA 8 - STOCKWELL

Stockwell runs to the east of, and roughly parallel with, High Street. It extends northwards from the junction of Crabtree Road and The Croft, narrowing to a footpath which leads through to Fort End, three quarters of the way along its length.

The north, central and southern ends of the lane have very different characteristics which are identified below.

Extract from the 1878-1880 map of Haddenham showing Stockwell



Character

The northern section of Stockwell is characterised by a very narrow winding footpath enclosed by high witchert walls.



Northern section of Stockwell

The central section of Stockwell has a more open feel. Rear property boundaries of modern buildings on the eastern side of the lane impact significantly on the character of this area.



Central section of Stockwell

The southern section of Stockwell is characterised by a cluster of small vernacular cottages on the eastern side of the lane which contrast in scale with the large Baptist Chapel and high witchert boundary walls on the western side.



Southern section of Stockwell

Although partly obscured by high boundary walls the western side of the lane at the junction with Crabtree Road is dominated by a redundant farm complex.

Redundant farm complex on the western side of Stockwell at the junction with Crabtree Road



Street

- Vehicular access extends two thirds the length of Stockwell, north-eastwards from the junction with Crabtree Road. This section of the lane is relatively straight.
- The northern third of Stockwell is a narrow winding footpath enclosed by high witchert walls.
- The lane broadens at its northern end as the ground rises gently to the junction with Fort End.



Looking towards junction of Stockwell and Fort End

Position of buildings in relation to the street

- On the eastern side of Stockwell historic buildings are concentrated close to the junction with Crabtree Road.
- On the western side of Stockwell, historic buildings are widely dispersed up to the point where vehicular access stops. There are two modern houses to the north of this point which are partially obscured by witchert boundary walls.
- Historic buildings on the eastern side of Stockwell are positioned a short distance back from the carriageway behind boundary walls of varying heights or metal railings.
- Historic buildings on the western side of Stockwell are in general positioned hard up to the carriageway.
- With the exception of Stockwell Farm Cottage, the majority of historic properties are positioned along the side boundaries of their plots or span across the width of their plots.
- With the exception of Stockwell Farm Cottage and nos. 2-4 and 10, Stockwell, historic buildings on both sides of the lane are orientated gable onto the carriageway.

Plots

- Historic plots divisions are well preserved along the western side and eastern side of the lane at the junction with Crabtree Road. Here the long narrow plots of 2 to 14, Stockwell are recognisable on 19th century maps of the village.
- Plots along the western side of the lane tend to be wider and shallower than those along the eastern side. The depths of plots on the western side are truncated by a stream that runs roughly parallel to and between High Street and Stockwell.
- Historic plots along the eastern side of Stockwell to the north of the burial ground have been subdivided and in-filled with modern development.

Building form

- With the exception of the Baptist Chapel, historic buildings are vernacular in scale, form and appearance.
- Buildings are generally 2 storeys in height with gabled roof forms.
- Small outbuildings, between one and two storeys in height, generally constructed of brick or witchert with gabled roof-forms, feature prominently in the street scene.



Baptist Chapel



Outbuilding by 10, Stockwell



Outbuilding of Baptist chapel, former infant schoolroom

Materials

- The majority of historic buildings are constructed of witchert.
- Roofing materials include examples of slate, tile and thatch.

Boundaries

- Witchert walls form a strong visual element of the lane particularly close to the junction with Crabtree Road and at the northern end of the lane.

- At the north-western end of Stockwell, high witchert boundary walls to either side of the footpath follow the curves of the lane, form a hard edge to the footpath and create a strong sense of enclosure.
- At the south-western end of Stockwell, a combination of high and low walls help to maintain a strong building line along both sides of the lane.
- The brick wall and piers along the front boundary of the cemetery forms a strong visual contrast with neighbouring witchert and stone walls.
- Modern fences and walls along the rear boundaries of properties in Stockwell Furlong create a suburban feel along the central section of the lane.



Brick boundary wall of the cemetery

Trees and Vegetation

- Trees and vegetation have the greatest visual impact in the northern section of the lane reinforcing the sense of enclosure.
- The wide grass verge is an important visual element of the lane in front of Stockwell Farm Cottage which leads through to Ford End.
- The cemetery is an attractive and tranquil public green space which acts as a partial screen to modern development along Stockwell Furlong.



Trees and vegetation along the northern section of Stockwell



Wide grass verge by Stockwell Farm Cottage



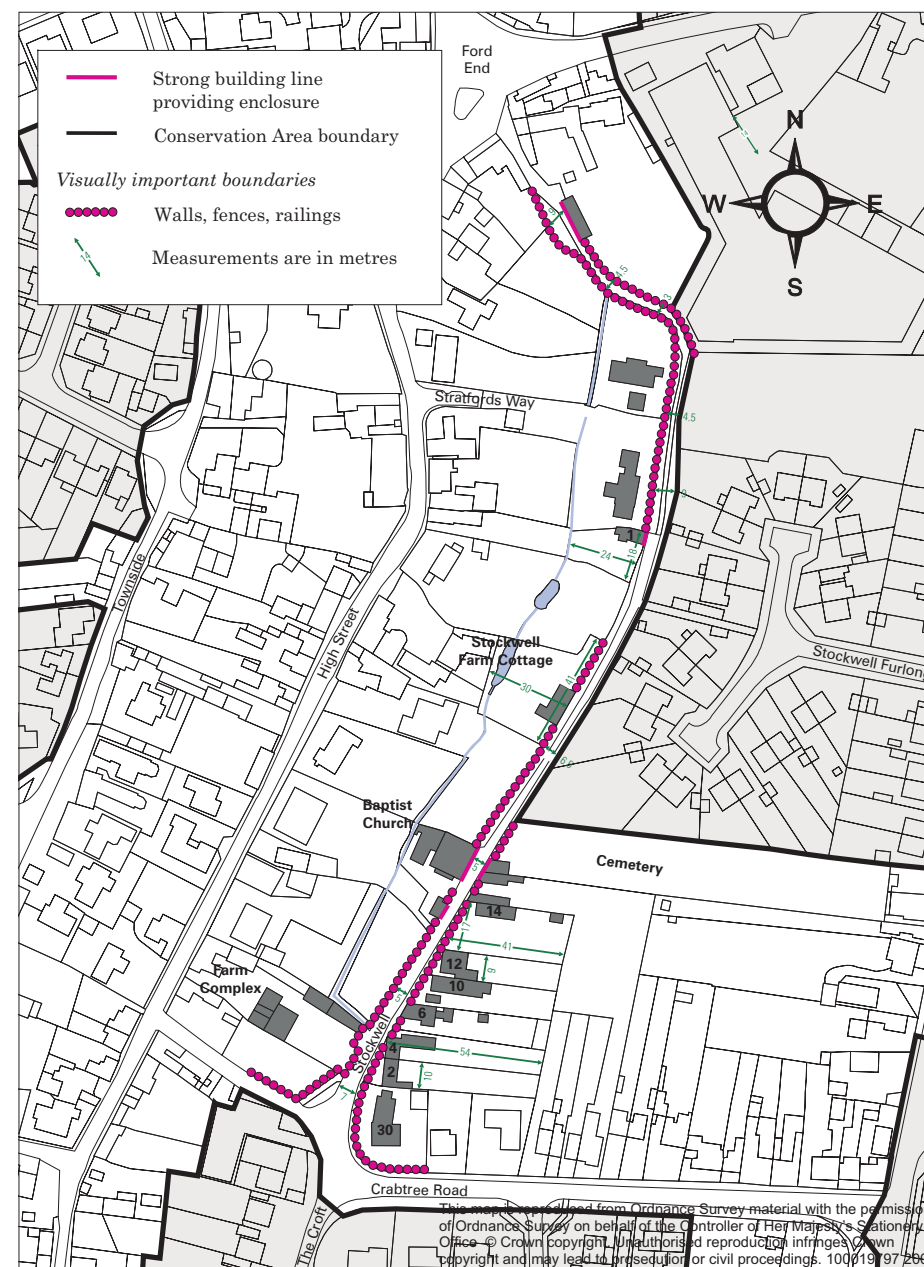
Cemetery

Views

- Views are truncated at the north-western end of Stockwell by the curvilinear nature of the footpath and the enclosing high boundary walls. This creates a strong sense of expectation as views unfold.
- At the south-western end of the lane views are channelled along the length of the lane and with the exception of the Baptist Chapel which is prominent because of its scale, there is no strong visual focus.



View up the road showing Baptist Chapel



IDENTITY AREA 9 - HIGH STREET

High Street runs in a north-east to south-west direction between Stockwell to the east and Townside to the west. At its northern end High Street connects to Fort End. At its southern end vehicular access stops by The Kings Head public house and High Street turns into a pedestrian footpath between high witchert walls, which turns sharply eastwards and leads through to The Croft.

The name High Street is misleading, because up until the 1800's it was called South End, and the southern section leading up to the Kings Head was still called South End until the 1950's.

High Street is a quiet backwater. Its northern and southern ends have very different characteristics which are summarized below.

Character

The northern section of High Street is characterised by large detached properties positioned within fairly substantial plots. Where buildings are set back within their plots, a strong building line is maintained by prominent boundary walls. The curvilinear nature of the road, its narrowness and prominent trees and vegetation along plot boundaries creates an intimate and enclosed character to this part of High Street.

The middle section of High Street is straight and very narrow in places, which is emphasised by the positioning of most buildings directly on to the back of the footpath or road. This creates a strong sense of enclosure. Historic buildings here are generally vernacular in character and similar in scale and form.

The southern section of the High Street forms a dead end and views focus upon the Kings Head Public House. Buildings and boundary walls form hard edges to the street and create a strong sense of enclosure. Agricultural outbuildings are prominently positioned in this section of the street.



Extract from the 1878-1880 map of Haddenham showing High Street

Street

- The northern section of High Street is S shaped with bends by The Dove House and 7 to 11, High Street. These bends truncate views and create a sense of enclosure reinforced by buildings, vegetation and boundary walls.
- The central and southern sections of High Street are relatively straight running in a north-east to south-west direction. High Street curves gently to the south at its southern end.
- The road is narrow along its entire length, broadening slightly at the junctions with Fort End and South End and reducing in width at its southern end and immediately to the north-east of the junction with Crabtree Road.
- High Street is relatively consistent in level, except for where it rises slightly at the junction with Fort End at its northern end .
- South End rises gently from High Street to Townside.



Sense of enclosure created at northern end of High Street

Position of buildings in relation to the street

- At the northern end of High Street, 2, High Street, The Dove House, and modern infill properties on the eastern side of the road are situated back from the carriageway behind boundary walls.
- The majority of other historic properties along High Street are positioned hard up to the road or to the back of narrow pavements. (Notable exceptions are nos. 22, 26 and 28, High Street). This creates a hard edge to the street, a continuity of building line and a strong sense of enclosure. Generally historic development is located away from the stream (where it runs above ground level and has not been diverted) between High Street and Stockwell. The open space between the rear of historic buildings located along the frontage of High Street and the stream is a strong morphological characteristic of this part of the village which has only been disrupted by limited later backland development.
- Nos. 12 to 20, High Street are unusual because they are situated at a slight angle to the road behind a low brick wall.
- Buildings are orientated both gable onto and with their ridgelines running parallel with the street.



Short rows of houses positioned hard up to the back of the narrow pavement

Plots

- Plots vary in size and width, but tend to be larger at the northern end of the road.
- Plots on the south-eastern side of High Street between Crabtree Road and Fort End, are constrained by the stream running to the east of High Street. They are therefore fairly consistent in depth and are generally deeper than plots on the north-western side and at the southern end of High Street

Building form

- Historic buildings at the northern end of High Street are relatively large detached properties of Polite architectural design.
- Historic buildings in the central and southern sections of High Street are generally semi-detached or form part of a row. They are characteristically modest in scale and vernacular in form.
- Buildings in the central and southern sections of High Street range between 1.5 and 2 storeys in height often with staggered eaves and ridge heights.
- Buildings along South End have consistent eaves and ridge heights.
- Gables are characteristically narrow.
- The majority of buildings have windows and doors facing the street creating active frontages.
- Roofs are generally gabled and vary in pitch according to the existing or former roofing material.
- A number of historic buildings have dormer windows.
- At the southern end of High Street utilitarian outbuildings are prominent in the street scene.



The Dove House



Outbuilding at 50 High Street

Materials

- There is an eclectic mixture of timber, brick, stone and witchert or a combination of these materials used in the construction of historic buildings in High Street.

- Witchert buildings are concentrated in the central and most southerly sections of High Street.
- The majority of properties are rendered and/or painted.
- Roofs are covered in tiles, slate and thatch. The steep pitch of a number of tiled roofs indicate that they were previously thatched.

Boundaries

- Witchert, brick and stone boundary walls of varying heights are an important element of High Street.
- Frontage boundary walls help to maintain the strong continuous building line and reinforce the narrowness of the road and the sense of enclosure.

Trees and Vegetation

- Mature trees have a significant impact on the northern end of High Street. Trees here overhang walls and the narrow road, casting it into shadow and reinforcing the sense of enclosure.
- Trees also provide a backdrop to views of buildings looking northwards up High Street.
- Individual trees situated in the private gardens along the central and southern sections of High Street provide a visual focus to views and a contrast with the hard outlines of the buildings.

Gaps

- Continuity of built form is maintained by boundary walls. Therefore gaps along High Street are generally restricted to road junctions and breaks in boundary walls to allow vehicular access to some properties.

Views

- Due to the continuity of built form views tend to be contained and channelled along the length of the road.
- The curvilinear nature of the northern end of High Street produces unfolding views. These truncated views focus on individual properties.
- Views along the central section of High Street are channelled by buildings. Looking southwards views lack a specific focus. Looking northwards, views focus upon The Bone House which is located gable onto High Street and sits against a backdrop of mature trees.
- At the southern end of High Street views focus upon The Kings Head public house which terminates the vehicular access at this end of the road.

The Bone House



The Kings Head truncates views at the southern end of High Street



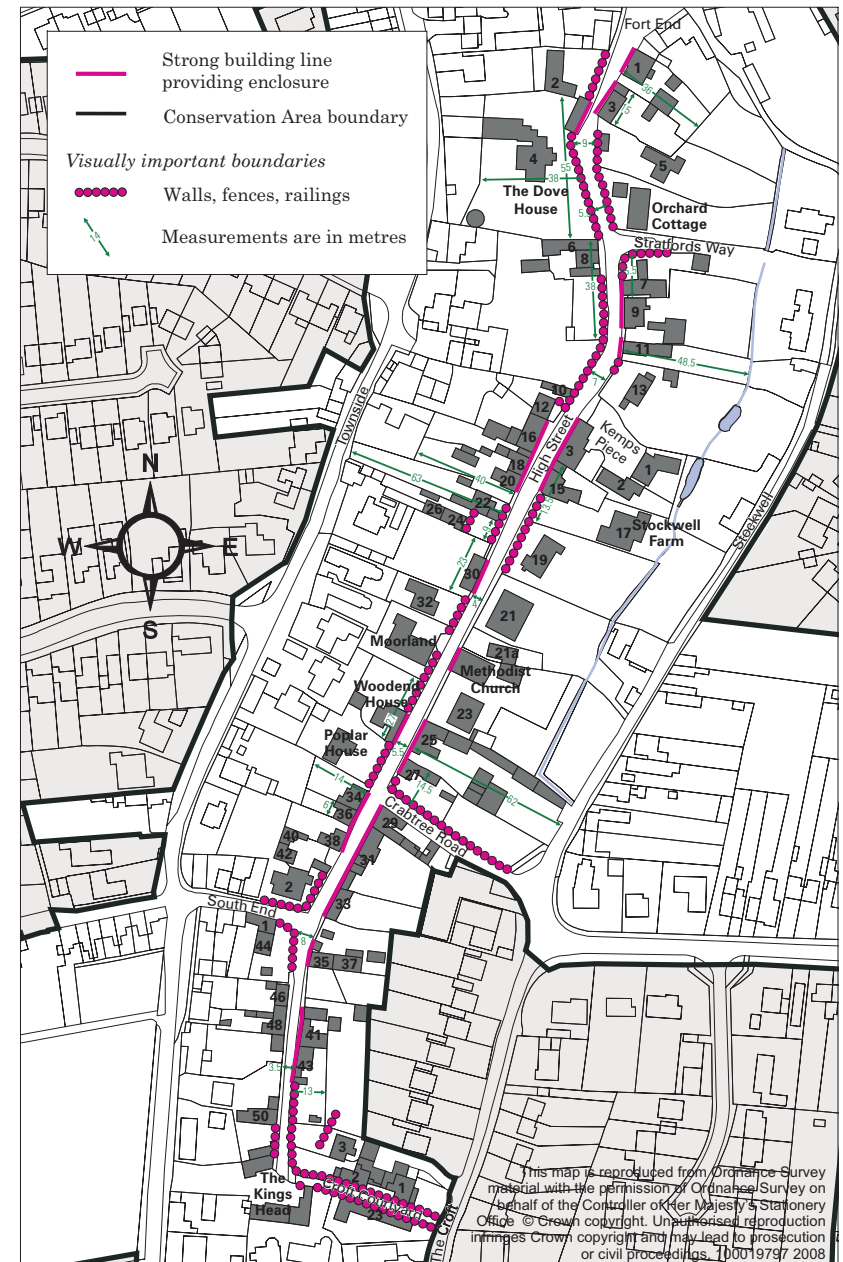
Boundary walls help to maintain the strong built frontage of sections of High Street



Visually prominent tree



Gap between 25 & 27, High Street

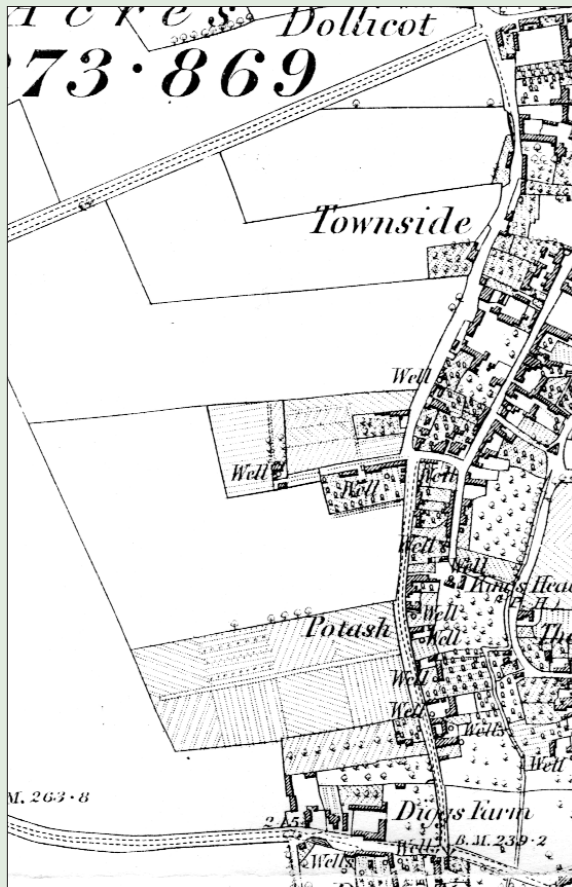


IDENTITY AREA 10 - TOWNSIDE

Haddenham Conservation Area

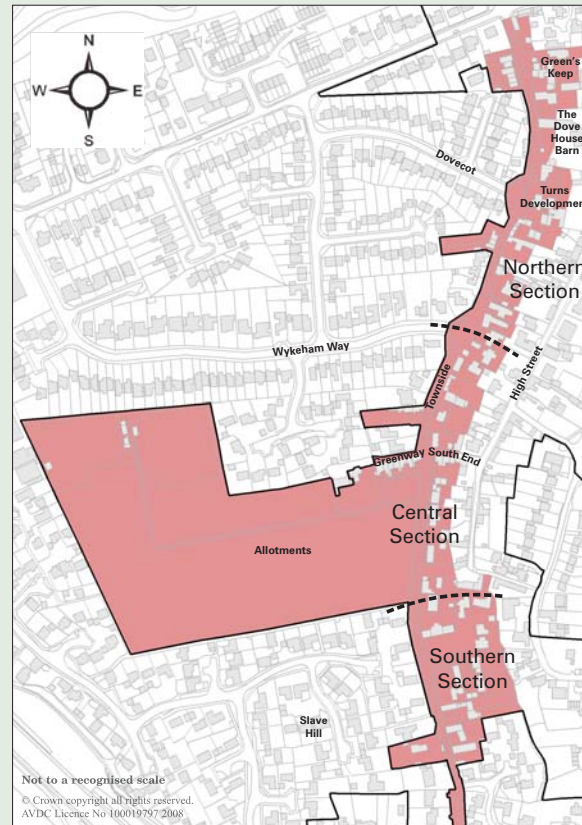
IDENTITY AREA 10 - TOWNSIDE

Townside runs parallel to the west side of High Street and links Thame Road to the north with Station Road to the south. Historically, development was largely confined to the eastern side of Townside. The western side was formed by fields thus creating a clearly defined edge to the village. Today modern development has encroached onto the western side of Townside and has fundamentally altered the character of the road. The allotment gardens, south of Greenway is the only section of the western side of Townside that retain elements of the former open character of this part of the village.



Extract from the 1878-1880 map of Haddenham showing High Street

The north, central and southern ends of the lane have very different characteristics which are identified below.



Character

- The northern section of the road is characterised by an eclectic group of buildings of contrasting scales, forms and dates. Key buildings such as The Old Dove Barn and modern Green Keep development dominate views because of their scale and location. Pockets of 19th century development and relatively inconspicuous 20th century infill on the western side of the road help to create a loose sense of coherence which is reinforced by the bends in the road which restrict views.

- The visual impact of historic buildings in the section of Townside between Dovecot and Wykeham Way is muted by modern infill development. The road appears wide because modern buildings are set back from the street edge and are visually intrusive. This section of Townside lacks cohesion.



Northern section of Townside

- In the central section of Townside grouped around the junction with South End and Greenway, is a cluster of domestic 2 storey detached witchert cottages of primarily 19th century or earlier date. The buildings are vernacular and similar in scale and simplicity of form. The area has an open feel created by the allotments on the western side of the street, the open frontages of nos. 23, 25 and 35 and the wide verges in front of no. 29. Despite some infill development the area has a cohesive feel maintained in part by boundary walls and railings which create a strong building line.

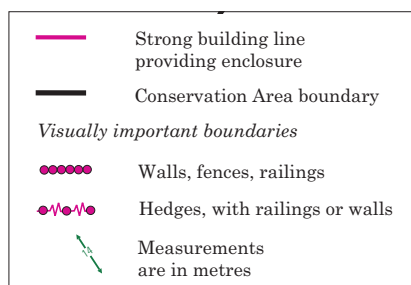
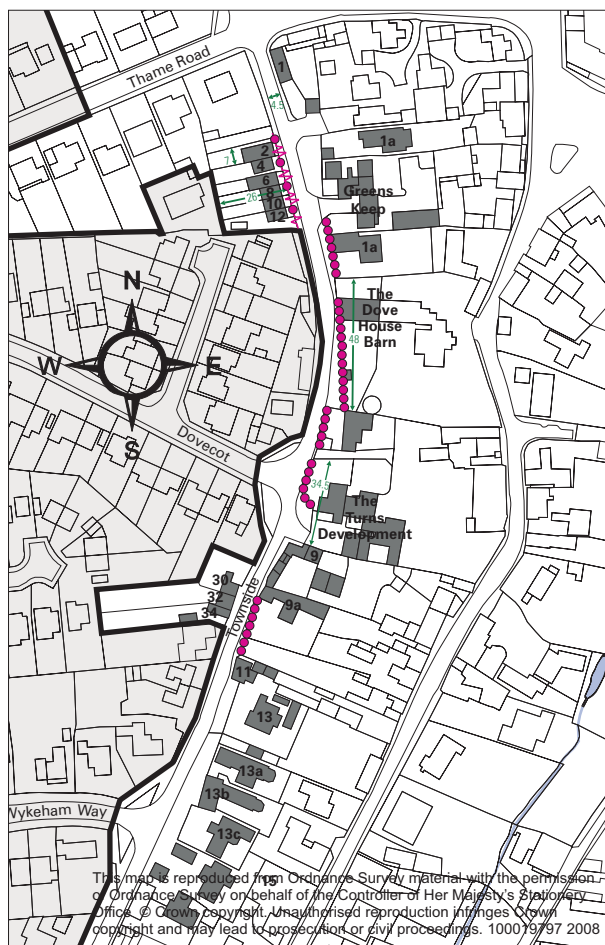


Central section of Townside

- At the southern end of the road a series of former farm cottages, with attached outbuildings, orientated gable onto the eastern side of the road create a strong visual rhythm. The buildings have narrow, relatively blank gables, are between 1.5 and 2 storeys and have steeply pitched roofs. Visually prominent boundary walls maintain a strong building line and hard edge to the eastern side of the street. The bend in the road and vegetation on the western side, masking the Slave Hill development, reinforces the sense of enclosure. Modern infill development on the eastern side of the street is generally set back and largely masked from raking views along the road in northern and southern directions by the bend in the road and high frontage boundary walls.



Gables at southern end of Townside



Street

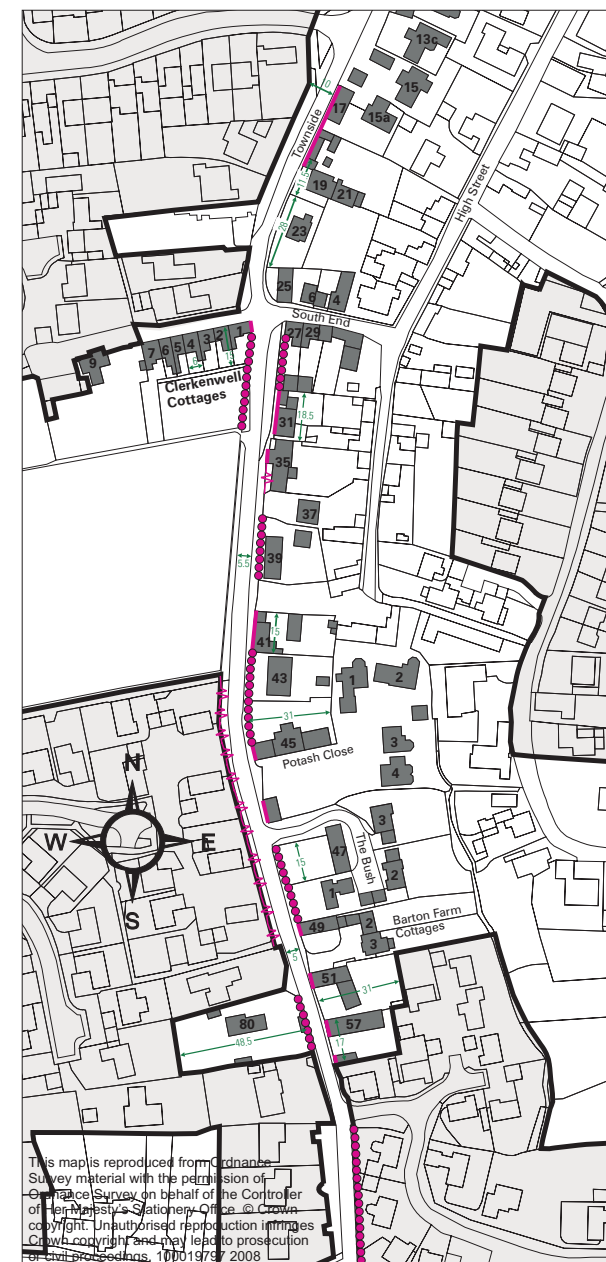
- The road is curvilinear with sweeping curves at its northern and central sections.
- The road is narrow at the northern end and slopes gently from north to south.
- On the western side of the road at the southern end of Townside, the land rises above the level of the carriageway.
- For the majority of its length the road is consistent in width.
- Townside is linked with High Street, approximately halfway along its length, by South End.
- Modern roads and cul-de-sacs lead off both sides of Townside.



Looking along South End from Townside to High Street

Position of buildings in relation to the street

- Historic buildings are primarily concentrated on the eastern side of Townside and interspersed between modern development.
- The western side of the road is dominated by large areas of modern development
- In general historic buildings are located towards the front of their plots.
- At the southern end of Townside historic buildings tend to be orientated gable onto the road and positioned along the sides of their boundaries.
- Buildings located around the central section of Townside and on the eastern side of the road tend to be orientated so their ridgelines run parallel with the carriageway. Buildings here are positioned centrally with or span across, the entire width of their plot.
- Historic buildings on the western side of the road are orientated so their ridgelines run parallel to or at a slight angle to the carriageway at the northern and southern ends of the road. In the central section short rows of cottages are positioned gable onto Townside.



Plots

- Plots are irregular in size and width along the length of the street.
- Plots on the eastern side of the road are generally quite shallow in depth because of the relatively short distance between Townside and High Street.
- Plots tend to be larger on the eastern and western sides of the road at its northern end where the distance between Townside and High Street is greater. Although historic plots at this end of the street such as The Dove House Barn (formerly part of 4, High Street) and the modern Turns development have been subdivided, they still read visually as individual plots containing groups of related buildings.
- The rhythm formed by buildings orientated gable onto the road at the southern end of Townside creates an impression of regularity of plots, where in fact historic boundaries have been lost or marred by modern infill development.
- Pockets of 19th century development along the western side of Townside which are orientated at a slight angle or 90° to the carriageway tend to occupy narrow plots.



The Dove House Barn



The Turn development

Building form

- There is an eclectic mixture of domestic and utilitarian buildings.
- Large scale buildings such as the Green Keep development and The Dove House Barn visually dominate the northern end of the road.
- The Dove House Barn and the modern Turn development are landmark buildings which make significant and positive architectural statements.
- Buildings tend to form small clusters linked by common scale, form and materials.

Materials

- There is an eclectic mixture of materials used in the construction of buildings along Townside.
- There are a number of witchert properties which are primarily concentrated around the junction with Greenway and South End.
- Clusters of late 19th century buildings tend to be constructed of plain brick.
- There are examples of tiled, slate and thatched roofs. The steep pitch and large expanse of thatched gable roof at The Dove House Barn and 49 and 51, Townside are key visual elements in the street.

Boundaries

- Witchert and stone boundary walls are visually prominent.
- These boundary walls help to maintain the continuity of building line. They create a hard edge to the road and in places reinforce enclosure.



Boundary walls in the central section of Townside

Gaps

- Gaps between buildings are largely contained by boundary walls and infill development.
- The allotment is the only area of the western side of the road where there is a significant break in development.



Allotments

Trees and vegetation

- Wide grass verges and banks are a characteristic feature along the whole length of Townside.
- There are limited numbers of individual trees which have a significant visual impact upon the road.
- Groups of trees within private gardens especially at the northern end of Townside have greater visual impact. Trees within the grounds of The Dove House and Barn are particularly important especially in their role as a backdrop to views of The Turn, Middle Turn and Turn End development.
- The trees and hedge that screen the modern Slave Hill development immediately to the south of the allotment help to reinforce the former rural character of the western side of the road and create a sense of enclosure.



Trees screening Slave Hill development

Views

- Views are contained by the curvilinear nature of the road.
- Key buildings such as The Dove House Barn and the rhythmically arranged gables of historic properties at the southern end of the road provide strong visual focuses to views.
- Views across the allotments recall some elements of the former open character of the western side of the road.
- Views from the allotment looking eastwards capture historic properties along Townside set against a long distance backdrop of the Chilterns.

IDENTITY AREA 11 - CRABTREE ROAD

In 1834 Crabtree Road, was undeveloped and was called Wire Pond Road. In the late 19th century, a series of semi-detached and terraced properties were constructed on the northern side of the road. Later modern development, particularly on the southern side of the road, has created an open semi-suburban feel to this part of the Conservation Area.



Extract from the 1878-1880 map of Haddenham showing Crabtree Road

Street

- Crabtree Road is straight sloping gently from east to west.
- The road is wide and fairly consistent in width
- The road widens at the road junctions at its eastern and western ends.
- A narrow footpath runs along the entire length of the northern side of the road.
- Raised grass verges at the eastern end, run along the southern side of the road.

Position of buildings in relation to the street.

- Buildings are situated at varying distances back from the road.
- They tend to be positioned towards the front of their plots at the eastern and western ends of the road.
- The position of buildings on the northern side, and the raised bank and high boundary wall of 29, Churchway on the southern side, create a loose sense of enclosure at the eastern end of the road.

Buildings at north-eastern end of Crabtree Road



- At the eastern and western ends of the road, historic buildings are orientated so their ridgelines run parallel with the carriageway.
- In the middle section, historic buildings are orientated at a slight angle to the carriageway.

Plots

- Plot widths of historic properties are generally narrow.
- At the eastern end of the street plots extend back from the road frontage at a 90° angle. In the middle section they are angled at approximately 80° to the street.
- Plots range in depth along the length of the street.
- Private gardens extend to the front and rear of historic properties.



View of central section of northern side of Crabtree Road

Building Form

- Buildings along both sides of Crabtree Road are domestic.
- Historic buildings are situated along the eastern two-thirds of the northern side of the road.
- On the southern side, the gable elevation of 29, High Street, and its enclosed grounds cover the eastern third of the road frontage.
- Ridges vary in height and roofs range in pitch creating sections of staggered rooflines.
- The majority of buildings along the northern side of Crabtree Road have doors and windows facing onto the street creating active frontages.¹¹

- Historic buildings are 2 storeys in height.
- Fenestration patterns are generally regular.

Materials

- The majority of historic buildings are constructed of wickert. These are rendered and /or painted and some have decorative motifs.
- There are examples of slate and tile roofs.¹²
- Pitches vary according to roof covering ranging between 30° and 45°.
- The majority of roofs are gabled although there is one example of a hipped roof.

Boundaries

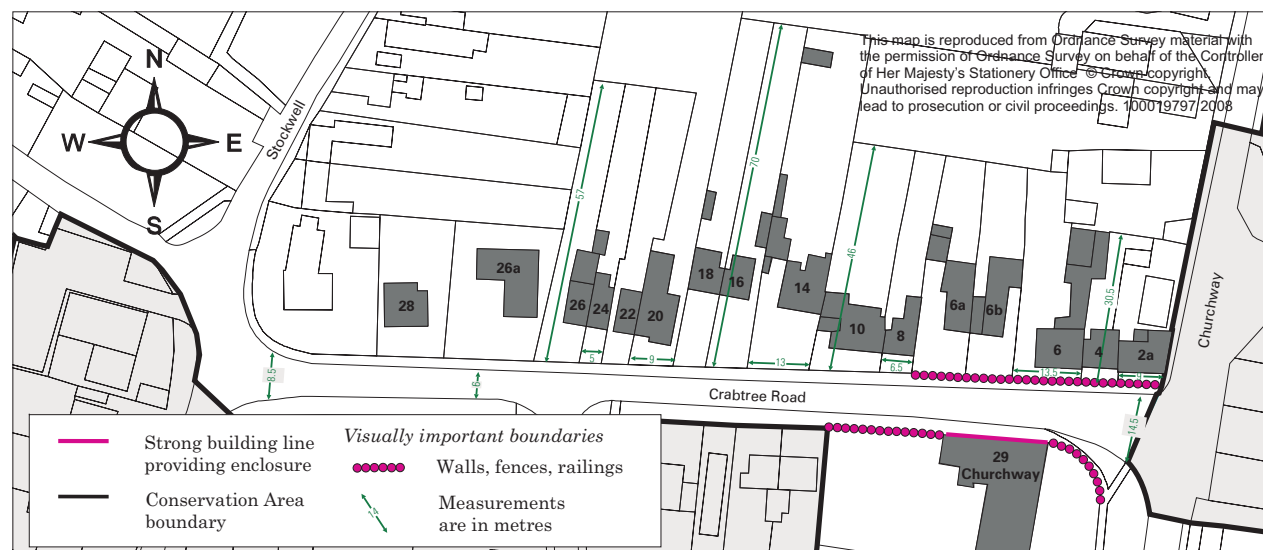
- At the eastern end of the road, brick and/or coarsed rubble stone boundary walls of varying heights and metal railings create a hard edge to the street.



Railings in front of 6 Crabtree Road

¹¹ The majority of these windows and doors are modern replacements.

¹² Some are modern machine made tiles.



IDENTITY AREA 12 - CHURCHWAY

Churchway leads from Church End northwards beyond the village to the A418. Although there are some older properties at the southern end of Churchway, most of the development along Churchway took place after the enclosure of the village in 1834, when the road was widened and straightened.

The Conservation Area encloses a relatively small section of the road from just north of the junction with Crabtree Road south to Church End. This short stretch of road has two distinctive character areas marked by a bend in the road at the junction with Dragontail. To the south of the Dragontail junction, Churchway focuses towards Church End. The width of the junction with Church End makes this section of the road feel part of the village green. To the north of the junction with Dragontail, the road broadens and historic buildings (concentrated primarily on its western side) form a coherent group. Buildings here are detached or form short rows creating a strong building line which is maintained in places by railings or, in the case of Haddenham Hall, by a high witchert wall.



Extract from the 1878-1880 map of Haddenham showing Churchway

Street

- Churchway runs in a roughly north-south direction.
- There is a pinch point between 10, Churchway and 2, Dragontail.



View north to 2, Dragontail showing pinchpoint in road

- There is a gentle bend in the road between 2, Dragontail and 13, Churchway.
- The road widens and straightens to the north of 13, Churchway.
- The road has an open feel at the junction with Church End and at 29, Churchway (Haddenham Hall). The open feel by Haddenham Hall is created by a combination of the wide grass verges on the western side of the road, the wide junction with Crabtree Road and the form and layout of modern development on the eastern side of the road, which continues northwards towards Banks Road.
- There are limited footpaths on the eastern side of Churchway.
- Historic street surfaces survive along sections of Churchway.



Open feel to Churchway by 29, Churchway (Haddenham Hall)



View north along Churchway by junction with Crabtree Road

Date

- Historic buildings located along Churchway primarily date from the 18th and 19th centuries.
- Historic development is concentrated at the southern end of Churchway between Church End and Stockwell Furlong.
- At the southern end of the street, historic development extends to the east and western side of the road. Further north, historic development is primarily concentrated on the western side of the road.

Position of buildings in relation to the street

- Buildings line both sides of the street.
- Buildings are generally orientated to face onto the street, with ridgelines running parallel with the carriageway.
- The buildings at the southern end of Churchway and the western side of the road between Dragontail and Crabtree Road are positioned hard up to the pavement creating an unbroken building line and a strong sense of enclosure.

- At the southern end of Churchway, on the eastern side of the road, buildings are orientated at a slight angle to the carriageway behind a grass verge.
- Haddenham Hall (29, Churchway) and 10, Churchway are unusual within the context of Churchway. Both are substantial 19th century buildings set back from the street within large grounds. The building lines along Churchway are maintained at Haddenham Hall by a high witchert boundary wall and at 10, Churchway by railings.



10, Churchway

Plots

- Plots are narrow in width and irregular in depth at the southern end of Churchway.
- Between Dragontail and Crabtree Road, plots are typically rectilinear in shape, fairly consistent in depth but varied in width.

Building form

- Historic development is concentrated at the southern end of Churchway between Church End and the junction with Crabtree Road.
- Buildings form rows or terraces at the southern end of Churchway.
- To the north of the junction with Dragontail buildings become larger and are generally detached or semi-detached.
- Buildings at the southern end of Churchway range in height between 1.5 and 2 storeys. Ridge heights are relatively consistent in height on the western side of the road.



Example of rows of buildings at southern end of Churchway



View north along Churchway by junction with Crabtree Road

- Buildings between the junction of Dragontail and Crabtree Road are generally between 2 and 2.5 storeys. They are a mixture of domestic and commercial buildings. Rooflines are generally staggered.
- Roofs are typically gabled in form. There are some examples of hipped roofs typically on later 19th century buildings.

Materials

- Buildings on Churchway are generally built of brick, witchert or stone.
- A number of the buildings at the southern end of the street are rendered and/or painted.
- There are some examples of 19th century buildings at the southern end of Churchway where different coloured bricks have been used to create decorative effects.
- The roofs of the buildings along Churchway are typically covered in slate or clay tile.

Boundaries

- Boundary walls become an important part of the visual streetscape between the junction with Dragontail and Crabtree Road.
- There are two visually prominent witchert walls over 2 metres in height on the western side of Churchway. One along the front boundary of no.11 and a more substantial section forming the front boundary of Haddenham Hall (29, Churchway).

Trees and vegetation

- There are two visually prominent concentrations of trees located along Churchway. One group is located outside 10, Churchway and the other along the boundary of Haddenham Hall.
- Grass verges along the section of the western side of Churchway make a strong visual impact on the street in particular where the road widens outside Haddenham Hall and in front of 2-6 Churchway, close to Church End.

Views

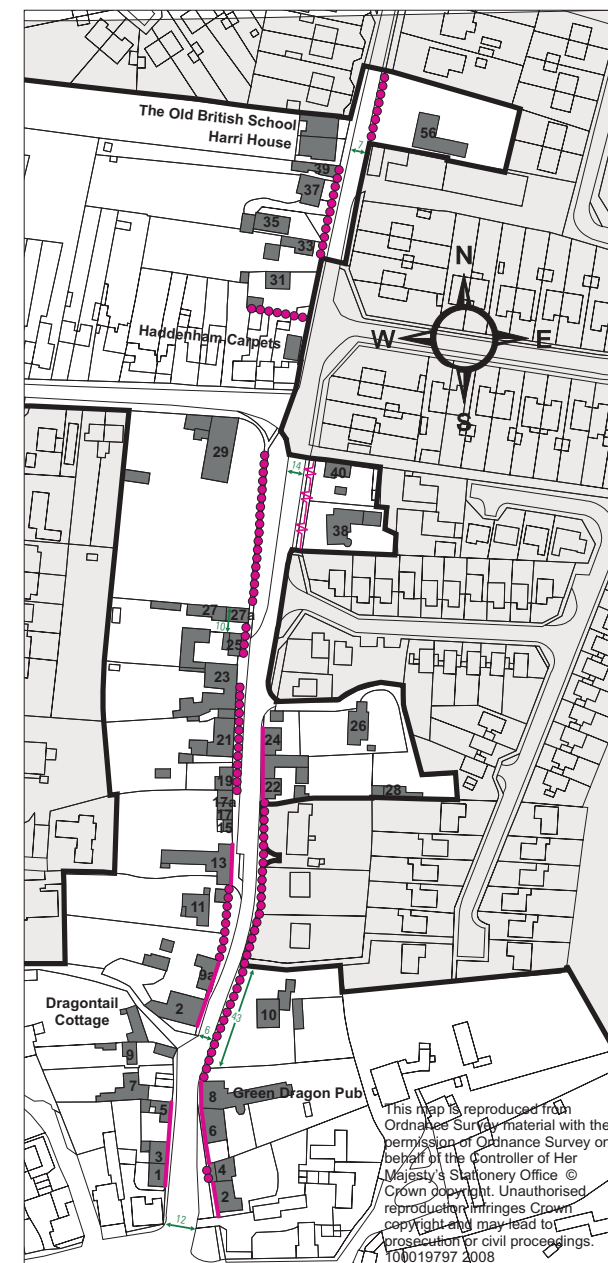
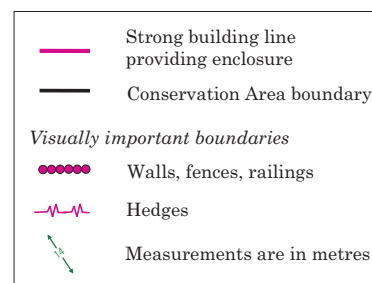
- Views are truncated at the southern end of Churchway by 2, Dragontail which protrudes out into the road and causes a pinch point. This creates a strong sense of expectation.
- Views looking northward from junction with Crabtree Road lack a strong visual focus.
- Views looking southwards from Dragontail focus upon Church End green.
- During winter views of the church tower from viewpoints between Dragontail and Crabtree Road through the bare trees in the grounds of 10, Churchway.



View from Churchway towards Church End



View through to Haddenham Church from Churchway



IDENTITY AREA 13 - CHURCH END

Church End is located at the south-east end of the village. It is the largest area of enclosed space within Haddenham. Church End remains a central focal point and is an attractive example of a quintessential English village green.

During 1760 there was a fire that devastated the northern section of Church End. This accounts for why a number of buildings on this side of the green date from post the late 18th century



Extract from the 1878-1880 map of Haddenham showing Church End

Form

- The green is irregular in shape.
- The south-west corner contains a large pond.
- Aston Road cuts through Church End in a south-east to north-west direction dissecting it into two irregularly shaped grassed areas.
- Two further small grassed areas are formed on the west side of the green, one contains the village War Memorial.
- At the north-east corner of Church End is a short narrow road. This leads to another, smaller and more intimate triangular shaped space with a central grassed area enclosed by buildings and walls.
- On the south western side of Church End is the Manor Farm complex. This is the only surviving example of a working farm in the village. It contains a 15th century farmhouse and 15th century timber framed barn as well as a collection of modern and historic buildings.



Village War Memorial



North-east corner of Church End

Street

- At the north-west corner of the green is a large junction formed by the intersection of three principal roads, (Churchway, Station Road, Aston Road) and several minor roads.
- Station Road which runs west from the junction with Church End, drops in level and narrows.
- Churchways extends north from the junction and views along it are truncated by 2, Dragontail.
- Aston Road extends a short distance south-east from Church End through the fringes of the village to the surrounding countryside.

Position of buildings in relation to the street

- The south side is dominated by St. Mary's church and churchyard.
- The east and west sides are contained by buildings.
- The north side is contained principally by a 2 metre high witchert wall.
- Buildings on the west side are set back equidistance from the road edge.
- On the east side buildings are positioned onto or, slightly back from the road, behind low boundary walls.
- With the exception of no. 6, on the west side, all the properties are orientated to face onto the green.
- Historic development on Aston Road extends to both sides of the street, it is interspersed with modern development.
- With the exception of no. 3, Aston Road, the majority of older properties are situated towards the front of their plots creating a strong building line.



St Mary's Church and duckpond



3, Aston Road

Plots

- The plot sizes of the buildings on both the east and west side of Church End vary in size, width and depth.
- Plots in Aston Road and around the small green to the north-east of Church End tend to be irregular in shape and vary in width and depth.

Building form

- There is a mixture of ecclesiastical, commercial, domestic agricultural and utilitarian buildings of different architectural periods and styles fronting onto the green.
- There are a mixture of detached and adjoining properties around the green.
- Buildings are 1.5 or 2 storeys in height.
- Roofs are predominantly gabled.
- Ridge heights vary creating staggered rooflines.
- The majority of buildings have doors and windows facing onto the green or road creating active frontages.
- Utilitarian buildings tend to have relatively blank elevations and uninterrupted roof planes.

Materials

- Buildings are constructed of witchert, timber, brick and stone or a combination of these materials, the majority are rendered and/or painted.
- The 19th century brick buildings (no.16 and the St. Mary's Centre) are unpainted and utilise contrasting coloured bricks to create a decorative effect.
- Roofs are predominantly tiled with some examples of thatch and slate.



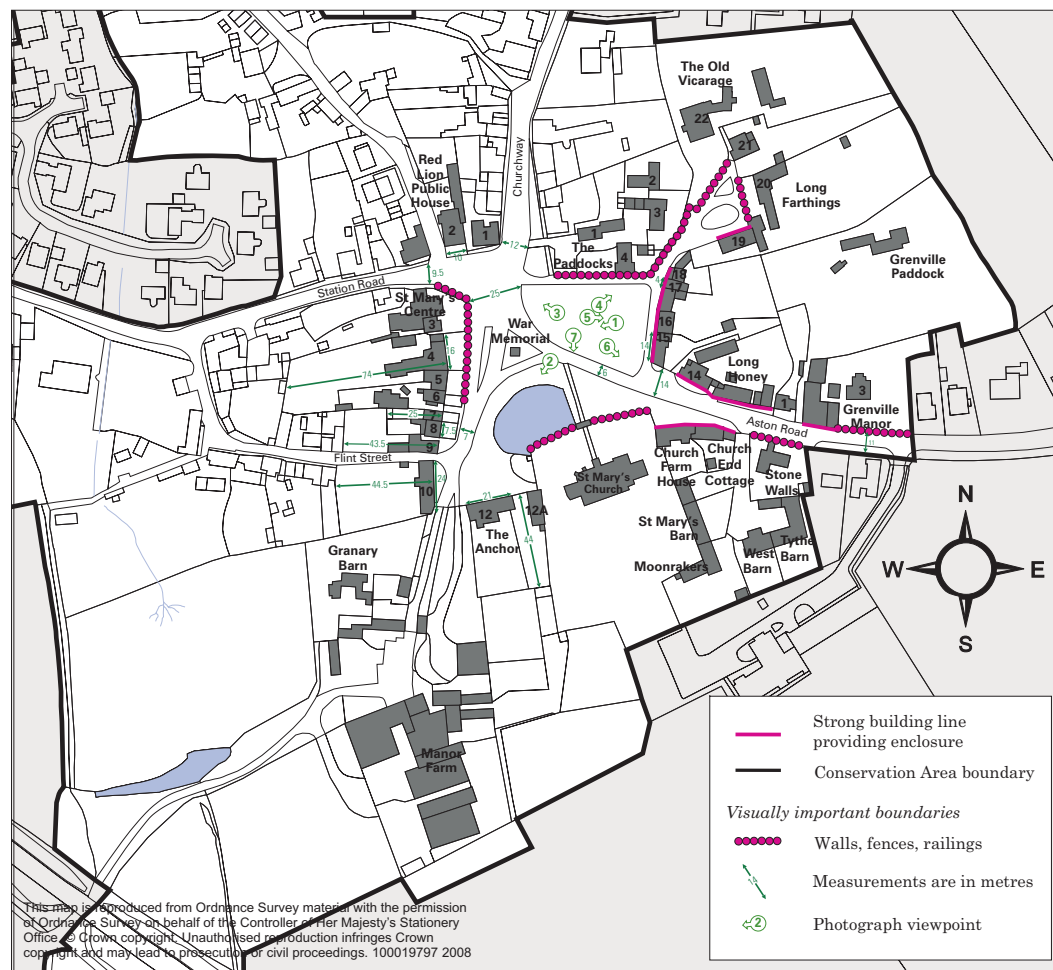
St Mary's Centre

Boundaries

- The stone wall and line of pollarded trees that mark the front boundary of the church yard reinforce the sense of enclosure and create a strong visual boundary.
- The majority of the buildings on the west side of Church End have frontage boundaries marked by metal railings, wooden fencing or brick boundary walls.
- The high, tile capped witchert wall on the north side of Church End is a prominent visual feature.
- Boundary walls in front of nos. 3 and 14, Aston Road help to create a sense of enclosure.

Views

- Views are generally contained within Church End and short distances along the streets leading from the green.
- Glimpsed views of the Chiltern Hills are gained looking east along Aston Road and south-east from St. Mary's Churchyard.



Viewpoint 1
Western side of Church End



Viewpoint 2
The village pond and south western corner of Church End



Viewpoint 3
Junction of Station Road Churchway and Church End



Viewpoint 4
Witchert boundary wall along northern side of Church End



Viewpoint 7 St Mary's Church



Viewpoint 6 Junction of Church End and Aston Road



Viewpoint 5 Buildings on eastern side of Church End

IDENTITY AREA 14 - GIBSON LANE, WHITE HART LANE AND THE CROFT

GIBSON LANE

Gibson Lane stretches from the junction of Church End, Churchways and Station Road, in a north-western direction to White Hart Lane. The lane has an intimate feel and enclosed character which is created by the combination of the following features:



Extract from 1878-1880 map of Haddenham showing Gibson Lane, White Hart Lane and the Croft areas

Character

- Modern infill development and the visual impact of side elevations and the rear of properties facing onto Church End results in a lack of visual cohesion at the southern end of Gibson Lane.
- Immediately to the south of Skittles Green, the lane feels narrow, enclosed and cast in shadow by the trees in the grounds of 2, Gibson Lane.
- At Skittles Green, the lane opens up, but remains clearly defined by buildings, walls and trees.
- To the north of Skittles Green the lane narrows again and the sense of enclosure is reinforced by the hard edge of buildings and boundary walls.



Narrow lane to the north of Skittles Green

Street

- The lane is curvilinear with gentle bends at its north-western and south-eastern ends.
- The lane is wider at its southern extremity falling in gradient and narrowing markedly at the point of the first bend.

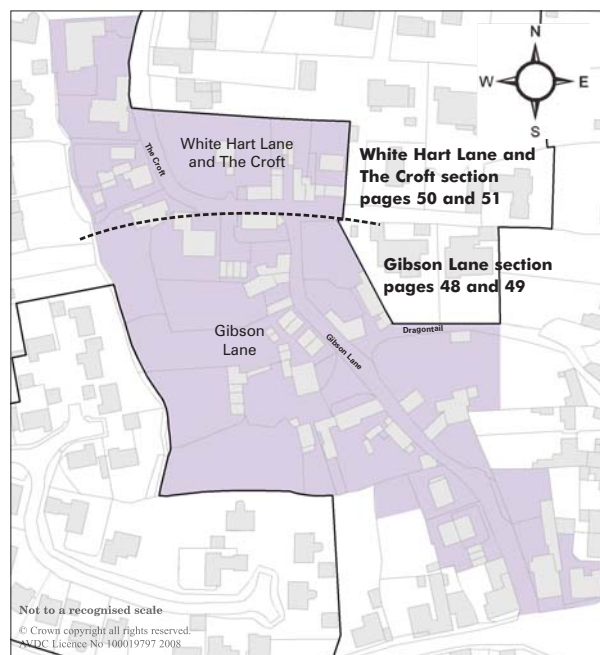


The lane is curvilinear with gentle bends at its north-western and south-eastern end

- Approximately halfway along the length of Gibson Lane, the south-western side of the lane opens out to form an irregularly shaped area called Skittles Green.
- To the north of Skittles Green the lane narrows again.
- Skittles Green is contained to the south-west and south-east by buildings situated hard up to the carriageway and to the north-east by the utilitarian outbuildings and front boundary of 2, Gibson Lane.
- The road is narrow and generally there are no footpaths to either side.



Skittles Green



Not to a recognised scale
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Position of buildings in relation to the street

- To the north of Skittles Green, the western side of Gibson Lane is dominated by a virtually unbroken building line created by a mixture of detached, semi-detached and terraced properties and boundary walls.
- Buildings along the western side of the lane are generally situated immediately onto or close to the road edge and generally orientated gable onto the carriageway.
- Historic buildings on the eastern side of the lane are less densely organised and concentrated around Skittles Green.
- Nos. 4 and 6, Gibson Lane are situated at an angle to Skittles Green creating an open junction to Dragonell.
- No. 2, Gibson Lane is set back, but gable onto the lane. The outbuildings of this property are situated gable onto and hard up to the edge of the carriageway creating a strong sense of enclosure.
- The south-eastern side of Skittles Green is formed by a row of cottages set back from the narrow carriageway behind a raised grass bank. No 9, on the western side is situated at a slightly lower level than the green.
- At the south-eastern end of the street the sense of enclosure is reinforced by two detached modern properties on the western side of the street, elevated above the height of the carriageway behind high boundary walls.



Nos. 4 and 6, Gibson Lane are situated at an angle to Skittles Green creating an open junction to Dragonell



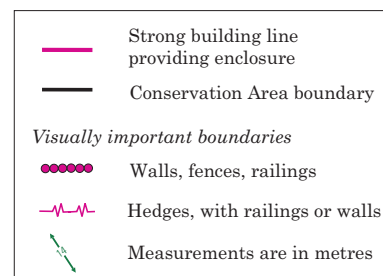
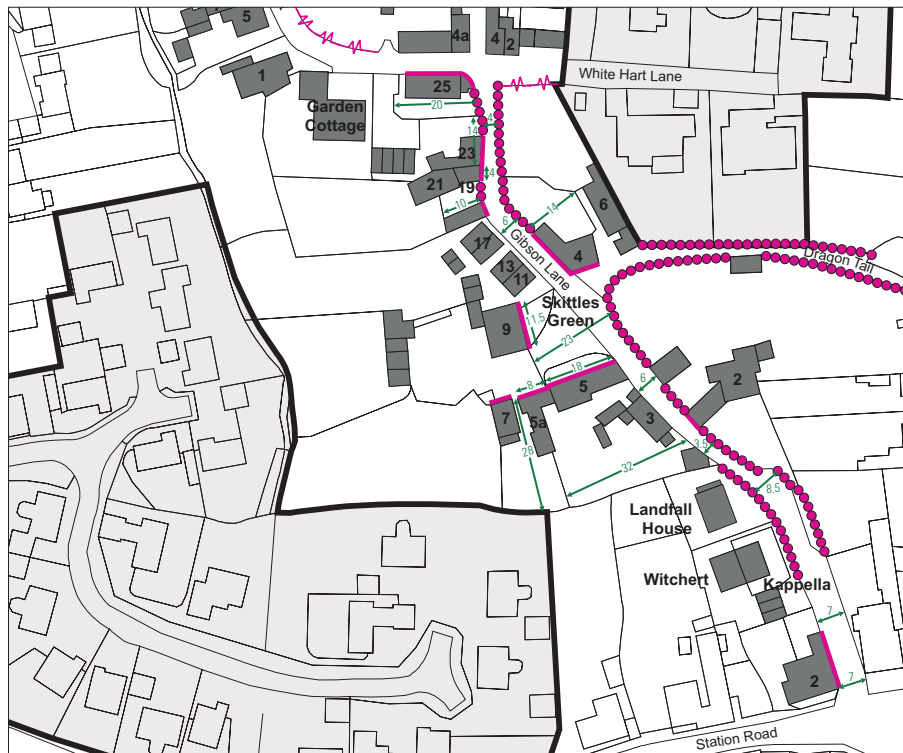
Outbuildings of 2, Gibson Lane

Plots

- Plots vary in size, shape and width.

Building form

- Buildings are primarily domestic with some prominently positioned outbuildings and utilitarian structures.
- Buildings are generally 1.5 to 2 storeys in height.
- Roofs are generally gabled or half hipped and vary in pitch according to the present or former roofing materials.



Materials

- Typically historic buildings are constructed of witchert and rendered.
- There are examples of tiled and thatched roofs.
- A number of the outbuildings are roofed in natural slate.

Boundaries

- Boundary walls are constructed of witchert or brick.
- The most visually prominent boundary encloses part of 2, Gibson Lane, running in an undulating line along the north-eastern side of Skittles Green and curving gentle round to the east to form the entrance to Dragontail.
- Boundary walls help to maintain a strong building line, create a solid edge to the lane and in places reinforce the sense of enclosure.

Views

- Views are funnelled by the buildings and high boundary walls, but are ultimately truncated by the curvilinear nature of the lane. This creates a strong sense of expectation.

Trees and verges

- The centre of the green is formed by a triangular shaped grass area planted with a single tree which provides a visual focus to the space.
- To the south of 9, Skittles Green the space dissipates, but is ultimately continued by matures trees located a short distance to the west of the green.
- Mature trees spill over the high boundary wall of 2, Gibson Lane reinforcing enclosure, and casts shadows over the lane.



Thatch at 5, Skittles Green



The most visually prominent boundary encloses part of 2, Gibson Lane



Mature trees spill over the high boundary wall of 2, Gibson Lane



Triangular shaped grass area planted with a single tree

WHITE HART LANE AND THE CROFT

The Conservation Area boundary covers a small section of White Hart Lane stretching from the junction with Gibson Lane to The Croft. Although, there is some modern infill development, key buildings such as 25, Gibson Lane, the barn of 6, White Hart Lane and the cluster of four historic properties located on the western side of the bend prior to The Croft, provide strong focal points.



Extract from 1878-1880 map of Haddenham showing Gibson Lane, White Hart Lane and the Croft areas

Street

- White Hart Lane forms a T-junction with Gibson Lane.
- From the junction it extends a short distance to the east and forms a dead-end.
- The lane extends a short distance in a western direction before a sweeping curve northwards to form The Croft.
- White Hart Lane is quite narrow broadening slightly by the junction with Gibson Lane and beyond the bend to The Croft.
- There are no pavements to either side of the lane.



1-9, The Croft

Position of buildings in relation to the street

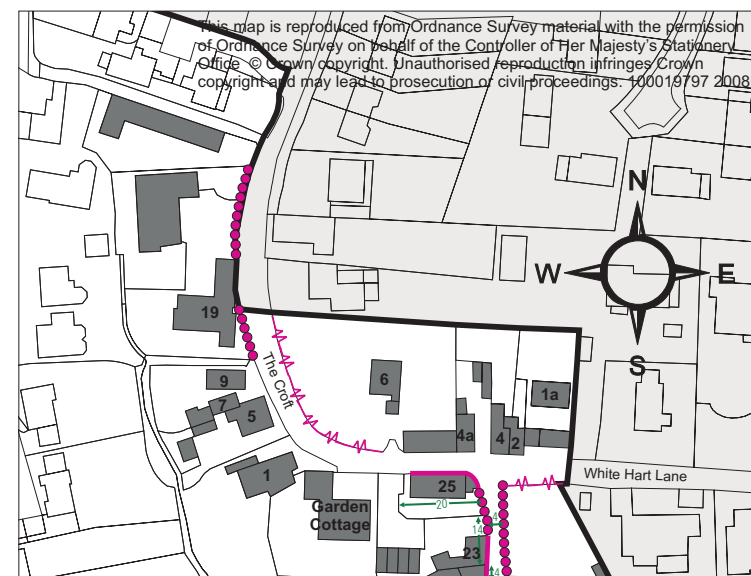
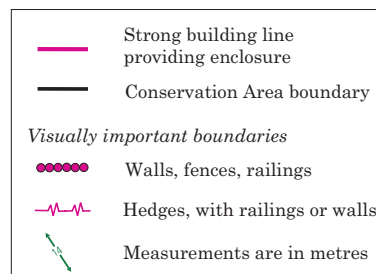
- The northern side of White Hart Lane is dominated by the grounds of no. 6.
- Buildings close to the junction with Gibson Lane are situated up to the edge of the road.
- The hard edges and relatively blank elevations of no. 25, Gibson Lane and the barn of 6, White Hart Lane opposite visually reinforce the narrowness of the lane.
- Buildings on the southern and western side of White Hart Lane are situated immediately onto, or a short distance back from, the road.
- Buildings located at the bend are tightly grouped.
- Buildings located at the bend are orientated to face either gable onto, or with their ridges running parallel with, the road.



Building opposite the junction with Gibson Lane



Blank elevations visually reinforce the narrowness of the lane



Plots

- Plot sizes vary
- Plots are irregular in shape.

Building form

- No. 6 is set centrally within its plot behind a boundary fence backed by hedges and trees and a two storey witchert barn.
- Buildings situated at the bend are simple, small vernacular cottages.
- Buildings are generally rendered and/or painted.
- Gable elevations are typically narrow.
- Roofs are gabled and hipped.

Materials

- A number of buildings and boundary walls close to the junction of Gibson Lane and White Hart Lane, and clustered around the bend leading to The Croft, are constructed of witchert.
- Roofs of historic buildings are covered in either thatch or tile.



9, The Croft



1, The Croft



5, The Croft

Boundaries

- Witchert boundary walls on the southern side of White Hart Lane close to the junction with Gibson Lane create a hard edge to the street and continue the building line.
- Hedges and trees along the boundary of 6, White Hart Lane soften the northern side of the lane, create a sense of enclosure and contrast with the built forms opposite.



Hedges and trees along the boundary of 6, White Hart Lane soften the northern side of the lane

Views

- Views westwards are truncated by the bend in the lane and focus upon nos. 1 and 5, White Hart Lane.



View westward focusing on 1, The Croft



View to 19, White Hart Lane

IDENTITY AREA 15 – FLINT STREET (ORIGINALLY DUCK STREET)

Flint Street was formerly known as Duck Lane. It is a narrow curved lane which links Station Road and Church End. The key characteristics of Flint Street are its curved form, narrow width and strong sense of enclosure. These characteristics are created by a combination of the following features:



Extract from 1878-1880 map of Haddenham showing Flint Street

Street

- The street curves from north-west to east. The line of the curve follows the northern and eastern side of the street.
- The eastern section of Flint Street has a very gentle bend, is very narrow and rises gradually as it approaches Church End.
- At the point of the curve Flint Street opens out to form a distinctive triangular shape created by the frontages of 13 and 15, Flint Street. A high witchert wall and small outbuilding form the remaining side.
- From the point of the curve, the section of Flint Street running in a north-western direction to Station Road is relatively short, straight and consistent in width. The section running eastwards to Church End is approximately twice the length of the north-western section.
- Footpaths extend in front of buildings positioned onto the street.
- A narrow public footpath leads from between 13 and 15, Flint Street to the edge of the village.



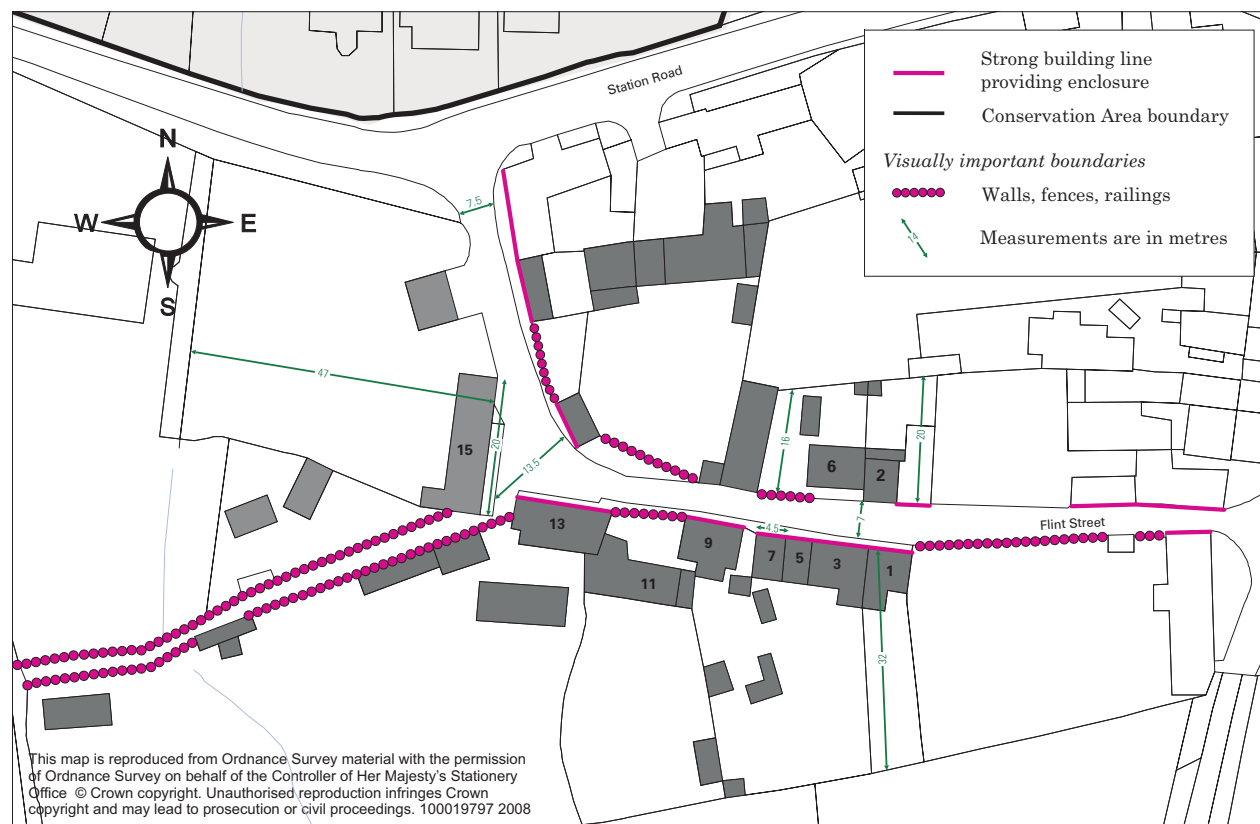
Triangular area in front of 13 and 15, Flint Street

Position of buildings in relation to the street

- Both sides of Flint Street have a continuous built frontage formed by buildings or boundary walls. This creates a strong sense of enclosure.
- Only nos 2 and 6 on the north side relate to the road and 15 to 1 on the southern side - the remaining frontage is formed by rear and side boundaries of buildings facing Station Road and Church End.
- Where buildings are positioned opposite each other (nos. 1 to 3, 2 to 6 or the gables of 9 and 10, Church End), this creates a

particularly strong sense of enclosure.

- With the exception of 6, Flint Street, buildings on the northern and eastern side of Flint Street are positioned hard up to the carriageway.
- Buildings on the southern side of Flint Street are positioned onto a narrow pavement.
- No 11, Flint Street is set back from the pavement but the continuity of built form is maintained by its low front boundary wall. This building predates the other properties in the street.



Plots

- Plots are irregular in shape and vary in width and depth on the northern side of the street.
- Plots are more consistent in shape and particularly depth on the southern side of the street.

Building form

- Buildings are a mixture of detached and rows of terraced properties.
- Principal elevations vary considerably in length.
- A number of smaller cottages have been conjoined to form larger properties.
- Buildings are principally domestic with some utilitarian outbuildings visible from the street.¹³
- Buildings are orientated to face onto the road with their ridgelines running roughly parallel with the carriageway.
- Buildings are between 1.5 and 2 storeys in height.
- Ridges and eaves heights are relatively consistent.
- Gable widths are narrow.
- Roofs are generally gabled in form with pitches of approximately 45° to 50°.
- The majority of buildings have doors and windows facing onto the street creating active frontages.

¹³ No 6, Flint Street was formerly a public house

Materials

- All the historic buildings in Flint Street are constructed of witchert or brick and are rendered and / or painted.
- Roofs are generally tiled.

Boundaries

- Approximately 2 metre high witchert walls on raised grass verges form the Flint Street boundaries of the former builder's yard and the grounds of 10, Church End. These walls and verges are important visual elements of the street reinforcing the sense of enclosure.
- Witchert walls are capped in tiles.
- Low boundary walls are constructed of stone or brick.



Witchert boundary wall along section of eastern side of lane



Views westwards along the street focus upon 15, Flint Street

Views

- Views are contained.
- Views eastwards along Flint Street are truncated by the curve of the road but focus on the top of the tower of St. Mary's Church.
- Views westwards along the street focus upon 15, Flint Street.



Views eastwards along Flint Street are truncated by the curve of the road but focus on the top of the tower of St. Mary's Church

STATION ROAD

Station Road is located along the south-western side of the village. It links Thame Road with Church End and thus forms an important entrance to the village. The majority of the road runs through the countryside on the edge of the village. From the point where Station Road crosses the railway line, houses line both sides of the road. A short distance to the east of this, including nos. 21 on the southern side of the road and no. 34, on the northern side, is the Conservation Area boundary.



Extract from 1878-1880 map of Haddenham showing Station Road

Historic maps show that development was concentrated to the west of the junction with Townside and to the east of the junction with Flint Street. The area between was originally open but has subsequently been developed. The two ends of the street still have quite a separate character. The buildings at the eastern end relate to Church End and Flint Street, those to the west form a contained group isolated by surrounding modern development, but linked to the historic core by the witchert boundary walls that line both sides of the street.

Street

- The section of Station Road within the Conservation boundary runs in a roughly east to west direction.
- There are several bends within this stretch of road - a gentle bend close to the junction with Townside and a more pronounced bend by the junction with Flint Street.

- The road falls gently in level eastwards from 21, Station Road. It remains relatively level from the junction with Townside to the junction with Flint Street. To the east of the junction with Flint Street, the road rises relatively steeply to Church End.



The road falls in level eastwards from 21, Station Road

Position of buildings in relation to the street

- Historic buildings are concentrated at the western end of the section of Station Road within the Conservation Area and at the eastern end of Station Road close to the junction with Church End. In these areas historic buildings extend to both sides of the road.
- Within the Conservation Area, modern buildings are positioned on both sides of the central section of Station Road. These modern buildings are set back from the road edge behind witchert boundary walls.
- Within the Conservation Area, historic buildings at the eastern and western ends of Station Road are generally positioned towards the front of their plots or hard up to the road. Buildings here form a strong building line.



Station Road rises relatively steeply towards Church End



Buildings at the western end of Station Road are positioned towards the front of their plots

Plots

- Plots at the western end of Station Road within the Conservation Area tend to be rectilinear in form. Despite inconsistencies in width, the plots on the northern side of the road are relatively narrow and are consistent in depth.
- Plots on the southern side of the road at the western end of Station Road and within the Conservation Area stretch back from the road at a slight angle. They are roughly rectilinear

in form.

- Hopefield House, Station Road is an exception and sits back from the road behind 13-19, Station Road. Its plot is large and irregular and visible on late 19th century maps of the village.
- Plots at the eastern end of Station Road are roughly rectilinear in form and stretch back from the carriageway at approximately 90.
- On the southern side of the road, between the junctions with Flint Street and Church End, plots are irregular. Baghill Barn dominates the corner at the junction with Flint Street and extends back to form the western and part of the northern frontage of Flint Street. Other plots on the southern side of the road run parallel to the carriageway, extending a relatively short distance back from the road frontage.



Baghill Barn

Building form

- Within the Conservation Area historic buildings at the western end are detached, semi-detached or form short rows creating strong building lines.
- Historic buildings at the eastern end of Station Road tend to be detached.
- With the exceptions of 15 and 19, Station Road historic buildings at the western end of Station Road within the Conservation Area tend to stretch across the width of their plots.
- With the exception of 13 and 13a Station Road, buildings along Station Road are orientated so their ridgelines run roughly parallel with the carriageway.
- Buildings range between 1.5 and 2 storeys in height.
- Buildings are a mixture of domestic and prominently positioned converted/former agricultural buildings.
- Principal ranges generally front onto the road with extensions to the rear.
- Roofs are typically gabled.



34 Station Road



Converted former agriculture building

Materials

- Buildings along Station Road are constructed in witchert, brick and stone
- Many of the historic buildings along Station Road are rendered and / or painted.
- Roofs are typically laid in clay tiles, slate or thatch.

Boundaries

- High witchert boundary walls line both sides of Station Road from points a short distance to the west of the junction with Townside to a short distance to the east of the junction with Flint Street.
- The boundary walls are set behind pavements on the northern side of the street and grass verges on the southern.
- The witchert boundary walls create a continuous and visually strong building line. They provide enclosure and help to mute the impact of modern infill development.



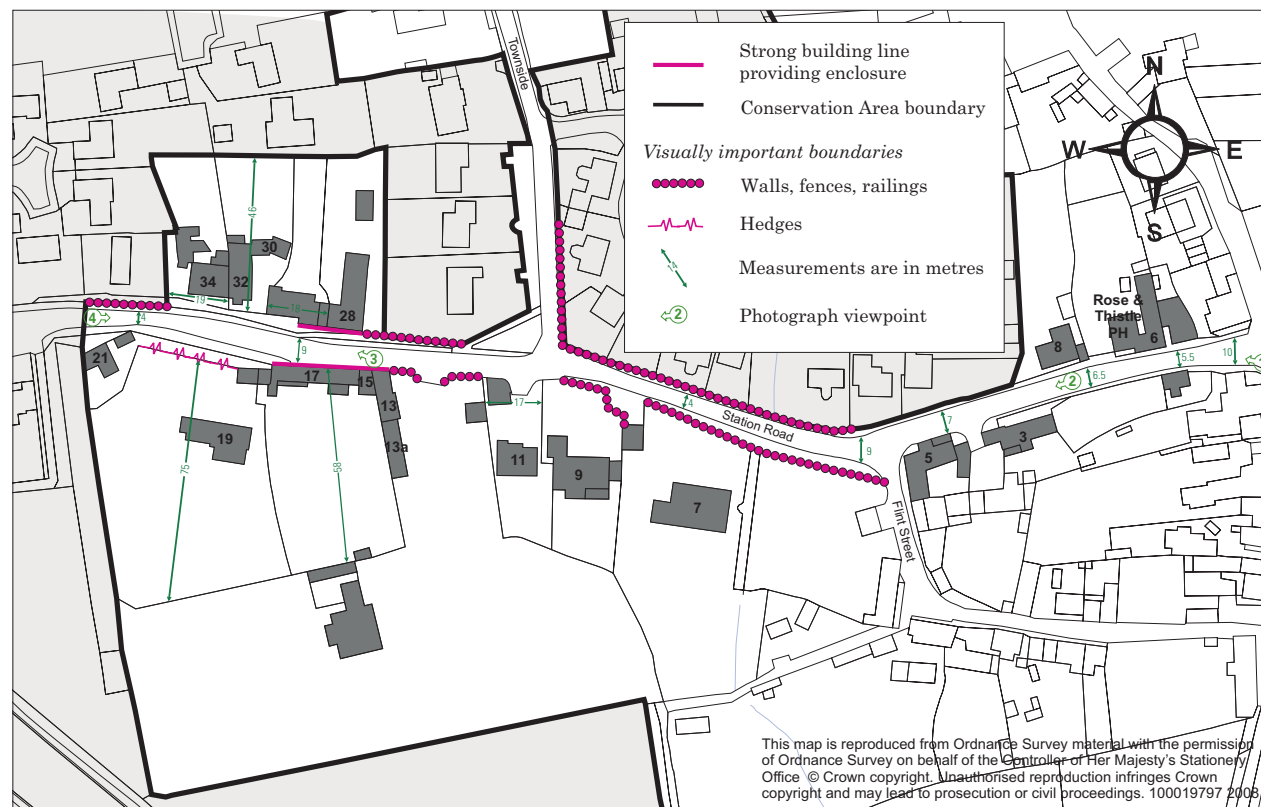
Looking westwards along Station Road showing witchert boundary walls

Views

- The position of buildings close to the front of their plots, and witchert boundary walls create continuous building lines, channelling views in both directions along Station Road. Views to the north and south of the road are limited.
- Bends in the road and changes in level also contain views and emphasise particular buildings, in particular the tower of St. Mary's Church on Church End Green and Baghill Barn located at the junction with Flint Street.



View eastwards to St Mary's Church



Viewpoint 4 Looking east down Station Road



Viewpoint 3 Looking north-westward at nos. 28, 32 and 34 Station Road



Viewpoint 2 Looking south-west along Station Road



Viewpoint 1 Looking north-west towards Rose & Thistle, and no 8, Station Road

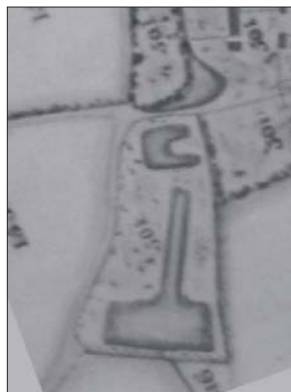
IDENTITY AREA 17 - THE FISHPONDS

The Fishponds are located at the southern end of Haddenham. The largest pond is dislocated from the village by the railway embankment which runs in a north-west to south-east direction immediately to the north of the pond.

The pond is reached from Haddenham along the Duck and Donkey Alley which runs from Flint Street, skirts along fields immediately to the west of Manor Farm and under the railway bridge to the ponds.

The ponds are fed by a stream that runs in a north-south direction (sometimes above ground and sometimes below) from Rudd's Pond. The pond is clearly visible on both Jeffrey's Map of 1760 and 1820's map of the village. It is thought to have functioned as a fishpond / stew pond and was possibly used for rearing Aylesbury Ducks.

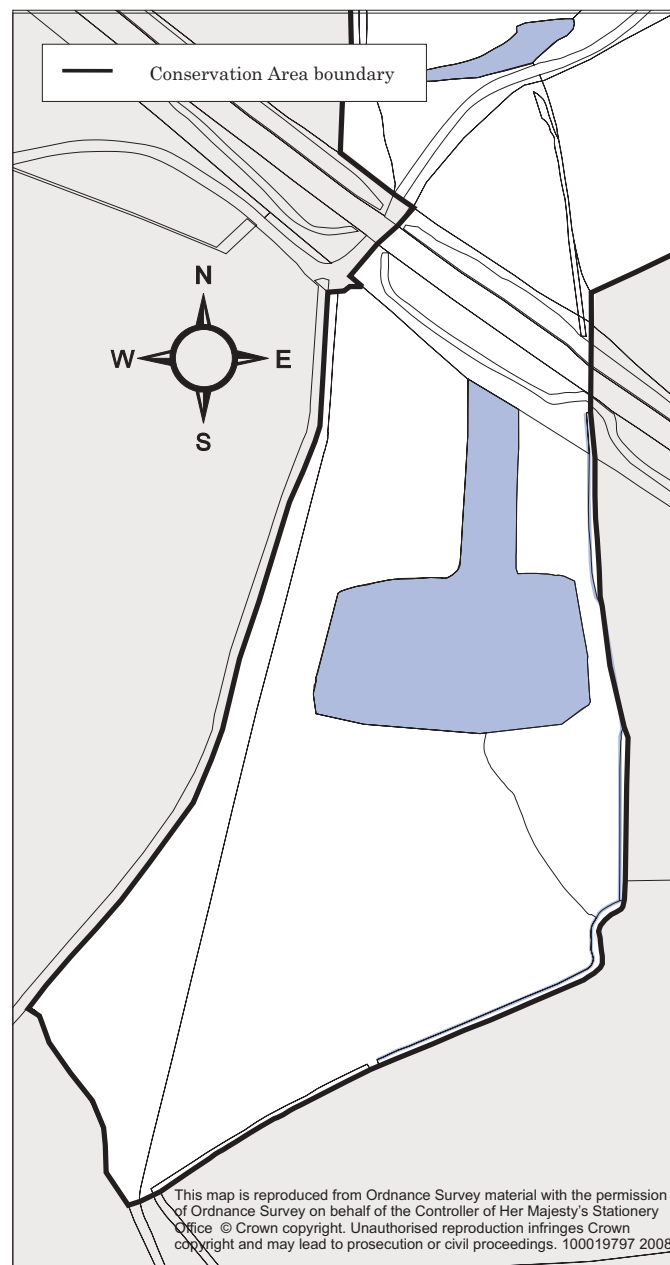
Today the largest pond is still used for fishing and provides a peaceful oasis despite the regular interruptions from the noise of passing trains. The pond is surrounded by reeds and trees.



Extract from 1820s map of Haddenham showing the fish ponds



The ponds



CHAPTER 13 - KEY BUILDINGS

Haddenham is a large and complex village with over 100 listed buildings and many unlisted buildings of local note. Prominent listed buildings include the grade I St. Mary's Church, the grade II* Grenville Manor, Church Farm Cottage, and the grade II Haddenham Hall but also include a significant number of timber framed and witchert vernacular cottages. Characteristic of Haddenham are the many witchert boundary walls that surround properties and line roads within the village. A number of these walls are listed in their own right.

Local note buildings are buildings that have been identified during the Conservation Area review process as not being of listable quality, but which nevertheless make a positive contribution to the character and appearance of the Conservation Area. Buildings can be considered as being of local note for a number of different reasons including;

- Their prominent position within views.
- They provide enclosure or maintain a strong building line.
- Their scale, form, outline is in keeping with surrounding historic buildings and they therefore form part of a cohesive group.
- They retain significant elements of their original historic fabric.
- They are constructed of a characteristic material, for example witchert.

The listed buildings and local note buildings have been identified on the maps on this and the next page. They are also described in greater detail within the Asset Sheet contained in Appendix IV at the back of this document.

All the local note buildings that have been identified are easily visible in views from the public highway either within or from outside the Conservation Areas.



Grenville Manor



Church Farm Cottage



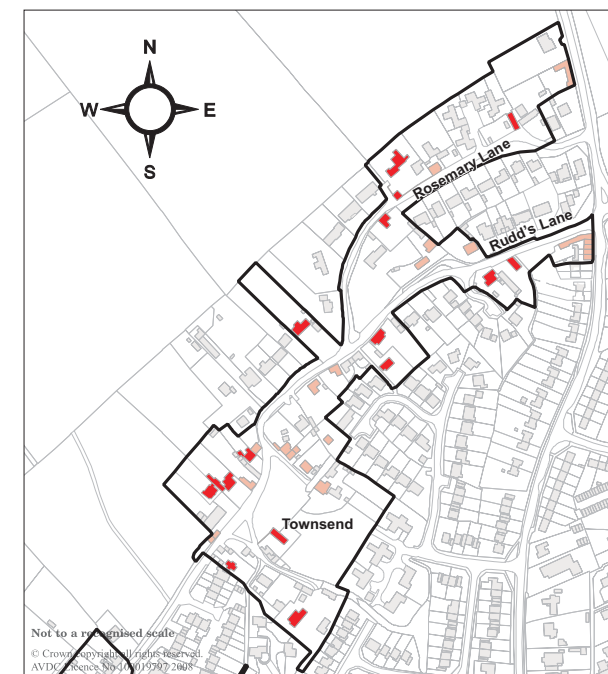
Haddenham Hall



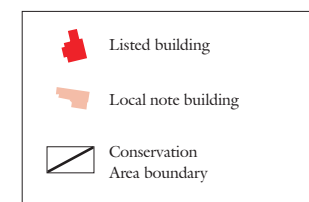
Wichert Walls

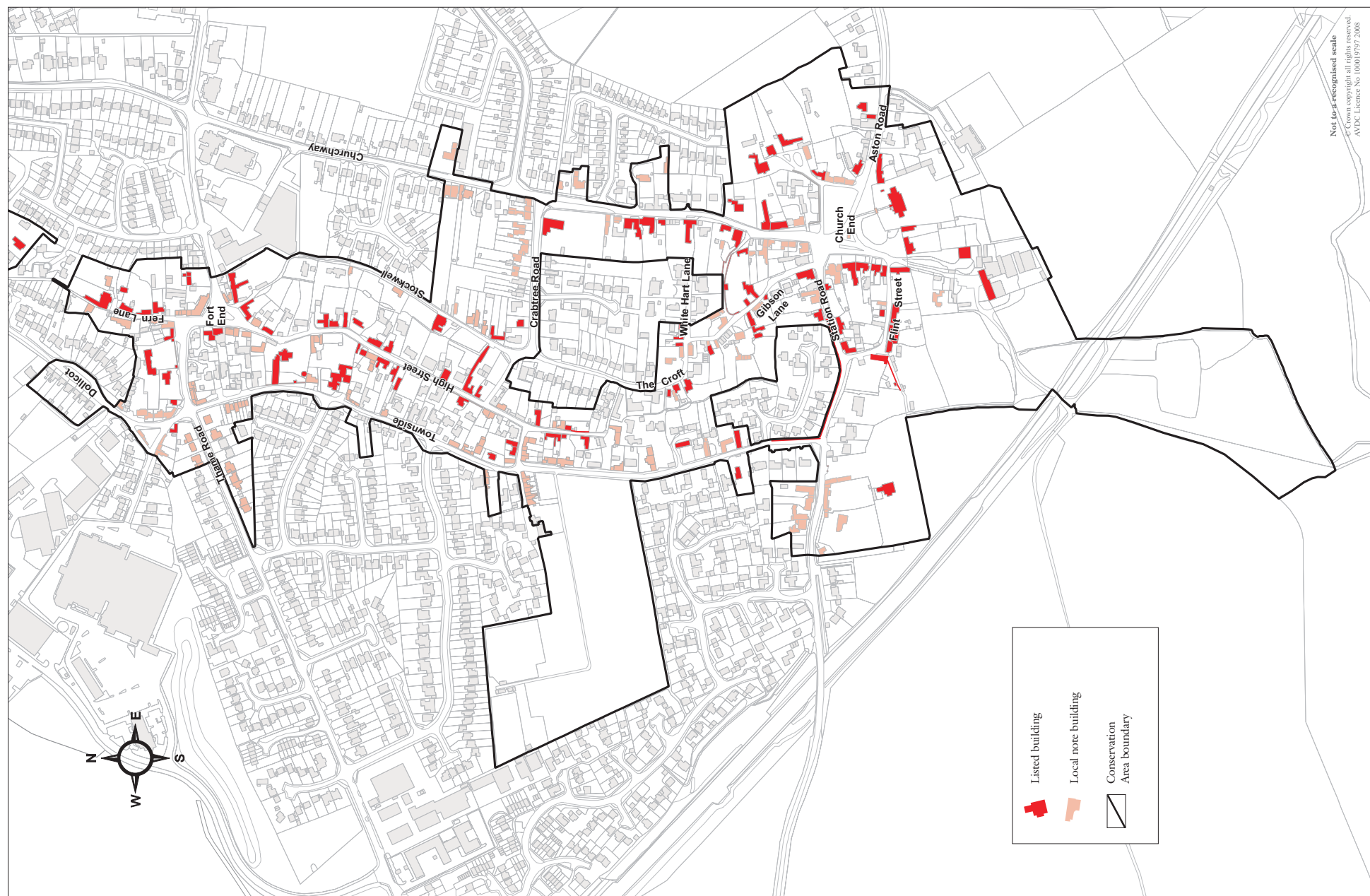


St. Mary's Church



Map showing listed buildings and local note buildings within Haddenham Conservation Area (northern section) for southern section, see over the page





Map showing Listed Buildings and local note buildings within Haddenham Conservation Area (southern section)

CHAPTER 14 - ARCHITECTURAL FORM, MATERIALS AND DETAILS

Age

There are a significant number of historic properties contained within the Haddenham Conservation Areas. Buildings in the village range in date from the 12th century (Church of St. Mary's) to the present day. The earliest known example of domestic architecture in the village is 13, Church End (also called Church Farmhouse), a timber framed medieval hall house of Wealden type with jettied cross wings originally dating from the 14th century.



St Mary's Church



13, Church End

There are several examples of both domestic and utilitarian buildings of 15th and 16th century origins throughout the village, but by far the most significant number of the historic building stock in Haddenham dates from the 17th and 18th centuries.



15th century
15, Townsend



16th century
Thieves Kitchen, High Street



17th century
46 & 48, High Street



18th century
The Green Dragon, Churchway

There are also fine examples of 19th century architecture, in particular Haddenham Hall (circa 1835), 10, Churchway (circa 1835), the Methodist Church (1822) and the Baptist Church (1809). A large number of earlier buildings were extended in the 19th century.



19th century, Brewery House

Haddenham also contains a number of good examples of early 20th century and modern architecture. The most cohesive group of early 20th century architecture is found along the Thame Road close to the junction with Dollicot and Townside. The most notable example of modern architecture is a group of three buildings, The Turn, Middle Turn and Turn End, located on Townside. These buildings which have been listed grade II were designed by Peter Aldington and constructed between 1963 and 1964. Aldington's influence can be seen throughout Haddenham in a number of other individual buildings or small modern complexes.



Early 20th century house
on Thame Road



Peter Aldington's The Turn, Middle
Turn and Turn End, Townsend



The Clays,
Rosemary Lane



Modern development in Manor Farm
complex, Church End



19, Diggs Field, Station Road



19, The Croft

Types of Buildings

Ecclesiastical Buildings

Haddenham is a large complex village which contains a number of buildings of different types and status. While St. Mary's in Church End forms the main religious focus to the village, the community also supported Baptist and Methodist chapels.



Methodist Chapel, High Street



Baptist Chapel, Stockwell

Domestic Buildings

The majority of historic buildings within Haddenham are domestic vernacular cottages, small in scale and simple in plan form, constructed (prior to the 19th century) of locally available materials. The majority of these buildings have been extended over time but several examples do survive that retain their small-scale character.



Cottages retaining their small scale character

There are also a number of higher status buildings. These are typically large detached properties set within relatively substantial grounds, often surrounded by boundary walls (for example, Haddenham Hall and 22, Church End).



Haddenham Hall



22, Church End

Agricultural Buildings

Historically agriculture formed the economic mainstay of Haddenham. Manor Farm, situated to the south-west of Church End, is the only surviving example of a working farm within the village core. However, evidence of agricultural activity survives in both property names and in the numerous utilitarian barns and outbuildings within the village core.



Manor Farm



15th century barn at Manor Farm

There are examples of witchert, rubblestone and timber-frame barns in the village. They vary in scale from the substantial 15th century timber-framed barn to the south-west of Manor Farmhouse to simple modest outbuildings.

Many outbuildings and barns are visually prominent in streetscapes forming part of the frontage boundary. The survival of so many former agricultural outbuildings within the historic core of a settlement is very unusual and is locally significant.

Although a number of these outbuildings have been converted to domestic use, where they do survive as utilitarian structures they form an important part of the streetscape and are characterised by their relatively blank elevations and plain roofscapes.



Baghill Barn, 5, Station Road, (former barn)



Outbuilding at 19-21, Gibson Lane



17, Church End



Outbuilding at 41, High Street



Outbuilding at 50, High Street



Fern Farm, Fern Lane



Outbuilding at 13, Flint Street



Outbuilding at 6, The Croft



Outbuilding at 9, Townside



12a, Church End, former barn



Outbuilding at 10, Stockwell



Outbuilding at 2, Gibson Lane

Garden Buildings

Haddenham also contains a number of thatched or tiled garden buildings, constructed of witchert or rubblestone and built into witchert walls. These buildings may have been apple or fruit stores possibly associated with the numerous orchards shown on historic maps of the village.



Garden building at Cobwebs, Rosemary Lane



Garden building at The Dove House Barn, Townside



Garden building at Fort End House, Fort End



Garden building along footpath between 13 & 15, Flint Street

Another interesting structure within Haddenham, not visible from the public domain, but located within the grounds of Dove House is the grade II listed 17th century circular rubblestone dovecote.

Schools

Today there are two primary schools in Haddenham, St. Mary's Church of England First School, located to the south-east of Church End, and Haddenham County First School, situated on the southern side of Woodways opposite the only middle school within the village. All three schools are located outside the proposed Conservation Area boundaries.

Within the Conservation Areas are a number of former school buildings which have subsequently been converted. Situated on Churchway is the Old British School originally called the Board or National School. The school was built in 1880 on land donated by the Baptist Church at Stockwell. The school moved to its existing site on Woodways in 1910 and became known as the All Age School taking children from 5 to 15 years old. In 1973, this school was divided into a primary and middle school.

The first Church School in Haddenham occupied the site of the existing St. Mary's Centre on the corner of Church End and Station Road. It is thought that the original school was held in a converted cottage which was eventually demolished. This was replaced in 1868 by the building now occupied by the St. Mary's Centre. In 1981 the Church School moved to its present site to the south-east of Church End and was re-named St. Mary's Church of England School.

Both the Old British School and the St. Mary's Centre are brick buildings distinctive for their institutional character and their ornate decorative detailing.



*The Old British School,
Churchway*



*The former St Mary's
Church of England School,
Church End*

Public Houses

Like many villages the public house provided and continues to provide an important role as a social focus for the community. Today there are only five public houses remaining within the Conservation Areas, The Red Lion and The Rose & Thistle facing onto Church End, The Green Dragon in Churchway, The Kings Head at the southern end of High Street, and The Rising Sun at the junction of Thame Road and Townside.



The Red Lion, Church End



*Former White Hart Public House,
Churchway*

Commercial Buildings

There are a small number of buildings that have a commercial use situated within the Haddenham Conservation Areas. The majority of shops and light industrial units are located outside the historic core of the village. The commercial units within the Conservation Area are concentrated around Church End, Fort End and a short section of Churchway.

The Conservation Areas contain different types of commercial units. There are examples of traditional village shops (bakers at Fort End and butchers, Church End), tertiary industries (estate agent at Fort End) and traditional skilled craft industries (engineers and blacksmiths at Fort End and furniture makers, Church End). The survival of these village shops and craft industries provides an important continuity of traditional services and skills within the village. They utilise historic buildings, attract visitors to the area and create an interesting mixture of uses within the historic core of the village.



*The Engineer & Blacksmith,
Fort End*

Form /scale/orientation/ gable widths

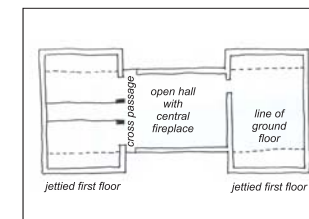
Buildings within the Conservation Areas vary in scale, form, orientation and position within their plots. While the large properties tend to be detached and set back from the roads within spacious grounds, the majority of the simple vernacular cottages are positioned towards the front of their plots, often forming part of a row of buildings.



*Row of vernacular cottages,
High Street*

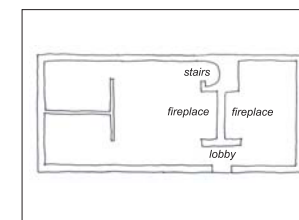
The shape of many of the plots have helped to dictate the form of the buildings which occupy them. Many of the smaller vernacular properties occupy narrow plots and are either positioned gable onto the street or with narrow principal ranges running parallel with the road with smaller extensions behind.

Over time, the majority of the historic buildings have been altered and extended, but there are a number of examples of buildings that have retained elements of their former plan. Of particular note is Church Farmhouse in Church End, which is an example of a Wealden plan. Here a central open hall is flanked by multi-storey wings, jettied at first floor level.



Drawing of Wealden plan

There are also several examples of lobby entry or baffle entry building plans which in their most basic form consist of two ground floor rooms heated by two fireplaces positioned back to back. The entrance to the building is positioned at the junction of the two rooms which, combined with the jamb of the fireplace, forms a small internal lobby.



Drawing of lobby entry plan



*13, Townsend,
example of lobby entry plan*

MATERIALS / ARCHITECTURAL DETAILS

Roofs

Tiles

The majority of the roofs of the historic buildings in Haddenham are laid in handmade plain clay tiles. Most of these roofs are gabled in form and have pitches of approximately 45°. The plain tiles are typically orangey/brown in colour and, because they are handmade, are cambered in profile and have textured surfaces. Often the timbers of roofs have sagged over time with the weight of the roof covering. This in combination with the camber of the plain clay tiles can create attractive and undulating roof forms¹⁴.



Plain tile roof



Pantile roof

A number of the outbuildings, extensions and private roof planes of domestic properties have been covered in an interesting assortment of tiles including pantiles, half-Roman and double-Roman tiles. This form of roof covering is more typical of the east of England, but reflects the diversity of materials found in Haddenham and within the wider context of Aylesbury Vale.

Thatch

Originally thatch would have been the main roofing material of vernacular buildings within the village. Over time, the majority of these roofs were replaced with clay tiles and later slate. Nevertheless thatch does survive in the village forming the roof covering of both domestic and utilitarian buildings. Most of the thatched roofs in the village are a combination of gabled, hipped and half-hipped forms and are typically pitched at 55°.



Flush ridge



Block ridge

¹⁴ Unfortunately a number of roofs have been re-laid in modern machine clay or concrete tiles which lack the characteristic texture and profile of these historic roofs.

Traditionally buildings in this area would have been thatched in long-straw and later combed wheat reed with flush ridges. Unfortunately a number of roofs in the village have been re-thatched with water reed and decorative block cut ridges. This form of thatch has a sharp clipped appearance which contrasts with the soft rounded outline of long straw or combed wheat reed roofs.

There are also examples of the use of corrugated iron and asbestos sheeting to cover roofs within the village. Corrugated iron became a cheap substitute for thatch during the late 19th and 20th centuries. Its use in Haddenham is largely confined to outbuildings and utilitarian structures.



Corrugated sheets

Slate

Many of the 19th and post 19th century buildings within the Conservation Area have been roofed in natural slate. Slate is often not as richly textured as tile. Slate tends to be thinner and so does not create the same shadows and lines as tiled roofs. However, natural variations in colour between slates can create interest especially on large roof planes. When slate is wet it becomes much darker in colour and gains an attractive sheen. In the main those roofs covered in slate are shallow in pitch ranging from approximately 30° to 40°. Typically the slate roofs are gabled or hipped in form.



Gabled slate roof,



Hipped slate roof

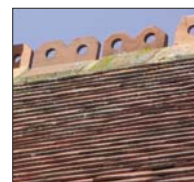
Examples of both blue (slate coloured) and red/orange clay ridge tiles exist, the majority of which are plain in detail. Decorative ridge tiles do exist, but are generally confined to 19th or early 20th century buildings.



Blue clay ridge tile



Red/orange clay tiled ridge



Decorative tiled ridge

Ridges, verges and eaves

Due to the eclectic nature of buildings within the Haddenham Conservation Areas it is not surprising that eaves and verge details also vary within the historic core of the village. However, it is generally true that the majority of witchert, timber and stone buildings have boxed eaves details and plain verges or simple wooden verge boards.

There are some examples of exposed rafter feet, which are generally confined to utilitarian buildings.



Exposed rafter feet



Dentilated eaves



Dentilated verges and decorative tiled ridge

A number of the brick buildings within the village have dentilated brickwork at eaves and verges. This is a decorative effect created by the projection of alternate brick headers to create a tooth-like pattern.

Chimneys

Chimneys are an important element of the roofscape. They articulate rooflines, create an architectural rhythm and provide the opportunity for further decorative expression. There are examples of gable end, mid ridge and external stacks within the village. There are also a number of examples with multiple stacks and pots.

Chimneys are generally constructed of brick. Some are plain in their detailing, others have oversailing brick courses often laid in dentilated or dog-toothed patterns. The majority are rectilinear in shape although there are a few examples of diamond or round chimneys. Most chimneys are constructed of brick and left unrendered. Some, particularly on 19th century properties, utilise contrasting coloured bricks to create a decorative pattern.



Gable end stack



Mid-ridge stack



Chimneys with decorative oversailing brickwork



External multiple stack chimney



1920's Tudor style chimney



Diamond shaped chimneys



Contrasting coloured brick chimney

Walls

Timber

The oldest buildings in Haddenham tend to be constructed of timber-framing. Church Farmhouse in Church End, which is thought to date from the late 14th century, is constructed in the box-frame tradition, where the timber members form simple square panels. At first floor level these timber divisions are much narrower creating thin vertical panels.



Narrow timber framing at 13, Church End



Cruck frame 22, High Street

There are also several examples of buildings dating from the 15th century with surviving elements of cruck frames including 9, Townsend, 22, 26 and 28, High Street. This form of construction utilises paired curved timbers joined by a tie or collar beam which rises from ground level to the apex of the roof. The medieval cruck trusses of 22, High Street are exposed on the gable elevations, but in the other cases, they are hidden from external view.

A number of the 16th, 17th and 18th century properties within Haddenham are timber-framed or contain elements of timber-framing. These are constructed in a traditional box-frame. The panels between the timber members were in-filled with plaster, but were often replaced at a later date with brick. In some cases the brickwork is laid in a decorative pattern for example the diaper pattern at 36, High Street or the herringbone brickwork at 6, Fort End.

In the majority of cases the buildings have been rendered and colourwashed completely, or partially, concealing the timber frame. Where the timber frame is exposed it creates a strong visual contrast between the painted surface and the blackened timber elements.



Rendered infill panels



Infill brick panels with diaper work



Herringbone infill brick panels at 6, Fort End

Witchert

Witchert or wytchett, meaning 'white earth,' is the name given to a local form of earth construction material. Witchert buildings are confined to a relatively small area stretching from the Oxfordshire border, north-eastwards through Long Crendon, Haddenham, Chearsley, Cuddington, Dinton, Stone, to Aylesbury and Birtton. It also extends northwards to Ludgershall and is found in pockets up to Grendon Underwood and Twyford.

Witchert differs from other forms of earth construction material, commonly known as cob, in that it is made from a base of decayed Portland limestone and clay, found in the subsoils of these areas. When mixed with water and chopped straw a walling material of relatively high quality is produced.

Most of the witchert buildings in Haddenham date from the 17th and 18th centuries, although some witchert structures were still being built as late as the first part of the 20th century.

Witchert buildings and walls have a characteristic appearance which results in part from the method of their construction. Buildings or walls made of witchert sit on a high plinth of rubble stone, known locally as 'grumplings' or 'grumblings.' This plinth serves to protect the earth structure from rising damp, allows penetrating rain to soak away and protects against splash-back.



Domestic witchert building



Witchert outbuilding



Witchert boundary wall

The witchert earth is laid on the stone grumplings in layers of approximately 0.45m (18") in depth, (known as 'berries') and left to dry before the next berry is added. The side of the walls are then trimmed with a sharp spade and may then be rendered with several coats of lime render and limewash.



Witchert wall being constructed in berries



Unrendered witchert



Rendered witchert

There are several examples of witchert buildings within the village where motifs have been impressed into the render to create a decorative effect. Render can also be insized to create an impression of ashlar. Perhaps the most unusual decorative effects created in a rendered witchert building are found on the front elevation of Bone House in High Street. Here the front elevation is decorated in sheep knuckle bones. There are patterns of hearts and diamonds and over the ground floor window are depicted arches with skulls and crossbones. Above the central doorway are representations of the implements used to create witchert walls. Stretching across the elevation is the date 1807, also created from knuckle bones.



Decorative detail on render of 25, Gibson Lane



Decorative detail on render of 16, Crabtree Road



Decorative detail on render of 46, High Street



Bone House, High Street

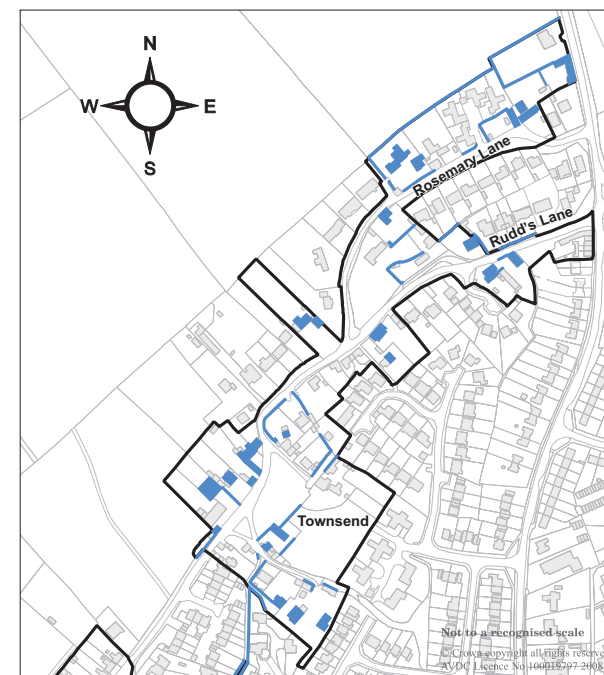


Details of Bone House, High Street

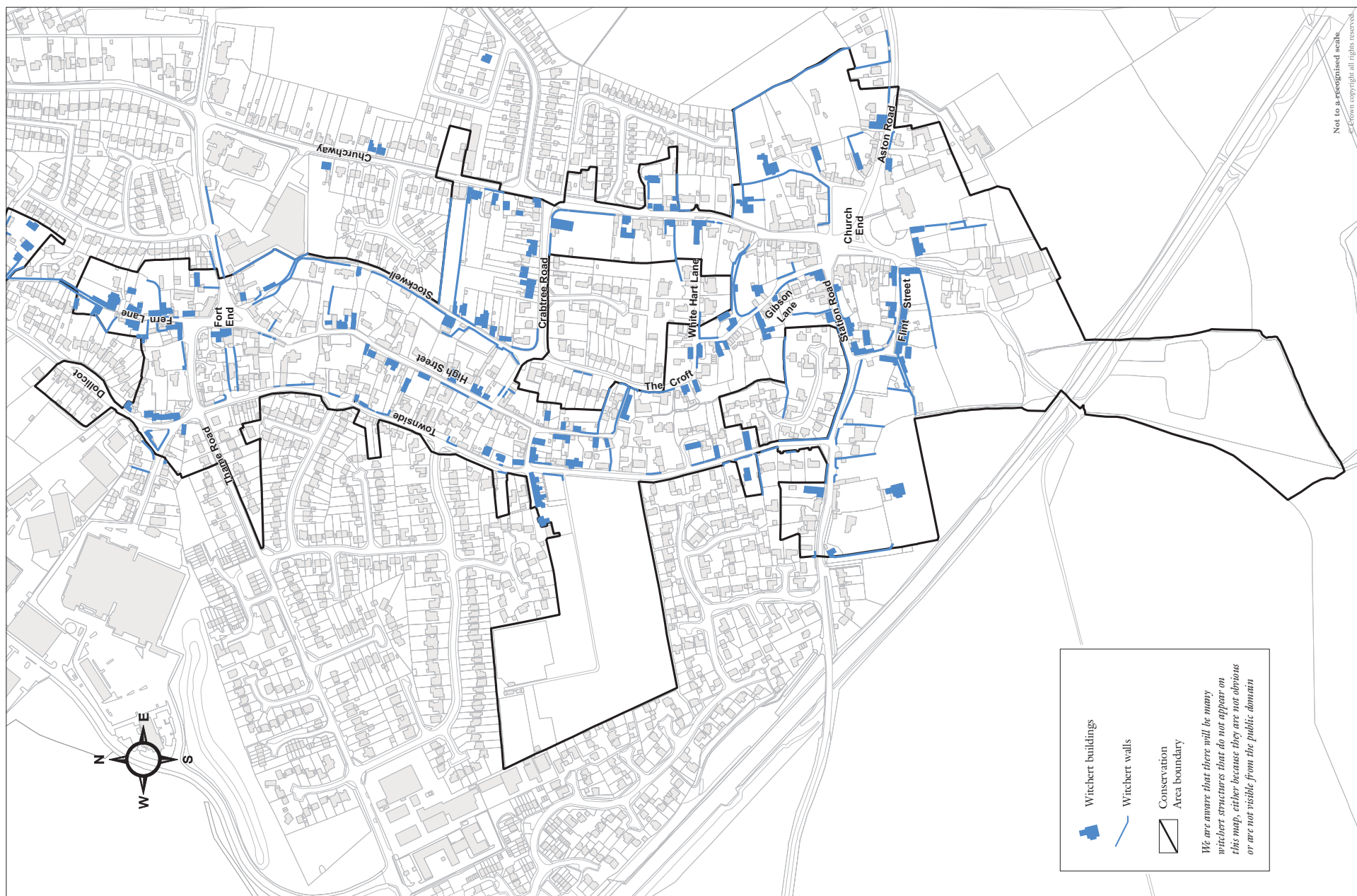
In order to support their weight, witchert walls need to be thick. Window and door openings tend to be small to avoid weakening the structure and openings sit beneath simple wooden lintels.

If left unrendered the surface texture is rough and a light buff colour. Rendered surfaces are smooth and undulating and all witchert buildings lack sharp angles and edges. Although it is a relatively high quality earth material, and does allow relatively tall buildings to be constructed¹⁵, the majority of witchert buildings in Haddenham are between 1 and 2 modest storeys in height. Traditionally most buildings and walls had steeply pitched thatched roofs which ensured good protection against the weather. Although there are examples of thatched roofs in Haddenham, in most instances the thatch has been replaced with clay tiles or slate.

¹⁵ E.g. Haddenham Methodist Chapel.



Map showing witchert buildings and walls within and around the Haddenham Conservation Area (northern section)
Based on a survey by Martin Andrew formerly of Bucks County Council
See key on the opposite page



Map showing witchert buildings and walls within and around the Haddenham Conservation Area (southern section)
Based on a 1980's survey by Martin Andrew formerly of Bucks County Council.

Brick

Brick became a much more common building material in Haddenham from the 18th century where it tended to be used in combination with other materials. Pre-the 19th century, the number of examples of buildings constructed entirely of brick are limited.

There are numerous examples in Haddenham where brick was used to replace plaster infill panels on timber-framed buildings. It was also used to construct principal elevations where the side and rear elevations are constructed of another, cheaper material, such as rubblestone.

Bricks used in the construction of buildings within the village vary in size, shape and texture according to their age. The bricks on the earlier properties tend to be narrower in width than standard modern dimensions and because they were made by hand are less regular in form and have more textured surfaces than later mass manufactured examples.



Dark red brickwork

The majority of bricks used in the construction of historic buildings in Haddenham are laid in a Flemish bond although there are limited examples of elevations constructed in Header bond.



Orange brickwork

The colour of the brickwork in Haddenham varies from the reddish orange of the 18th century to the lighter oranges and buff colours of the 19th century.

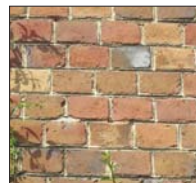


Buff brickwork

Vitrified bricks are also used on buildings within the village to create decorative effects. Examples exist where headers are vitrified and used in combination with orangey / red stretchers to create a wall surface of contrasting colours. At 23, Churchway, the vitrified headers are laid in a Header bond creating darker blocks of colour which contrast with the colour of the brick dressings. Perhaps the most decorative example of brick colour contrast is St. Mary's Centre.



Vitrified and red brickwork



Header brickwork

Brick is also used as an architectural dressing to rubblestone buildings, articulating features such as window and door openings and forming brick quoins at the corners.



Contrasting coloured brickwork at 40, Churchway



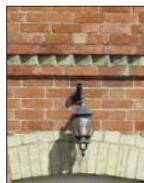
Contrasting coloured brickwork at St. Mary's Centre



Brick dressings at Woodend House, High Street

More subtle examples of the use of bricks to create a decorative effect include dentilated brickwork found at eaves level, verges and on chimneys, and decorative string courses between storey levels.

A number of the brick buildings within the village have been completely or partially rendered and/or painted.



String course



Detail of brick string course



Decorative brickwork on chimney and gable

Stone

The stone found at Haddenham is a limestone which is pale in colour. Although stone is used widely in the construction of buildings in Haddenham and two of the highest status buildings within the village, St. Mary's Church and Grenville Manor, are constructed almost entirely of stone, it was generally used in combination with other materials. Particularly characteristic is the use of stone in combination with wicket where coursed rubble stone forms the high plinths known as 'grumblings' or 'grumblings' upon which the wicket sits.



Grenville Manor

Stone is also used in combination with brick. In most instances brick is used to articulate the door and window openings and quoins. In a small number of 19th century buildings dressed stone is used for the door and window jambs, lintels and quoins. Where rubblestone is used it is sometimes colourwashed.

Windows

With some exceptions, the buildings within Haddenham dating from or post the 19th century tend to present relatively regular fenestration patterns to the street, while those pre-19th century are generally more haphazard in the positioning of windows and doors. These openings are commonly small in relation to wall surface (particularly in witchert buildings), creating a strong solid to void ratio.



Regular fenestration



Irregular fenestration

Window openings in witchert buildings sit beneath simple timber lintels which are usually hidden from view beneath render. The openings of brick, brick fronted and rubblestone properties tend to be articulated with a mixture of timber lintels, stone, brick or concrete. In the case of the Baptist Church, the brick arches above the windows have stone keystones.



Timber lintel



Stone lintel



Brick arch with stone keystone

As well as lintels, other elements of window surrounds can provide a vehicle for further decorative expression. Below are several examples of decorative detailing around window openings found within the Haddenham Conservation Areas.



Decorative window surround



Decorative leadwork below window

Given the range in ages of buildings in Haddenham, it is unsurprising that examples can be found of most window types. There are examples of single-glazed vertical and horizontal timber sashes, metal and timber casements and timber mullion and transom windows. The earliest surviving type of windows was the leaded light window which is still very common in the village. Small panes of ancient glass are held in place with lead cames and either fixed directly to the wooden frame or fixed to a wrought iron frame hung on a pin to enable it to open.



Examples of early leaded light windows



Windows differ in their proportions; many have different combinations of opening and fixed lights, and varying numbers



Mullion and transom window
The Malthouse,
4, Fern Lane



Sash window
The Malthouse,
Churchend



Arch headed window with
Tudor style lintel above,
10 Churchway

of panes. The majority sit slightly back from the wall plane and all casement windows, are flush fitting. Where windows are timber, they tend to painted white rather than stained.



Metal casements



Wooden casement



Yorkshire sliding sash 1, The Croft



Leaded lights

Within Haddenham there are a number of examples of single storey and two storey bay windows. These are not particularly common and are generally later additions or confined to buildings of 19th century or later date.



Ground floor bay of
Brewery House,
Fern Lane



Two storey bay at
56, Churchway



Ground floor bay of
1, High Street

There are also several buildings where the windows are circular, arched or lancet in shape rather than rectilinear.



*Circular window
at St Mary's Centre,
Church End*



*Arched window at
Baptist Chapel, Stockwell*



*Lancet window at
38, Churchway*

A number of historic properties within the village have dormer windows. These tend to be confined to thatched or formerly thatched buildings as well as buildings dating from the 19th century or later. There are examples of eyebrow, catslide, gabled and hipped dormers.



Gabled dormer



Eyebrow dormer in thatch

Unfortunately the historic windows of some older properties within the village have been replaced with UPVC / double glazed units. This has had a negative impact upon the appearance of these individual properties and the village as a whole.

Doors.

Like windows, the range of building types and dates in Haddenham results in an eclectic collection of door types and ages, a number of which are photographically illustrated below.

Doors and windows are vulnerable to change because they are relatively simple to replace and there are examples within the village where historic doors and doorways have been replaced with uPVC or other mass produced modern alternatives. This can alter the character and appearance of individual buildings and can also have an adverse impact on the character of an entire street, in particular where buildings are terraced and share common architectural characteristics.



Examples of doors

A number of examples of historic doors on existing outbuildings and former agricultural buildings still survive and these have a distinct utilitarian character which is an essential feature of the building's appearance. Within Haddenham there are examples of first floor doors to former haylofts, large double height doors, stable doors and simple ground floor openings.



Examples of doors on utilitarian buildings

A number of the buildings within the village have porches which surround or enclose the doorways. They range from simple flat canopies and open porches, to classical inspired porticos and enclosed porches. A selection of the eclectic types and dates of porches found in Haddenham are illustrated below.



Examples of porches

Also characteristic of Haddenham are the doorways and gateways found within witchert boundary walls. Sometimes these entrances act as full stops between sections of walling, in other cases the doorways are contained within the walls, with the witchert extending above the height of the doorway. Where gates are contained within witchert walls this can create an interesting visual contrast between the solidity of the witchert walling and the light open frame of the gate.



Examples of gates in boundary walls

Boundary Treatment

The treatment of boundaries and in particular the witchert walls that enclose properties within Haddenham are fundamental to the character and sense of place of the village. In no other settlement within the District are private plots so strongly defined throughout the whole village. Similarly in no other village within the District do the physical boundaries themselves form such a strong visual statement and are so distinctive and key to the character of the whole of the settlement.

The question why the boundaries in Haddenham are so strongly defined by high boundary walls is interesting. It may simply be the form and heights of the walls have been dictated by the characteristics of the locally available building material. However it is evident from 19th century maps of the village that there were a significant number of orchards within Haddenham and the solidity and the height of the witchert walls would have offered protection for the growing of all types of fruit. Indeed the small garden rooms found within a number of witchert walls may in fact be fruit stores (see Architectural Form section Garden Buildings page 58)

Although witchert walls form the predominant boundary feature within Haddenham, other forms of boundary treatment are found within the village which are described and illustrated.

Witchert Walls

Witchert walls have a distinct character that has shaped the physical appearance of Haddenham. Like the walls of buildings constructed of witchert, witchert boundary walls sit on high stone plinths called grumplings. The walls are constructed in layers known as berries and their tops are protected by tile (formerly thatched) overhangs to throw off the water and protect the witchert from water ingress.

The nature of this form of earth construction results in thick boundary walls (often well over 2 metres in height) which are characteristically solid in appearance. Boundary walls have soft rounded edges with no sharp corners. They have a soft smooth profile incorporating bulges and sags which increase their visual sense of solidity and mass.

Some witchert boundary walls are rendered in lime, others are un-rendered. The un-rendered walls have a pitted textured appearance with the straw and aggregate forming a visible part of the surface. Rendered walls are less textured and smoother in appearance but nevertheless retain their surface undulations.



Tiled coping to witchert wall



Witchert wall at corner of Dragontail

Witchert walls form the boundaries to individual buildings or plots. Extended sections of witchert wall also form frontages to roads. At Station Road for examples witchert walls, rather than buildings define both sides of the street.

High witchert walls also line the boundaries to the footpaths within the village. Particularly good examples include the northern section of Stockwell and Dragonstail which leads from Skittles Green to Churchway. Here the contrast between the height, solidity and organic form of the witchert walls with the narrow curvilinear nature of the footpaths creates a strong sense of enclosure, intimacy and expectation. These witchert lined footpaths are unique in Aylesbury Vale and are a defining element of the character of Haddenham.



Witchert walls along Station Road



Witchert walls along Stockwell

A number of the witchert walls in Haddenham are listed in their own right or form part of the curtilage of a listed building and are therefore protected by listed building legislation. However it is still evident that a significant number of the walls in the village are in a poor state or repair or have been repaired using inappropriate materials. These issues are dealt with in greater detail in the Haddenham Management Plan.

Railings

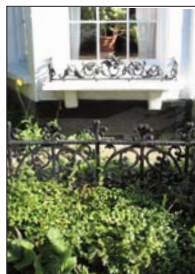
Railings are found forming the frontage boundary to a number of properties within the village. Some railings sit on low brick plinths, others are fixed directly into the ground. They vary in degrees of ornamentation from the simple hooped railings outside the early 20th century properties along Thame Road to the highly ornate grade II listed 19th century railings outside The Old Brewery in Fern Lane. Buildings with railings tend to be positioned towards the front of their plots and orientated with the principal elevations facing the street. This creates a more formal frontage.



Railings at 4, Churchway



Railings at 13, Thame Road



Railings at Brewery House, Fern Lane



Railings at Baghill Farm, 3 Station Road



Railings at 10, Churchway



Railings at 21, Churchway

Stone and brick walls

A number of buildings within the village have brick and stone boundary walls, although their use as a walling material is less common than witchert.

There are examples of brick forming low plinths to railings and stone is used to construct the plinth 'grumplings' of witchert walls. Occasionally sections of brickwork are found within grumplings. Examples such as the small section of bricks laid in a Rat Trap bond along the northern section of Stockwell are presumably areas of later repairs.

Solid brick and stone walls are also found in the village forming frontage boundaries of varying height. Brick boundary walls are commonly laid in a Flemish bond, stone walls are coursed.



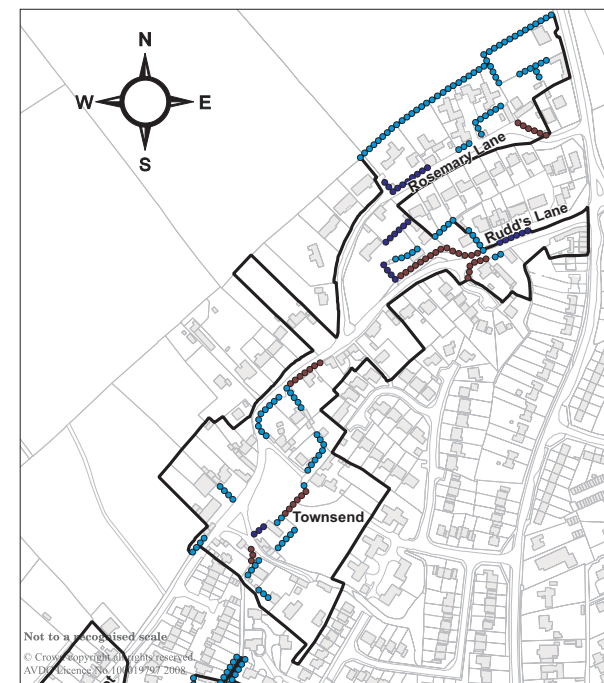
Brick wall at Baptist Cemetery



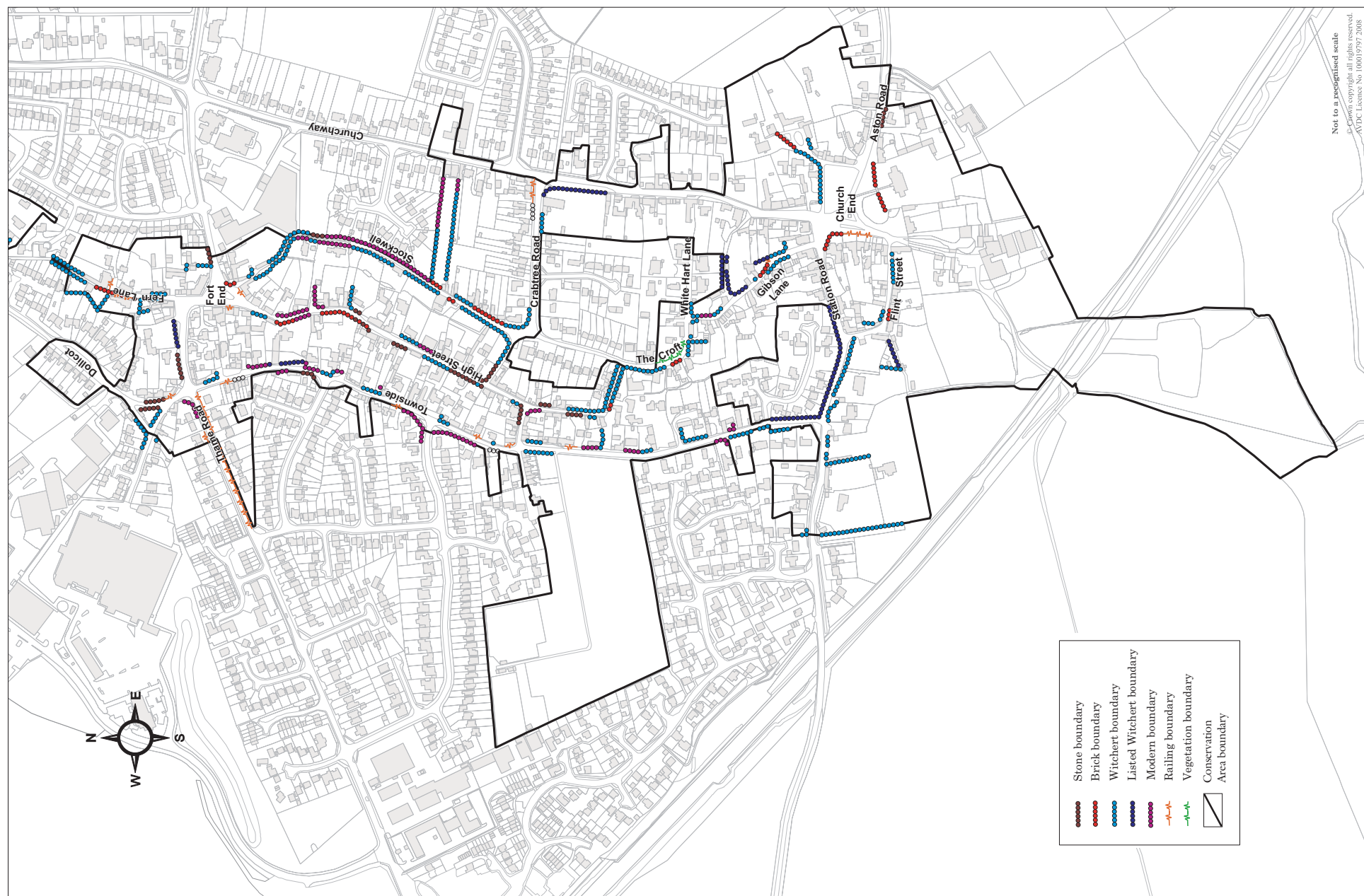
Stone plinth and Rat-Trap bond, brick repairs, Witchert wall, Stockwell



Stone Wall, High Street



Map showing boundaries and their materials within the Haddenham Conservation Area (Northern section)
Key on opposite page



Not to a recognised scale
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Map showing boundaries and their materials within the Haddenham Conservation Area (Southern section)

Surface Treatment

While the majority of carriageways and pavements are covered in asphalt, there are surviving areas of traditional surfaces within the village. These take the form of coursed and random limestone rubble paving. They are confined to footpaths and at the edges of some carriageways. Where these areas do survive they should be retained and maintained.

There are some small sections of blue bricks found within the village. These bricks found throughout the Aylesbury Vale District are thought to originate from Staffordshire and probably date from the mid 19th century. Where examples of this surface treatment are found, they should also be preserved.

The junction between the buildings and street surfaces are key not only to the appearance of the building itself but, particularly with witchert, to the maintenance of the property. Splash back from hard impervious surfaces can damage witchert walls and at 43 High Street, this has been resolved with a French drain and a skilfully crafted metal grill that itself forms an attractive element of the street surface.

Surviving areas of traditional surfaces within the Haddenham Conservation Areas are annotated on the adjacent map.



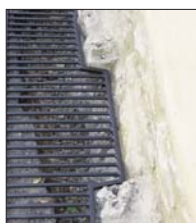
Limestone paving



Limestone paving partially covered in tarmac



Blue brick paving



Metal grill covering french drain



Map showing traditional surfaces in Haddenham

CHAPTER 15 - GLOSSARY OF TERMS

Aisles

Part of a church. Running parallel to the nave (main body of the church) and usually separated from it by arcades or colonnades. Usually lower in height than the nave.

Apex

The highest point of a structure.

Arcade

A series of arches carried by columns, piers or pilasters.

Arched lintel

An arch spanning an opening which supports the wall above.

Attic

Rooms within a roof space.

Battlemented

A parapet which has raised sections (called merlons) alternating between gaps or spaces (called crenelles).

Bays

Regular visual or structural divisions within the design of a building.

Buttress

A projection which is physically attached to a wall providing support and giving it greater strength.

Cambered

A shallow curve.

Canted

Any part of a building which is constructed on a polygonal plan, for example bay windows.

Canopy

A covering or hood above a door or window.

Capping

The top course / covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called coping.

Chancel

The eastern part of a church containing the choir and sanctuary.

Column

Any shaped upright which usually supports a lintel.

Colonnade

A row of columns with an entablature above.

Coping

The top course / covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.

Cornice

A moulded projection on top of an entablature, moulding, wall or opening.

Curtilage

The land contained within the boundary of a property.

Cusped

A point formed at the junction of two curves or arches.

Decorated

Period of English medieval architecture dating from late 13th c to second half of 14th c.

Dentillated brickwork

Effect created by the projection of alternate headers to create a tooth-like pattern.

Doric

One of the five Classical Orders.

Eaves

The bottom edge of a roof slope which overhangs the wall face.

Ecclesiastical

Term relating to the Christian Church.

Elevation

The face of a building.

Enclosure

A form of land subdivision where small strip fields were amalgamated to form larger fields which were in turn enclosed. Up until 1750 this was a piecemeal process. Between 1750 and 1850 Enclosure Acts of Parliament made the practice widespread and changed the face of the countryside. An Enclosure map is a map showing the post Enclosure field divisions.

English bond

Pattern created by bricks being laid in alternate courses of headers and stretchers.

Entablature

In Classical architecture, the section above the columns containing, architrave, frieze and cornice.

Engaged

An architectural element which is attached or partly buried within a wall, e.g. column.

Flat lintel

Flat beam or brickwork spanning an opening which supports the wall above.

Flemish bond

Pattern created by bricks being laid in alternate headers and stretchers.

Flemish garden-wall bond

Pattern created by bricks where three stretchers are laid between each header. Also called Sussex bond.

Finials

A decorative ornament found on spires, gables, pediments, canopies and pinnacles.

Fixed pane

A window pane which does not open.

Flush fitting windows

Window panes positioned on the same plane.

Frieze

In Classical architecture the section between the cornice and architrave of an entablature, sometimes decorated with patterns or figurative sculpture.

Gable

The end wall of a building.

Gauged brick

Precise brickwork, bricks laid with tight mortar joints.

Gothick

Architectural style of the 18th century associated with the Picturesque movement arising from a resurgence in interest in medieval architecture.

Headers

A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.

Hipped gable

A roof that slopes on all three sides at the gable.

Ionic column

One of the five Classical Orders.

Keyblocks or keystone

The block at the centre of an arch which works in compression to holds the arch together.

Lancet window

A tall narrow window with a pointed arch to the top. A form of arched windows founded from the end of the 12th to the mid 13th centuries and in late 18th and 19th century Gothic Revival architecture.

Lintel

A horizontal beam spanning an opening which supports the wall above.

Mansard roof

Roof formed from two incline planes, the lower slope of which is steeply pitched.

Quoins

The corner of a building emphasised with raised brickwork or stone laid in a pattern.

Pane

The glass light of a window as in window pane.

Panelled

A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.

Parapet

A low wall along a roof, balcony or terrace.

Pediment

In Classical architecture a shallow pitched gable positioned on top of a portico or a facade.

Picturesque

An 18th century architectural movement. The word Picturesque derives from 'pittresco' which means 'in the manner of the painters,' referring to the 16/7th century French and Italian artists Poussin, Claude and Salvator Rosa.

Pier

Similar to a column or pillar but more massive in construction.

Pinnacles

The top of a spire, turret or buttress.

Pitch

The slope or incline of a roof.

Plan

The layout of a building

Plinth

The bottom section of a building designed to suggest that the building is sitting on a platform.

Plot

The land occupied by a building and its grounds.

Polite architecture

The term implies that aesthetics and architectural fashion have consciously been given consideration above functional requirements in the design of a building.

Portico

Porch in front of a building consisting of a roofed space with open or partially enclosed sides and columns forming the entrance. Often carries a pediment.

Proportion

The relationship between parts / elements of a building in terms of their size and scale.

Quoin

The corner of a building emphasised with raised brick or stonework laid in a pattern.

Render

Where a surface is finished in a material such as plaster, stucco or pebbledash.

Roughcast

Rough textured render.

Sash window

Windows where the frames are positioned in vertical or horizontal grooves and are capable of being raised or lowered vertically or slid from side to side.

Scale

The size of a building or parts of a building considered in relation to other elements, objects or features for example the landscape, another building or the size of a person

Segmental arch

An arch which is formed from part of a circle but which is less than a semi-circle.

Sequestered

Term meaning temporarily removing a property from the possession of its owner.

Solid to void ratio

The ratio of areas of walls to areas of windows and doors.

Spalling

Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action.

Stacks

A chimney

Stretchers

A brick or stone laid with its longest dimension parallel to the face of the wall.

Tile creases

A row of tiles hanging out over a wall, eaves or roof verges which are designed to throw rainwater clear of the wall. The crease is held in place with a coping.

Tracery

Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc.

Tripartite

Divided into three.

Tympana

Name given to the space between a lintel and an arch above a lintel.

UPVc

Plastic framed windows (unplasticised polyvinyl choride).

Urban Morphology

Urban morphology is the analysis of the layout and form of places.

Vault

An arched roof covering a room or space.

Vergeboards

Where a roof hangs over the face of the wall and is finished with a board this is called a vergeboard. These vergeboards were often carved to form decorative patterns.

Vernacular

Traditional local building designs and techniques using locally sourced materials.

Vitrified brickwork

Bricks with a glazed finish typically darker in colour.

Voussoirs

A wedge shaped stone or brick forming part of an arch or vault.

Water reed

(*Phragmites australis*) wetland plant used for thatching roofs. Traditionally its use was confined to Norfolk, the Fens and small areas along the south coast. Its use is now widespread and most water reed is sourced from abroad.

Windbraces

A timber within a timber frame, used to strengthen the structure against the wind. Usually forming an arch or diagonal.

Guidance and Useful information

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Acknowledgements

The residents of Haddenham

Haddenham Parish Council

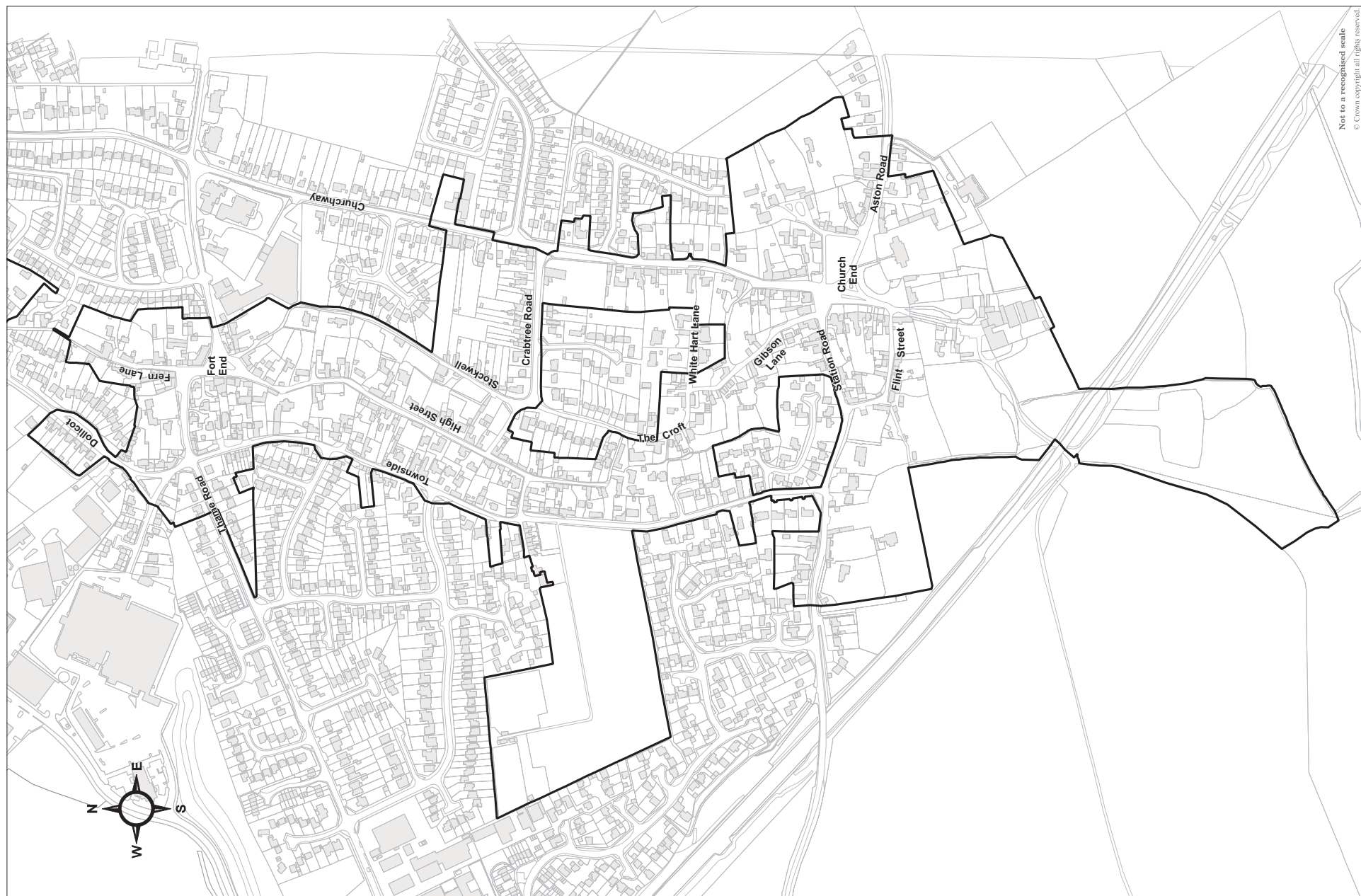
Haddenham Museum

Rev. William Strange

Buckinghamshire County Council Archaeological Unit

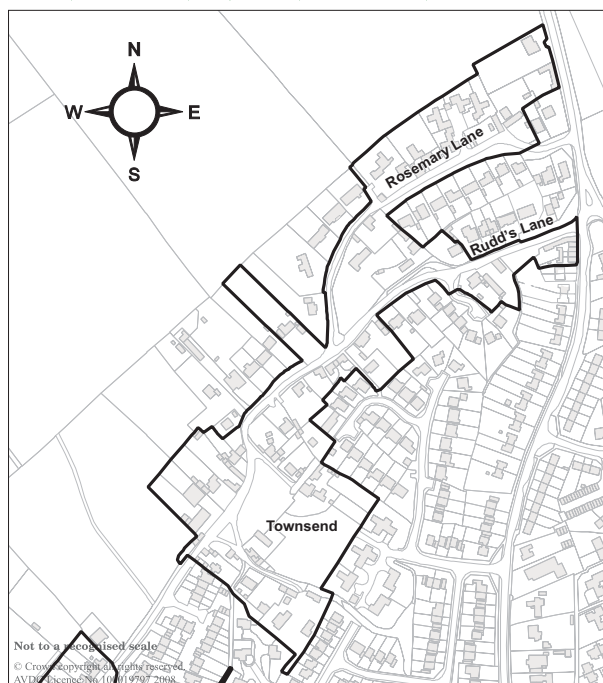
Buckinghamshire County Council, Centre for Buckinghamshire Studies.

APPENDIX I - CONSERVATION AREA BOUNDARY



Map showing boundary of the Haddenham Conservation Area (Southern section)

APPENDIX I - CONSERVATION AREA BOUNDARY



Map showing boundary of the Haddenham Conservation Area
(Northern section)

APPENDIX II - CONSERVATION AREA CONSTRAINTS

Below is a list of the types of development that are controlled by Conservation Area designation, and therefore require planning permission or Conservation Area Consent. This list is not exhaustive.








- Demolition of all and in some cases part, of any building or structure.
- An extension that exceeds 50 cubic metres or 10% of the volume of the original house as it was first built or as it stood on 1st July 1948.
- Cladding any part of the outside of a building with materials such as stone, artificial stone, timber, plastic or tile.
- Any addition or alteration to the shape of a roof, such as the addition of a dormer window.
- An extension or alteration to any structure within the grounds of a building, with a cubic content greater than 10 cubic metres, such as a garden shed.
- Positioning a satellite dish on a wall, roof or chimney that faces a road or public space.
- Tighter advertisement controls
- Trees within Conservation Areas with stem diameters of 75mm or greater, measured 1.5 metres above ground are protected. Anyone wishing to work on such trees must normally give six weeks written notice to the Local Authority. Replacement planting duties may apply.








For further information please contact the Conservation Areas Officer at Aylesbury Vale District Council on (01296) 585748






APPENDIX III - PLANNING POLICY







Below is a list of Aylesbury Vale District Council Planning Policies relating to the management of Conservation Areas and the wider built historic environment. These policies should be read in conjunction with national legislation and guidance on the historic environment.








GP.35	Design of new development proposals
GP.38	Landscaping of new development proposals
GP.39	Existing trees and hedgerows
GP.40	Retention of existing trees and hedgerows
GP.45	'Secured by Design' considerations
GP.53	New development in and adjacent to Conservation Areas
GP.59	Preservation of archaeological remains
GP.60	Development of Parks or Gardens of Special Historic Interest








Structure / Site		Type / Date	Status	Assessment of Significance
Grenville Manor, 3, Aston Road		16 th century house reputedly built in 1569	Grade II*	Timber framed with front and right hand gable elevation clad in C18 coursed rubblestone with brick dressings. Old tile roof. Two wide bays, 2 storeys with attic and of central lobby entry type. Central doorway in porch composed of reused earlier timbers and carved woodwork. Flanked by single light windows with 15 th century tracery, probably from the rood screen of the parish church. Centre stack of old thin bricks with oversailing courses. Timber framing exposed to left flank and rear elevations. Two storey rear range in stone, brick dressed, old tile roof. The former house of Walter Rose, author of the 'The Village Carpenter'
1 Church End		18 th /19 th century building	Local note	Attractive two storey building prominently situated on the corner of Church End and Churchway. Rendered with gabled tile roof, mid ridge stack and later windows. Maintains scale and form of surrounding historic buildings and is important for group value.
Old School House, 3 Church End and St Mary's Centre		Church Hall and Community Building	Local note	Church School, now church hall, built 1868. Red brick building with plain clay tile roof and stone dressings and large stone rose window beneath stone and brick bellcote. Prominent community building in Church End.
4 Church End, The Malt House		18 th century house	Grade II	Rendered brick front with parapet, sash windows and C19 porch with cornice and pediment on scroll brackets. Witchert wing on right with a bay window and carriage arch. Former Maltster's house. Remains of maltings in rear wing. Prominent classically designed house in Church End. Associated with use as maltings. Site of the start of the disastrous 1760 fire.
Malt Cottage, 5 Church End		18 th century witchert house	Grade II	Witchert building with flanking stacks and hand made plain clay tile roof. Built on coursed rubblestone walls of 17 th century house destroyed in the 1760 fire. Formerly incorporated No 6 as a crosswing. 6 panelled door and sash windows with exposed box frames. Prominent building in Church End.
6 Church End		17 th century house	Grade II	17 th century cross-wing to no 5, re-fronted 18 th centuries. Stuccoed gabled front elevation with painted brick gable above band course, rendered witchert elsewhere, hand made plain clay tile roof. Left flank elevation has two rubblestone stacks. Front gable has early 18 th C sash to ground floor and modern door and hood. Interior has early 18 th C panelling and 17 th century roof. Important survival of 17 th century building, prominent cross-wing gable in Church End.
7 Church End		Semi detached 18 th century cottage, possibly an extension to No 7	Grade II	Coursed rubblestone with brick quoins and jambs. Door under modern lean-to porch, 2 light small paned timber casements. Prominent building in Church End.








Structure / Site		Type / Date	Status	Assessment of Significance
8 Church End		Semi detached 18 th century cottage	Grade II	Painted witchert on rubblestone plinth with plain clay tile roof and flanking stacks. Four panel door in modern porch, leaded light windows with flat bar opening casements, blind central first floor window. Prominent building in Church End
9 Church End		18 th century witchert cottage with attached outbuildings	Grade II	Roughcast walls and a thatched roof to cottage, with rendered 19 th century 2 storey extension and barn with pantile roof facing Flint Street, linked to small 18 th century witchert thatched barn. Cottage has sash windows.
Eight Bells House 10 Church End		17th century house, formerly an inn	Grade II	Witchert with roughcast on a rendered rubble plinth and a thatched roof. Leaded light windows to first floor, timber casements to ground, door relocated to north end with modern porch. Southern 19th century extension is witchert rendered with clay tile roof and casements.
Manor Farmhouse		15th century timber framed farmhouse	Grade II	Enlarged and altered 17th century. Further early 19th century alterations. Timber framed south range, extended north and cased in 17th century coursed rubblestone. Old tile roofs. Two storeys south range of 3 bays with crosswing at east earliest part of house. Parallel roofed north wings added 17th century and south roofs modified, gables removed.
Barn to south-west of Manor Farmhouse		15th century timber framed barn	Grade II*	Timber-framed and weatherboarded with hipped old tile roof. 6 wide bays with 2 cart entries and aisles. Massive posts on low walls at right angles to main walls tied to outer posts at eaves level. Main posts braced by sloping braces from aisle wall footings, halved across aisle tie beams to ends of main posts. Curved braces to tie beams, wall plates, and purlins. Single purlin roof with curved Queen post trusses. West wall rebuilt in concrete blocks. Dairy bay attached to east end, 18th century, 2 bays, old tile roof. Barn built as manor tithe barn.
The Granary Manor Farm		Modern house by local architect	Local Note	An interesting modern building, designed by Proctor Matthews, provides interesting contrast to surrounding historic structures in particular, contrasts dramatically with St Mary's Church to which it provides a foreground.
The Anchor 12 Church End		House, formerly an inn, 17th - 18th century	Grade II	Roughcast witchert, clay tile roof. Original house on right has rusticated quoins, 3 light leaded light casements and central stack, the bottom right window has been truncated by garage doors and central doorway blocked. Left side has 2 light leaded casements and 6 panel door with pediment hood. Picturesque building.







Structure / Site		Type / Date	Status	Assessment of Significance
Anchor Barn 12a Church End		17th and 18th century cottage, formerly a barn	Grade II	East elevation forms the boundary to the churchyard. Roughcast witchert on painted rubble stone plinth, thatched half hipped roof. The two southern bays were a barn until recently and are still open full height. The southern gable end has three pointed arched windows over the ground floor window. Picturesque thatched cottage, important to the setting of the churchyard.
St Mary's Church		Parish Church. Mainly early 13th century	Grade I	Coursed rubblestone with ashlar dressings. Old tile roofs. Chancel, nave of 4 bays and west tower. North and south aisles widened in 14th century. North porch 14th century. North east chapel rebuilt late 15th century. South east chapel largely reconstructed.
St Mary's Church Gateway		Entrance gateway to St. Mary's Church	Local note	Brick gateway with full hipped tiled roof positioned between high stone walls of churchyard. Metal gate provides access to the churchyard.
Tombstone St Mary's Churchyard		19th century chest tomb of Joseph Francklin	Grade II	Constructed of dressed limestone with marble panels. Rectangular block on plinth of 2 steps. Inset corner pilasters and oval marble inscription plaques on all four sides. Cornice with pyramidal top surmounted by urn issuing flames.
Font St Mary's Churchyard		Stone font. Probably 13th century	Grade II	Circular cup shaped bowl on a moulded base. Set up on modern rubblestone plinth. A plaque on base to plinth inscribed '12th - 13th Century Font, Origin Unknown'. It was moved here from the garden of the Old Vicarage.
Church Farm House 13 Church End		15th century Wealden type house with 16th century alterations & 17th century staircase wing	Grade II*	Wealden type timber framed hall house with jettied cross wings and centre bay with coved eaves to oversailing wall plate and brackets, and 3-light 17th century oriel window with a moulded cill and cut brackets, above 16th century moulded, mullioned, leaded light casements. Interior has 16th century wall painting. Prominently located next to the church.








Structure / Site		Type / Date	Status	Assessment of Significance
Church End Cottage		Former 18th century addition to Church Farm House with 19th century east wing	Grade II	Colourwashed rubble with brick dressings and old tile roof. East wing colourwashed render on witchert. Old tile roof. 3 bays and 2 storeys.
14 Church End		House. 17th century with 18th and 19th century alterations	Grade II	Timber framed with brick infill. Roof raised in brick and brick bay added at right. 19 th century brick rear additions. Old tile roofs. 3 bays, 2 storeys, 2 canted bay windows and 6 panel door under pentice hood.
15 Church End		18th century (?) former utilitarian building?	Local note	One and a half storey building. Rendered with shallow pitched pantile roof. Irregular fenestration and gable dormer. Possibly former ancillary/utilitarian building. Prominently located on Church End green at junction with Aston Road.
16 Church End		19th century brick building	Local note	Two storey buff coloured brick building with slate gable roof. Attractive brick stringcourses between ground and first floor level and at first floor level. Prominently located on Church End green.
Barn between 16 and 17 Church End		Former barn/stables	Local note	Single storey barn/stable range with gabled tile roof built of rubble stone. Barn door and single window on principal elevation. Rendered gable wing facing on to green, one and a half storeys. Prominently located on Church End Green.
17 Church End		Originally two houses, one 16th century, Re-fronted and extended at rear in 19th century and one 17th century	Grade II	16th century house, old tile roof. Probably former crosswing to earlier house now rebuilt. Two storeys, three bays, at right angles to the green. Two west bays 16th century, east bay 19th century addition. 17th century house, dated 1678, altered. Built of coursed rubblestone. North gable timber-framed with brick and stone infill. Old tile roof. 2 bays and 2 storeys, probably reconstruction of earlier wing to No.18 Church End. Prominently located on Church End.








Structure / Site		Type / Date	Status	Assessment of Significance
19 Church End		Former barn, now converted to dwelling	Local note	Witchert building with rubblestone gable. Steeply pitched tiled roof. Pitch would suggest that building was formerly thatched. Chimney along ridge. Later windows inserted in ground floor. Building has strong outline and form and retains elements of its former utilitarian character. It helps to provide enclosure to the small green located off Church End.
Long Farthings 20 Church End		House 17th century, altered 18th century	Grade II	Rubblestone with brick dressings. Old tile roofs. Two storeys. Left hand part (2 bays) slightly lower, right part one wide bay. Single storey wing to right. Prominently located on small green to north-east of Church End.
21 Church End		17th century witchert cottage. Altered and extended in the 18th century	Grade II	Colourwashed and roughcast, ground floor part rubblestone. Old tiled mansard roof. 1½ storeys and 3 bays.
The Old Vicarage 22 Church End		Former 18th century Vicarage	Grade II	Witchert, colourwashed and roughcast on a rubble plinth. Old tile roofs, the rear most pitch slated. 2 storeys and 3 bays, the front roof having parallel wings at right angles and then, to rear slated outer pitch. Central half glazed door in doorcase of narrow pilasters, entablature and thin flat hood, and with rectangular fanlight of radiating and curved pattern. 2 storey canted bay window to left bay, one window over door. Ground floor canted bay to right and sash above. Sash windows. North elevation early 19th century with label moulds over ground floor windows. Brick gable stacks and to gable of each rear wing. Built after 1701 fire that destroyed the old vicarage on this site
Walls to South, East and West of The Paddocks		18th century or early 19th century witchert boundary walls	Grade II	Witchert walls on rubble plinth. West wall and west part of south wall and east walls have copings of 3 courses of plain clay tiles and a ridge tile. Remainder of south wall rendered and with coping of pantiles and a cement ridge. Rendered garage with plain tile roof forms part of wall at south east end and has gateway further east.
War Memorial		War Memorial	Local note	Stone war memorial prominently located within Church End green. Provides focus to views looking towards green from Churchway. Enclosed by metal railing. Also important for social history of the village.
1 & 3 Churchway		Semi-detached buildings. Shown on 1820s map	Local note	One and a half storey building rendered building with steeply pitched tiled roof. Modern window and dormer insertions. Despite alterations is prominently located on Churchway and in terms of outline and form is in keeping with surrounding historic buildings. Also provides important enclosure to western side of Churchway.








Structure / Site		Type / Date	Status	Assessment of Significance
Old Bank House 2 Churchway		19th century	Local note	Two storey brick building prominently located on Church,way. Gable tiled roof. Orange brick with buff coloured brick lintels. Regular elevation with sash windows.
5 Churchway		Rubblestone building	Local note	Rubblestone building with brick quoins and window surrounds. Gable slate roof with ridge running parallel to the carriageway. Brick end stacks. Two storeys with central door and regular fenestration. Modern windows. Visually prominent within streetscape. Materials in keeping with surrounding historic buildings.
6 Churchway		House, formerly house and shop. 18th century altered	Grade II	Right hand 2 bays coursed rubblestone with brick dressings, left bay chequer brick. Old tile roof. Three bays and 2 storeys. All windows have transoms. Upper floor has 3 18th century mullioned and transomed 2-light leaded casements. Listed for group value.
7 Churchway		Rubblestone building with brick dressings	Local note	Rubble stone building with brick dressings and gable tiled roof. Lower range gable onto road part brick and part rendered. Two stories. Majority of building screened from road behind garage. Attractive building positioned on same building line as 9, Churchway and 1, Dragontail cottage. Forms part of a group.
8, Churchway. The Green Dragon		Public House. 18th century	Grade II	Coursed rubblestone with brick dressings. Old tile roof. Three bays and 2 storeys. Central board door with 3 pane fanlight over and flat moulded hood on cut brackets. Double pile house with parallel roof to rear block and single storey colourwashed and rendered witchert outbuilding range to rear, also with old tile roof.
The Cobbles 9 Churchway		Small rendered cottage set back from road	Local note	Small rendered cottage set back from street, partially obscured by garage. Two storeys, regular fenestration Gabled tile roof. Modern porch. Forms part of a group with 7, Churchway and adjacent properties in Dragontail.
10 Churchway, together with witchert wall to north and railings facing road		House. Circa 1835	Grade II	Witchert. Colourwashed and rendered. Hipped slate roof. Two storeys and 3 bays. Central 4 panel door, radiating fanlight over in architraved doorcase with open pedimented hood on console brackets. Rendered witchert wall with rubble plinth and tiled coping runs north then west along north boundary to link up with wall fronting road. Brick, half-round coping. Centre part has cast-iron railings with foliage spearhead finials. Central cast iron gate similar. House is interesting example of high quality use of witchert on a late Georgian villa.








Structure / Site		Type / Date	Status	Assessment of Significance
9a Churchway Part of 2 Dragon tail listing as an outbuilding		Outbuilding. 18 th century, altered	Grade II	Rubblestone with brick dressings and rendered in part. Brick gables. Plain tile roof. Three bays. One storey with upper floor mainly in roof. Street front has rendered centre bay which may have been cart entry or carriageway.
13 Churchway		18 th century. House, formerly an inn	Grade II	Witchert, colourwashed and roughcast. Old tile roof. 4 bays and 2 storeys. Rendered plinth and band course. Left hand 2 bays raised over semi-basement with blocked window. First floor dormers to 3 left bays, Wrought iron scrolled inn sign bracket on roof of right hand bay. Single-storey witchert range at rear.
Sloane House 19 Churchway		House. Early 19 th century	Grade II	Witchert, colourwashed and rendered. Old tile roof. Three bays and 2 storeys. Central 6 flush panel door. Canted hipped tiled roof bay windows to outer bays with sash windows. Listed for group value.
21 Churchway together with railings and gate facing road		House. Early 19 th century	Grade II	Coursed rubblestone with dressed stone jambs, lintels and quoins. Slate roof. Three bays with 4 th over carriageway at right. Two storeys. Five panel central door with diamond ornament on horizontal panel in centre, and 3 pane fanlight. At right first floor oriel window installed in 1879 over carriageway which has board doors. Cast-iron spear standards to wrought iron railings and gate on brick dwarf wall in front of house.
Beehive Stores 23 Churchway		House, formerly an inn, and shop, formerly outbuilding to inn. 18 th century	Grade II	House in header bond brickwork with rubbed brick dressings. Old tile roof. House of 3 bays, the centre pedimented and slightly projecting. Two storeys plus attic. Stores 2 bays and 2 storeys. House has stone plinth with moulded brick string. Centre 6-panel door with cornice hood and cut console brackets. Flat roofed canted bay windows to outer bays with leaded casements.
Old Barn Cottage 25 Churchway		Two storey 18/19 th century building with gable tiled roof	Local note	Two storey building with gable tiled roof and brick end stacks. Rubblestone, front elevation rendered. Modern window insertions and addition of open porch. Despite modern alterations the building is visually prominent within the streetscape and in terms of form and outline is in keeping with adjacent historic buildings. Important for group value.
26 Churchway		Two storey rendered building	Local note	Two storey rendered building with tiled gabled roof and brick end stacks. Not visible from public domain. Regular principal elevation. Ground floor canted bays to either side of central doorway. Attractive building.




Structure / Site		Type / Date	Status	Assessment of Significance
27 Churchway and 27a Churchway		Rubblestone and brick building. 18/19th century. Gable onto road	Local note	Rubblestone building with brick quoins and dressings. Gable onto road with shallow pitched slate roof. Later window and dormer insertions. Possibly former utilitarian building. Despite modern alterations the building is visually prominent within the streetscape and in terms of form and outline is in keeping with adjacent historic buildings. Important for group value.
28 Churchway	No photograph available	Rendered 1.5 storey building	Local note	1.5 storey rendered building. Series of ranges with staggered roof line. Tiled roofs. Despite modern alterations is in keeping in terms of scale and width of gable with surrounding historic buildings. Not easily visible from public domain.
29 Churchway, Haddenham Hall		House. Built circa 1835, extended north 19th century	Grade II	Witchert, rendered and colourwashed. Hipped slate roof. Three wide bays, then 2 wide bay addition. Two storeys under continuous roof. East front has c1835 two panel door and porch of simplified Doric columns. First floor has oriel to outer bays with French casements. Balconies with cast-iron rails and panel standards to verandah. An interesting example of the use of high quality witchert on a late Georgian villa. Extending from north east angle is witchert boundary wall which curves round and runs south along Churchway. Roughcast and painted on a rubble plinth. 3 tile and ridge tile coping. Ramps down at corner. 3 panelled gate piers opposite entrance door with plinths and pyramidal caps.
37 Churchway		19th century witchert building	Local note	Two storey rendered witchert building with shallow pitched gabled roof laid in slate. Modern porch, regular fenestration pattern. Despite modern alterations the building is visually prominent within the streetscape and in terms of form and outline is in keeping with adjacent historic buildings. Important for group value.
39, Churchway		19th century witchert building	Local note	Two storey rendered witchert building with gabled tiled. Orientated gable onto road. Despite modern alterations the building is visually prominent within the streetscape and in terms of form and outline is in keeping with adjacent historic buildings. Important for group value.
Harri House		Old British School originally called the Board or National School	Local note	The school was built in 1880 on land donated by the Baptist Church on Stockwell. Single storey brick building. Triple pile slate gabled roofs (central smaller). Orientated gable onto the street. Important in terms of the social history of the village.
38 Churchway		Early 20th century building	Local note	Quirky example of early 20th century building. Double piled roof, two storey brick bay and enclosed porch. Unique in Haddenham

Structure / Site		Type / Date	Status	Assessment of Significance
40 Churchway		19th century brick building	Local note	Two storey brick building with buff coloured quoins and dressings. Gabled tile roof. Modern windows. Attractive example of 19th century architecture.
54 Churchway		19th early 20th century brick building	Local note	Two and a half storey brick building with steeply pitched full hipped tiled roof. Two, two storey canted bays with turret roofs. Hipped dormer in roof. Buff coloured brick dressings. Attractive and quirky example of late 19th or early 20th century architecture.
159-167, Churchway		Row of 19th century cottages	Local note	Row of 19th century rubblestone cottages with red brick dressings, prominently located on the junction of Churchway and Rudd's Lane. Gabled slate roof, ridge stacks.
The Cider House, Churchway		1.5 storey rendered building with attached lower range	Local Note	1.5 storey rendered building with attached lower range. Positioned hard up to edge of road with steeply pitched tiled roof. Irregular fenestration pattern and strong solid to void ratio. Attractive building prominent in street scene.
2 Crabtree Road		19th century witchert building	Local note	Two storey building with tiled gable roof and brick end stacks. Regular fenestration and central door. Prominently located at junction of Crabtree Road and Churchway. Forms part of a group of buildings located on northern side of Crabtree Road.
4 Crabtree Road		19th century brick building	Local note	Semi-detached brick building sandwiched between no. 2a and 6, Crabtree Road. Chequered brickwork. Forms part of a group of buildings located on northern side of Crabtree Road.
6 Crabtree Road		19th century witchert building	Local note	Two storey building with hipped slate roof. Brick end stacks. Regular fenestration. Forms part of a group of buildings located on northern side of Crabtree Road.






Structure / Site		Type / Date	Status	Assessment of Significance
6a and 6b Crabtree Road		Modern house	Local note	Two post-war, semi detached cottages, prominently located in Crabtree Road, dating from the early 1960's. They were designed by Arthur and Ambrose Humpston and provide dramatic contrast with surrounding historic buildings.
8 Crabtree Road		19th century witchert building	Local note	Two storey semi-detached building forming lower range to 10, Crabtree Road. Slate gable roof. Later window insertions, but nevertheless forms part of a group of buildings located on northern side of Crabtree Road.
10 Crabtree Road		19th century witchert building	Local note	Two storey semi-detached building. Slate gable roof. Regular fenestration with slightly off-centre entrance door. Later window insertions but nevertheless forms part of a group of buildings located on northern side of Crabtree Road.
14 Crabtree Road		19th century witchert building	Local note	Two storey building with shallow pitch gable slate roof. Modern window insertions and ground floor porch addition but included because it forms part of a group of buildings located on northern side of Crabtree Road.
16 and 18 Crabtree Road		19th century witchert building	Local note	Semi-detached witchert buildings set back from road. Tiled gable roof with brick end stacks. Modern windows and porches but in terms of scale forms part of a group of buildings located on northern side of Crabtree Road.
39 Dollicot		Late 19th century jettied building	Local note	Two storey timber framed building jettied at first floor. Rendered. Gabled tiled roof with brick end stacks. Prominently positioned on road junction. Unusual form of building in Haddenham.
6-8 The Byres		Former utilitarian building	Local note	Rubblestone, witchert and timber former outbuilding. Converted to dwelling. Steeply pitched tiled roof with catslide over single storey extension to road elevation. Despite insertion of windows and other modern alterations, the building retains elements of its utilitarian character and is prominent within the street scene.



Structure / Site		Type / Date	Status	Assessment of Significance
41 Dollicot		Witchert building	Local note	Two storey rendered witchert building with gabled tiled roof. Irregular fenestration and modern single storey extensions to principal elevation. Prominent in street scene, provides enclosure on eastern side of Dollicot and forms part of a group with 43-47, Dollicot.
43-45 Dollicot		Row of witchert buildings	Local note	One and a half and two storey rendered witchert building with gabled tiled roof. Irregular fenestration. Prominent in street scene, provides enclosure on eastern side of Dollicot and forms part of a group with 41 and 47, Dollicot.
47 Dollicot		Row of witchert buildings	Local note	Two storey rendered witchert building with gabled tiled roof. Irregular fenestration. Prominent in street scene, provides enclosure on eastern side of Dollicot and forms part of a group with 43-47, Dollicot.
40 Dollicot		Detached witchert building	Local note	Prominently positioned building in centre of Dollicot. Witchert, two storeys with tiled gable roof and brick end stacks. Prominent in street scene, and forms part of a group with 41-47, Dollicot.
1 Dragontail Cottage		Cottage. 18th century with 19th century west bay addition	Grade II	Colourwashed roughcast on a colourwashed rubble plinth. Rubblestone left gable and tile roofs. Two bays and 2 storeys with slightly higher 19th century right addition of one bay. Central 4-panel door.
Boundary wall running from 1 Dragontail Cottage west to Gibson Lane and south to 2 Gibson Lane.		Witchert boundary wall. 18th and 19th centuries	Grade II	Long witchert walls on rubblestone plinth with pantile and cement ridge coping to Dragon Tail stretch, 4 tile and ridge tile coping to Gibson Lane. Half way along Dragon Tail is out-building whose rear elevation comprises part of the wall. At corner with Gibson Lane are 3 brick raking buttresses. The walls are between 6 feet and 9 feet high.
2 Dragontail		House. 18th century extended in 19th century	Grade II	Brick fronted with rubblestone sides and rear elevations, all with brick dressings. Old tile roofs. Three bays and 2 storeys. Main house has flanking stacks. At left is brick single storey wing with 7 panel door to right, now main entrance to house.








Witchert wall, north side of Dragontail running west from no. 2 to no. 6 forming the south boundary to Orchard Close and The Old Orchard in The Croft.		Witchert boundary wall. 18th century and 19th century	Grade II	Witchert on rubblestone plinth, about 8 feet high. Partly rendered, partly left exposed. Pantile and cement ridge coping. Part to west of No. 2 and south of No. 4 colourwashed and ramps up at west to include witchert outside privy with tile roof. Gateway at east end and half way along (into garden of Orchard Close). C18 board door at west (into garden of The Old Orchard).
4 Dragontail		1.5 storey rendered building not visible from public domain	Local note	1.5 storey rendered building, hidden from public view. Gabled tiled roof with gabled dormers. Despite alterations particularly to fenestration details shares similar sense of scale and form with surrounding historic buildings.
1 & 2, Bakers Alley		Former utilitarian building	Local note	Two storey rendered witchert building. Tiled gable roof. Irregular fenestration and relatively blank elevation to street. First floor door in gable elevation. Forms a hard edge to the street and creates a strong sense of enclosure. Despite modern alterations retains elements of its former utilitarian character. Visually prominent in street.
2, Fern Lane		17th century house with 18th century east wing	Grade II	Witchert, colourwashed and rendered on a rubble plinth with brick quoins to right of front elevation. Old tile roofs. Main range of 2 storeys plus attic and 2 wide bays, crosswing of 1½ storeys projects to west with brick gable above band course. East wing continues crosswing and is 2 bays and 1½ storeys. Main range has 17th century north stack of old thin bricks and cornice cap. South gable has rubblestone stack, weathered to the east and with brick flue
3, Fern Lane		19th century witchert building	Local note	Two storey witchert building. Rendered. Gabled slate roof with brick end stacks. Regular fenestration with central door and sash windows. An elegant building.
4 Fern Lane		17th century witchert house	Grade II	Witchert, colourwashed and rendered. Half-hipped thatch roof. 3 bays, 1½ storeys. Board door between left hand bays in front of stack, forming lobby entry plan type.
Barn to south of 4, Fern Lane		18th century barn	Grade II	Witchert, colourwashed and rendered, on a rubble plinth. Pantile roof with weatherboarded gables. Three bays. One storey outbuilding to north, also witchert.








6 Fern Lane		17th century witchert cottage	Grade II	Witchert, on a rubblestone plinth, all colourwashed and rendered. Thatched roof, half-hipped to left. Two bays and 1½ storeys. Central door in lean-to tile roofed modern porch. Central stack forming lobby entry plan type.
1, Fern Lane		19th century building	Local note	Two storey witchert building. Rendered. Gabled slate roof. Regular fenestration. Central doorway contained within an open porch. Sash windows. Is more Polite than vernacular and complements the adjacent Brewery House.
8 Fern Lane		1.5 storey rendered building, set back from road frontage	Local note	1.5 storey rendered building with shallow pitched slate roof. Catslide dormer. Modern porch addition and alterations to fenestration. In scale and form is in keeping with surrounding historic buildings.
10 Fern Lane		House and former brewhouse buildings. Dated 1846, but brewhouse buildings may be earlier	Grade II	Witchert on a rubble plinth, colourwashed and rendered, front cement rendered, colourwashed and masonry scribed. Brewhouse range rendered witchert slate roofs. Two storeys and 3 bays with projecting right hand wing. Central 4 panel door with fanlight over, stylized columned and corniced porch. Sash windows. Left hand bay has ground floor flat roofed canted bay window. Blank window recess above door with date plaque '1846' above. Right wing has narrow door and sash in return and sashes without glazing bars to its front. Hipped slate roofs. Window sills of main front have cast iron surrounds. Cast-iron front gate, posts and fencing, all enriched foliage style.
1,3,5,7 Flint Street		Terrace of 4 cottages, formerly 5, of 18th century date	Grade II	Witchert colourwashed and roughcast on colourwashed and rendered rubblestone plinth. Old tile roof. Two storeys. No.1 of 2 bays with central door, No.3 formerly 2 cottages, so 2 bays, nos. Nos. 5 and 7 each of one bay. Originally built as cottages for Duck keepers.
9 Flint Street		18th century witchert house	Grade II	Witchert, colourwashed and roughcast, on colourwashed and rendered rubblestone plinth. Old tile roof. Two bays with slightly set back half-bay at left, 2 storeys. Centre 6-panel door. Wide 2-light small-paned casements. Door in ground floor of left hand half bay. Brick eaves and gable stacks.
2 Flint Street		19th century building	Local note	Two storey witchert building. Rendered. Full hipped tiled roof. Regular fenestration. Positioned hard up to the road edge, forming enclosure and prominent in street scene.








6 Flint Street		18th century house	Grade II	Colourwashed brick. Rendered plinth. Old tile roof. Three bays and 1½ storeys. Central 6-panel door. 2-light casements. Band course and 2-light leaded casemented gabled eaves dormers to outer bays. One storey outbuilding and garage to left.
Dormer Cottage 11 Flint Street		17th century witchert house	Grade II	Witchert, colourwashed pink and roughcast, west gable timber-framed with brick infill, east gable 18th century brick above band course. Old tile roofs. Main house of 2 bays and 2 storeys with, at right, projecting jettied bay and at left single storey plus attic wing of 2 bays. Main house has extended eaves over Modern porch at left.
13 Flint Street		House, formerly 2 cottages, 18th century	Grade II	Witchert, colourwashed and rendered, on a rubblestone plinth. Render is masonry scribed. Chequer brick gables above band course. Dentil eaves and old tile roof. Two storeys and 4 bays, the left bay formerly a separate cottage.
15 Flint Street garden wall and thatched garden room to south west		17th century house, altered in 18th century	Grade II	Witchert, colourwashed and roughcast. Old tile roofs. Left part 2 bays and 2 storeys, right part slightly lower and 2 wide bays and 2 storeys. Right bays originally stable and outbuilding but raised to two storeys and converted to living accommodation c1930. Fronting alley at south-west is attached witchert wall, part rendered, on a rubble plinth with a tile and cement ridge coping. At west end of wall is witchert garden room with pyramidal thatched roof.
Fort End House	Photograph not available	House and service wing 17th century altered and enlarged in 18th century with 20 th century conversion	Grade II	Timber-framing at rear, remainder mainly witchert, roughcast, right wing stone fronted with brick dressings and brick gable above band course. Letter-L plan former outbuilding at left (Byre House) some witchert, now mostly C20 walls, and old tile roofs. Main house has tiled right wing and slated centre range. Two storeys and 3 bays with 2 storey plus attic projecting gabled right wing. Right wing has slightly higher ridge to roof. At rear timber framing with brick infill. Stacks flank centre range. Former outbuilding to left (now named Byre House) converted to residence in mid-1980s.
Wall fronting road with Garden Rooms at each end at No.2 (Fort End House)		18th and 19th century boundary wall with garden rooms at each end	Grade II	Witchert. The wall has a high rubblestone plinth, is roughcast and has a tile and ridge tile coping. The south-east garden room has a pyramidal old tile roof a board door at its west side and a 2-light north facing leaded casement. The south west garden room has a pyramidal thatched roof, a board door facing east and a north facing 2-light casement.
1 Fort End	No photograph available	17th century cottage with earlier fabric	Grade II	Witchert, colourwashed and rendered. Rubblestone plinth. Thatch roof. One storey and attic. Two bays. Modern windows and doors.








3 Fort End		Small brick pre-18th century cottage	Local note	Narrow cottage (one bay with door and window on ground floor and single window to first floor) with slate gable roof. Chequered brickwork on principal elevation. Set back from Fort End, but side elevation forms boundary to Banks Road. Attractive building which forms part of a group with 4, Fort End.
4 Fort End		Small rendered cottage. Altered	Local note	Narrow cottage, one bay in width. Rendered with tile roof. Rendered with later window insertions. Modern porch extension. Set back from Fort End and forms part of a group with 3, Fort End.
5 Fort End	No Photograph available	Medieval and 17th century house, altered	Grade II	Witchert rendered and colourwashed. Thatched roof. One storey with attic. Three bays. East bay added 1968 to replace cottage (no.3 Fort End). Interior has cruck trusses.
6 Fort End		Early 17th century house	Grade II	Timber-framed with brick infill, some herringbone set. Old tile roof. Witchert outbuilding at west with applied framing and brick infill. Three bays and 2 storeys, 2 bay west wing set forward of house front. Range of single storey outbuildings at rear.
Fort End Ironworks		Outbuilding. Ironworks	Local note	Single storey rubblestone building with brick dressings. Gable slate roof. Windows and shop front of principal elevation. Visually prominent on Fort End Green. Important in terms of social history as premises of traditional craft industry within the village.
7 & 8 Fort End		18 th and 19 th century buildings	Local note	Two storey brick buildings. Projecting gables to each end of building, that to the left (facing) later – 19 th century. Left gable built of orange bricks, ground floor has shopfront. Tiled roof. Visually prominent building in Fort End. Provides enclosure.
9 Fort End		17th and 18th century house	Grade II	Rear part timber-framed, front block witchert, colourwashed and roughcast. Old tile roofs. Three bays and 2 storeys. To rear of north bay is timber-framed bay, probably originally part of Yolsum farmhouse.

10 Fort End		17th and 18th century house	Grade II	Witchert, colourwashed and roughcast on rubble plinth. 18 th century brick north gable above band. Old tile roof. Central stack forming lobby-entry plan house. At rear 2 storey, 2 bay wing in rubblestone with slate roof. Central 6-panel door under small flat hood in projecting doorcase with trellis sides. 19 th century sash windows in plain cement frames.
17 Fort End		Two storey rendered witchert building	Local note	Prominently situated on corner of Fort End and Flint Street. Two storey witchert rendered building. One bay. Ground floor shop window. Later window insertions. Gable slate roof. Provides enclosure to the green and forms part of a group with adjacent properties.
18 Fort End		One and a half storey witchert building	Local note	One and a half storey witchert building. Steeply pitched tiled roof, probably originally thatched. Recently renovated was in poor state of repair. Prominent in views from Thame Road. Helps provide enclosure forms part of a group with 17 and 19, Fort End.
18A & 19 Fort End		Two storey rendered building prominently situated on the north side of Fort End	Local note	Two storey building. Rendered. Long principal elevation. Gable tiled roof. Building extends round corner. Modern brick porch. Prominent building in Fort End. Provides enclosure to north-eastern side of Fort End.
21 Fort End		17th century house with 19th century additions	Grade II	Witchert, colourwashed and rendered. Thatched roof. 1½ storeys, 2 bays with 19 th century one storey bay to right with old tile roof. Central door with C19 gabled porch. Centre stack of C17 thin brick with sailing course. Diagonal 19 th century single flues at each end. Two storey rear range with slate roof at right angles from single storey right hand bay. House of the Rose family until 1898, who were prominent Quakers.
1 Gibson Lane		18th century cottage	Grade II	Witchert on a rubblestone plinth, colourwashed and roughcast. Hipped thatch roof. 1½ storeys and 1½ bays.

2 Gibson Lane		House. 18th century with 1930s addition	Grade II	Witchert, roughcast and on a rubble-stone plinth. Old tile roofs. Two storeys. Letter L-plan with 2 bay south front and 1930s infill of angle to produce double gable to west. South front has 6-panel central door in doorcase of pilasters and entablature. 3-light casements with 'Gothick' glazing bars. Flanking stacks. At rear is 2-light leaded window with 'Gothick' heads. Leaded windows to west gables. Modern flat roofed addition
3 Gibson Lane		19th century building	Local note	One and a half storey building situated hard up to the road edge. Steep pitched tiled roof. Rendered. Irregular fenestration. Eyebrow dormers. Forms hard edge to street and provides enclosure. Prominent in street scene.
4 Gibson Lane	 	Witchert cottage	Local note	Two storey witchert building with gabled tiled roof. Single storey outbuilding to rear running along edge of Gibson Lane. Orientated to face onto junction of Skittles Green and Dragontail. Prominent in views from the square. Provides enclosure to north-eastern corner of Skittles Green.
5 Gibson Lane		18th century house	Grade II	Witchert, colourwashed and roughcast on a rubblestone plinth, colourwashed. Thatched roof, hipped to east. At west a tile roofed addition. 3 bays and 1½ storeys, with 2 storey 1 bay west addition.
5a Gibson Lane		Late 18th century cottage	Grade II	Witchert, colourwashed and rendered, rear bay colourwashed brick. Old tile roof. Two storeys and 2 bays with gable end onto road. Listed for group value.
6 Gibson Lane		Two storey rendered building set back at entrance to Dragontail	Local note	Two storey rendered building positioned gable onto entrance to Dragontail. Gabled tiled roof. Gabled dormer window contained within roof plane. Modern porch addition to principal elevation. Forms part of a group with 4, Gibson Lane.




7 Gibson Lane		17th century cottage	Grade II	Witchert colourwashed and roughcast on colourwashed rubble plinth. West elevation rendered and colourwashed. Old tile roof, 2 bays, 1½ storeys with lean-to at south end. Gable elevation fronts road
9 Gibson Lane and outbuilding in garden		Two storey stone, brick and rendered building prominently situated in Skittles Green	Local note	Two storey, building with two narrow principal ranges facing onto the green. That to the right (facing) lower. Rendered with rubblestone gable. Gable tiled roofs and brick end stacks. Prominent in views from the square. Provides enclosure to western side of Skittles Green.
19 Gibson Lane		Witchert cottage. Shown on 19th century maps of village	Local note	Two storey, two bay witchert cottage attached to 21, Gibson Lane. Gable onto lane with tiled gable roof and brick end stack at road frontage. Modern window insertions and single storey porch addition. Prominent in street scene and in terms of form and outline is in keeping with historic adjacent buildings.
Outbuilding 19 Gibson Lane		Witchert outbuilding of 19, Gibson Lane	Local note	Single storey outbuilding orientated gable onto Gibson Lane. Gable tiled roof. Prominent in street scene and forms part of a group with other examples of surviving, attractive outbuildings within the village.
21 Gibson Lane		17th century house	Grade II	Witchert, roughcast on a rubblestone plinth. Timber-framed gables, now roughcast. Half-hipped plain tile roof. Two bays and 2 storeys. Central door moved off-centre to right circa 1950 and modern porch constructed. Lobby entry plan type of house.
25 Gibson Lane		Witchert building shown on 19th century maps of the village	Local note	Two storey witchert building prominently located at junction of Gibson Lane, White Hart Lane and The Croft. Gable tiled roof with end stacks. Rendered with surviving areas of decorative plaster. Visually prominent in streetscape and in terms of form, scale and outline is in keeping with surrounding historic buildings.
1 High Street		19th century brick building	Local note	Two storey brick building with canted stone bay. Gabled slate roof. Sash windows. Modern ground floor extension to front elevation. Prominently located at entrance to High Street. Situated hard up to road edge forms a strong building line and contributes to the sense of enclosure.

2 High Street		Rendered thatched cottage	Local note	Two storey rendered building with thatched roof. Modern window insertions including dormers at eaves level. Set back from the road behind boundary wall. In form, scale and outline is in keeping with several surrounding historic buildings.
3 High Street		16th century, 17th century house altered and extended in the 18th century	Grade II	Timber-framed. Rear elevation exposed with plastered or painted brick infill. Front elevation clad in rubble or render, both colourwashed. Witchert south elevation. Thatched roof, hipped to south. Two storeys with attic. Interior -stack between north bays, and to its south, doubled timber-framed wall and roof truss indicating that north bay was formerly a separate dwelling.
4, High Street, Dove House	 	Early 17th century house	Grade II	Timber-framed with brick infill. Rendered and colourwashed modern infill to south west angle and rubblestone and brick north wing. Id tile roofs. wo storeys and attic. Three bay east west range with 1½ bay south wing, all 17 th century. Infill to south west angle and north wing modern. North half bay of south wing has massive stack with 2 diamond shafts and lower parts of stack in rubblestone. The house has a lobby-entry plan. Originally built on a letter-T plan. Outbuilding situated at entrance to High Street. Blank elevation to road. Forms a strong edge to the street and reinforces enclosure. Full hipped tiled roof. Forms part of a group with other examples of attractive outbuildings within the village
6-8, High Street		Two and a half storey brick building converted to offices	Local note	Two and a half storey brick building with gabled slate roof. Modern windows. Has coach entrance. Building has utilitarian / ancillary appearance. Unusual form of building in Haddenham. Prominent in street scene.
7 High Street		16th century house altered in 17th century with 19th century addition	Grade II	Timber-framed with colourwashed infill to north, and to street gable. Remainder coursed-rubble clad. North wing witchert, colourwashed and rendered, on rubble plinth, forming letter L-plan house. Thatch roofs, half hipped to street gable and with old tile valley between wings. Three bays, one storey plus attic. North wing of one bay and 2 storeys. North elevation has 16th century diamond mullion window and inserted 3-light ovolo moulded mullioned window to ground floor. East bay has some exposed timber-framing. Interior: Centre bay originally open to roof as hall and smoke blackening on roof timbers. Parlour bay fronting road has on east wall late C16 wall painting of strapwork, honeysuckle friezes and black letter texts, a rare survival in a house of this size. A good example of a small late medieval hall house.
9 High Street		Cottage c. 1835	Grade II	Witchert on a rubblestone plinth, rendered and colourwashed. Slate roof with gable stacks. Two storeys and 3 bays. Rear addition under catslide roof.




10 High Street		Cottage dated 1807	Grade II	Witchert, colourwashed and roughcast on a colourwashed rubblestone plinth. Old tile roof with flanking chimneys. Two bays and 2 storeys. Centre door in shallow porch with gabled roof. The front elevation is decorated in sheep's knuckle bones which form a pattern of hearts and diamonds and, over the ground floor windows, arches with skulls and crossbones. Witchert implements above the door. Date spread across front, also in knuckle bones. A most unusual form of decoration.
11 High Street		Cottage. Circa 1790	Grade II	Render with incised masonry lines on witchert, rubble plinth. Old tile roof with gable stacks. Gable end fronts road. Single storey outbuilding to east.
12 High Street		Early 19th century house	Grade II	Witchert on a rubble plinth, colourwashed and rendered. Slate roof. Two bays and 2 storeys. Four panel centre door with trellised slate roofed open porch. Three pane box sashes. Stacks off centre and to right gable.
15 High Street		Early 17th century house, altered 18th century and 19th century	Grade II	Right or east bay witchert on a rubble plinth, colourwashed and rendered, left bay coursed rubblestone with brick dressings both colourwashed, street elevation colourwashed brick. North wing rubblestone, brick dressed, all colourwashed. Old tile roofs. Two bays with gable end to road, north wing of one bay fronting the road. Two storeys, main part with attic. To east pantiled single storey wing.
16 High Street		Brick building visible on 19th century maps of village	Local note	Two storey brick, part rendered building. Gabled slate roof. Modern window insertions. In terms of form, scale and outline is in keeping with surrounding historic buildings and forms part of a group with 12, 18-20 High Street.
18-20 High Street		Two houses, part of a terrace. Early 19th century	Grade II	Witchert on a rubble plinth, colour-washed and roughcast. Slate roofs. Two bays and 2 storeys. Central doors, that to No.20 has open pediment hood on cut brackets. Sash windows. Gable and shared stacks.
22 High Street		15th century house altered 17th century with 19th century front addition and rear wing	Grade II	Timber-framed with colourwashed plastered infill to upper storey, brick to lower storey. Sides part colourwashed rubble. Front addition colourwashed roughcast and tile roof. House thatched. Two bays and 1½ storeys. Right hand 6-panel door. 2 eaves dormers, the left hand one leaded. 2-light gable windows. Medieval cruck trusses exposed on gable elevations. Front extension has chimney and 2-light casement to gable elevation.

Methodist Church High Street		Methodist church. Dated 1822	Grade II	Witchert, rendered and colourwashed, on a rubblestone plinth. West or street front rubblestone with brick dressings, upper storey and gable rendered and colourwashed. Slate roof. Three bays. Street front has central 6 panel double door in reeded architrave with radiating fanlight. Flanked by tall arched windows with 2-sashes in each. Band course and above 3 arched windows. Gable band and blind arched recess in gable. Keyblocks to arches. Date stone above central first floor window 'Wesleyan Chapel 1822'. Two storeys at west end, then full height chapel. One of a small group of witchert churches west of Aylesbury.
25 High Street		18th century house	Grade II	Left bay and upper storey of right bays colourwashed and rendered witchert. Remainder of ground storey rubblestone. Rendered plinth. Old tile roof. Three bays and 2 storeys with 2 storey slate roofed rear wing.
27 High Street		Early 19th century house	Grade II	Rubblestone ground floor, witchert upper floor, roughcast. Slate roof. 2 bays and 2 storeys. Entry at side. 4 pane sashes. Left hand gable stack. Listed for group value.
26 & 28 High Street		15th century house, now pair of cottages. Altered in 19th century & extended in 20th century	Grade II	Witchert, colourwashed and roughcast on rubblestone plinth incorporating 15th century cruck truss. Plain tile roof replaces thatched one. Three bays and 1½ storeys. No.26 has single storey hipped roof addition, and no.28 is two west bays, the left hand one a modern addition. 17th century brick stack between west bays and to east gable.
Wood End House and witchert boundary wall running north and south of house (in statutory list as 15 Townside)		18th century house- altered	Grade II	Rubblestone street front (to High Street) with brick dressings. Other elevations also rubblestone with brick dressings. Gables brick. Old tile roofs. Three bays and 2 storeys with 1½ storey rear wing. Central door now blocked with small window. Mullioned and transomed 2-light casements. Plinth and band course between storeys. Blank recess above door. Cambered arched openings. Dentil eaves. Central stack. Gable elevations have dentil verges. Single storey hipped roofed left hand addition. To either side are witchert garden walls fronting road. Rubblestone lower parts, witchert upper third. Pantile and cement ridge copings.
31 High Street		Rubblestone and rendered building visible on 19 th century maps of the village	Local note	Two storey rubble stone building prominently positioned at junction with Crabtree Road. Ground floor rubblestone, first floor rendered. Gable tiled roof, ridge brick stack. Regular fenestration. In terms of form, scale and outline is in keeping with surrounding historic buildings and forms part of a group with 31, 31A and 33, High Street
35-37 High Street		17th and 18th century house now subdivided	Grade II	Timber-framed with brick infill, rear or north elevation plastered infill. Ground floor part colourwashed roughcast on rubble plinth. East part witchert colourwashed and roughcast Two storeys; 2 bays of timber framing gable end to road, 2 bays of witchert. The roof slightly higher on witchert part which encloses large 17 th century old brick stack with inglenooks to each house and stairs to no.35 within. Street gable elevation jettied with 2-light casement and curved braces. Irregular casements and on south pantiled pentice with door at east.







34-36 High Street		One and a half and two storey semi-detached rendered cottages	Local note	One and a half and two storey semi-detached buildings. Gabled roofs of varying pitches. Rendered principal elevations. Positioned hard up to the street frontage forming a hard edge to the street and reinforcing the strong sense of enclosure.
1 South End and 44 High Street		Semi-detached witchert cottages	Local note	Semi-detached witchert cottages set back from road behind high boundary wall. Rendered with gable tiled roof. Irregular fenestration. Prominently positioned at junction with South End. In terms of form, scale and outline are in keeping with surrounding historic buildings especially those along South End.
Outbuilding of 41, High Street		Witchert barn	Local note	Outbuilding positioned hard up but gable onto the street. Single window in gable elevation facing onto road. Double barn door to side elevation and single storey outshot to rear. Gabled tile roof. Witchert, rendered. Forms part of a group of utilitarian buildings found throughout Haddenham.
41 High Street		Semi-detached cottage show on 19th century maps of the village	Local note	Two storeys, rendered. Gabled tile roof. Regular fenestration, later window insertions. Prominent in street scene and position hard up to back of pavement maintaining strong building line and reinforcing sense of enclosure. Forms part of a group with 43, High Street.
43 High Street and wall to south fronting the road		17th century house altered circa 1950	Grade II	Witchert, colourwashed and roughcast. 2½ bays and 2 storeys, formerly one storey and attic, but outer walls raised c1950. Concrete plain tile roof. Street front left bay has door and one 2-light ground floor casement with shutters. Rear elevation has modern lean-to at south. Single storey pantile roofed witchert, colourwashed and rendered, outbuilding at right, then stretch of witchert wall.
46 & 48 High Street		Pair of 17th century cottages, with 19th century south addition	Grade II	Witchert, colourwashed and roughcast on colourwashed rubble plinth. Thatched roof, half hipped to right with timber-framed gable and colourwashed plastered infill 19th century south bay has hipped old tile roof. One storey and attic, south bay 2 storeys.
50 High Street		18th century cottage	Grade II	Witchert, colourwashed and roughcast on rubblestone plinth. Old tile roof. Two bays and 2 storeys with single storey west addition and rear addition fronting road. Gable of house fronts road. West addition has pantile roof. Rear addition is in rubblestone with brick dressings.







Kings Head High Street		Public house	Local note	Prominently positioned at southern end of High Street forming focus to views. Two storey building with gable tiled roof and brick end stacks. Two storeys central entrance door with modern gabled porch. Regular fenestration.
Forge Cottage 10 Rosemary Lane		House, formerly a pair of cottages. Late 18th century	Grade II	Witchert, colourwashed and rendered on a rubblestone plinth. Brick gables above a band course. Old tile roof. Two storeys and 4 bays.
16 Rosemary Lane		17th century cottage extended in 19th century and altered early 20th century	Grade II	Witchert, colourwashed and rendered with masonry scribing. Rubblestone plinth. Two bays, 1½ storeys. Half-hipped thatch roof. Early C19 wing set back and of 2 bays and 2 storeys with old tile roofs. Central stack forming lobby entry plan has 3 tall moulded and enriched Tudor style flues with concaved octagonal caps built c1920 by the builder, Webb of Haddenham. Early C19 wing has leaded casements, hipped roof and at rear 2 gabled wing. Two further Tudor style brick flues of c1920. Main house has thatched outshot.
Walls and garden roof fronting lane at 16 Rosemary Lane		19th century boundary walls and garden building	Grade II	Witchert wall on rubble plinth with pantile and cement ridge coping. Wall fronts Rosemary Lane then continues north-west beyond the garden building with rubblestone raking buttress halfway along north-west stretch. Garden building of rubblestone with pyramidal tiled roof. South-west elevation has blocked arched door opening and, to left, blocked window with segmental brick arch.
14, Rosemary Lane		Witchert cottage shown on 19th century maps of village	Local note	Two storey witchert building. Rendered. Positioned hard up to the road edge, maintaining a strong building line. Irregular fenestration on principal elevation. Prominent in street scene.
19 Rosemary Lane		17th and 18th century cottage	Grade II	Witchert, colourwashed and rendered on a colourwashed rubble plinth. Brick gables above a band course, rendered and colourwashed. Plain tile roof. Two bays and 2 storeys with c1960 south east addition.
3 Rudd's Lane		17th century house extended in 18th and 19th centuries to rear	Grade II	Witchert, colourwashed and roughcast on colourwashed rubble plinth. Old tile roofs. Two storeys and 2 bays. Central board door. Above door is 17th century 2-light mullioned window with diagonal bars, now glazed on outer side. Centre stack of C17 thin bricks forming lobby entry plan. Rendered north east gable, half-hipped south west gable, roughcast on brick. At rear double gabled witchert addition, colourwashed and masonry scribed render, dentil eaves. Rubble gables, the south one dentilled and with a band. South west range 18 th century, south east C19.








8 Rudd's Lane		Cottage shown on 19th century maps of the village	Local note	Attractive two storey rendered cottage. Gabled tile roof with mid-ridge stack. Regular fenestration with gabled entrance porch. Prominently positioned on Rudd's Lane. Forms part of a group with 3, Rudd's Lane and 10-12 Rudd's Lane
10 Rudd's Lane		Brick cottage, visible on 19th century maps of village	Local note	Attractive two storey brick building with tiled gable roof and brick end stacks. Regular fenestration on principal elevation with central entrance contained beneath gabled porch. Set back from road edge. In scale and form it is in keeping with neighbouring historic buildings.
12 Rudd's Lane		Rendered cottage, visible on 19th century maps of village	Local note	One and a half storey rendered cottage with steeply pitched tiled roof (probably originally thatched). Positioned towards the front of its plot but at a slight angle to the carriageway. Irregular fenestration. Prominent chimney within front roof plane. Prominent in views of the street and in scale and form it is in keeping with neighbouring historic buildings.
11 Rudd's Lane		18th century cottage	Grade II	Witchert on a rubble plinth, colourwashed and rendered. Plain tile roof. Three bays and one storey plus attic. Modern rear addition. The house shows signs of having been a barn subsequently converted into 3 cottages, but now one dwelling.
13 Rudd's Lane		17th century and 18th century cottage	Grade II	Right hand part timber framed clad in rubblestone and brick dressed. Left part witchert, colourwashed and roughcast, 18th century. Thatched roof. Two bays and 2 storeys. Off-centre door. Stone part at right has decorative brick band and blocked window recess on right at first floor level. Timber-framing exposed at south west end of rear elevation, remainder has thatched outshot.
15, Rudd's Lane		Small cottage shown on 19th century maps of village	Local note	One and a half storey rendered building with half hipped tiled roof. Later window insertions. Is prominently positioned up to edge of the road and despite modern alterations in terms of scale, outline and maintaining strong building line makes a positive contribution to the street scene.
17 Rudd's Lane		19th century	Local note	Large two storey rubblestone building with red brick dressings. Orientated gable onto road behind high stone boundary wall. Slate gabled roof with brick end stacks. Attractive example of substantial 19th century building in village.







18 Rudd's Lane		17th century house altered	Grade II	Witchert, colourwashed and rendered, left bay rubblestone, colourwashed. Old tile roof. Three bays and 2 storeys, the left bay recently raised to the same height and with 2 storey rear addition. Stack between right hand bays behind door forming lobby entry plan type of 17th century bricks with 3 diagonal flues with centre bands and projecting caps. Right gable elevation has 18th century brick gable above a band course.
1 Station Road		18th century cottage	Grade II	Part witchert and part rubblestone, colourwashed and roughcast. Rendered rubble plinth. Old tile roof. Two bays and 1½ storeys. Street front has single light window and 2-light casement, both in right bay. Brickeaves. Brick gables above single brick band course. East gable elevation has sash and 2-light gable casements. West gable has 2-light casement. Entrance on south side. Central stack.
Parminter & Son 2 Station Road		18th century house	Grade II	Witchert, colourwashed and rendered on rendered rubble plinth. Brick gables. Old tile roof. Three bays and 2 storeys. Six panel door between left hand bays, flanked by canted bay windows, all under a flat cornice hood. Shop window to right bay. Shop front to right gable. Remains of earlier impressed pattern remain on left gable.
Baghill Farm 3 Station Road		Late 17th or early 18th century farmhouse with 18th century west bay	Grade II	Witchert on a rubble plinth, roughcast to road front. Rubblestone ground floor to west bay, then lower rubble and witchert single storey outbuilding. Three bays, 1½ storeys, then one storey plus attic rubblestone west bay. Old tile roofs. Brick gables above band courses. Stack between right hand bays and to west gable. West bay half-hipped gable, and projecting in front of house. Outbuilding has weatherboarded gable. To front of house are cast iron railings with spear head standards.
Baghill Barn 5 Station Road		Barn, now converted into a house. Formerly part of the farmyard of Bag Hill Farm. 18th century	Grade II	Witchert on a rubble plinth. Pantile roof. 3 bays with stable range to east. Gable end to Station Road with render infill to timber framed half gable. Stable range one storey with attic, Two lean-tos to road, both pantiled.
Rose and Thistle Public House 6 Station Road		Public house prominently positioned on road frontage	Local note	Two storey rendered building. Two ranges, that to left set back with single storey open porch to front beneath catslide roof. Inserted flat roof dormer. Tiled roofs and brick end stacks. Prominently positioned in street and important focus for community.
8 Station Road		17th century house extended at the rear c.1880	Grade II	Witchert, roughcast to front and some rubble to sides. Rubble plinth. Thatched roof. Rear block in brick with a tile roof. Two bays and 2 storeys. Central board door in rustic thatched porch. Central brick stack forms lobby entry plan house type. The front elevation roughcast is treated as coursed masonry blocks.







Wall on north side of Station Road, west of 8 Station Road, returning north along Townside		18th century and 19 th century witchert boundary wall	Grade II	Witchert wall, part roughcast, part plain witchert. Rubble plinth. Pantile coping with cement ridge. Rubble plinth higher at east end of wall. Field gate opposite Flint Street junction. Pantiled witchert outbuilding to east of gate with weatherboarded upper gables. Cast iron gate at corner of Townside has brick dressed jambs. This witchert wall is about 2.5m high and runs west from the site of No.8 and round the corner up Townside ending immediately south of No.59 Townside, a total length of about 200m.
Wall on south side of Station Road		Witchert wall	Local note	Witchert wall largely rendered in cement render. Pantile coping.
13 & 13a Station Road		Row of cottages stretching back at 90° angle to road	Local note	One and a half to two storey rendered cottages shallow pitched slate roofs. Replacement windows and modern porch additions but in scale and form in keeping with surrounding historic buildings and form group with 17, Station Road.
Hopefield House 15 Station Road		House 19th century	Grade II	Witchert, rendered in Roman cement. Hipped slate roof with paired eaves brackets. Recessed central entry with depressed arch and pilasters. Doorway has depressed arched radiating fanlight. Moulded cement architraved sash windows. Two storey set back right hand wing, also with sashes. Render is scribed with masonry blocks. Flat roof in centre used for meteorological observations. <i>Background</i> <i>House built in 1857 for the Astronomer William Rutter Dawes (1799-1868). He was elected a fellow of the Royal Astronomical Society in 1830 and awarded its Gold Medal in 1855. He was particularly noted for his work on double stars</i>
17 Station Road		Two storey rendered buildings prominently positioned on to road	Local note	Rendered buildings with stone plinth. Gabled tiled roof. Positioned directly onto road to behind grass verge. Strong solid to void ratio and irregular fenestration pattern. Prominent in street scene and provide enclosure.
19 Station Road		20th century building - interesting modern design.	Local note	20th century building set back from road. Forms one of a group of interesting modern buildings in village showing the influence of Peter Aldington's Turn development in Townside.
21 Station Road		Two storey rendered cottage	Local note	Attractive two storey rendered cottage with gabled tiled roof. Set at angle to the road behind grass verge. Prominent in views when approaching Station Road from west and marks the beginning of the Conservation Area.







The Wychert Barn 28 Station Road		Converted agricultural building	Local note	Former witchert barn converted to domestic use, but still retains some elements of its former utilitarian character. Large solid building which is prominent in street scene.
30 Station Road		1.5 storey building attached to former barn	Local note	1.5 storey rendered building with tiled gable roof and gabled dormers. Gabled porch to front. Prominently situated in street scene and in scale and form is in keeping with surrounding historic buildings.
32 Station Road		Part brick, part rendered building orientated gable onto the road	Local note	Two storey building orientated gable onto the road. Rendered with apex of gable left as plain brick. Shallow pitched slate roof. In form and scale in keeping with surrounding historic building.
34 Station Road Barn at rear of 34	 	Two storey 18th /19th century building	Local note	Two storey rendered building with gabled tiled roof and brick end stacks. Regular fenestration to road elevation. Ground floor has two canted bays beneath tiled roofs, one to each side of a central door. Attractive building which is prominent in the street scene.
1 Stockwell		Two storey rendered cottage at northern end of footpath	Local note	Rendered building. L shaped in plan with shallow pitched slate roof. Despite modern window insertions in scale and form, it is in keeping with other historic buildings located along Stockwell. Gabled elevation prominent in street scene.
Stockwell Farm Cottage		Outbuilding visible on 19th century maps of the village	Local note	Single storey building forming part of the boundary along Stockwell. Rendered with half-hipped tile roof. Presents a blank elevation to the road frontage.







Baptist Church		Baptist Chapel dated 1809	Grade II	Witchert, colourwashed and roughcast or rendered, on colourwashed rubblestone plinth. Slate roof. Square building of 3 bays. Interior galleried on 3 sides, so exterior elevation of 2 storeys. North elevation has 2 round headed margined windows with opening radial fanlights. East or road front has 2 storeys of cambered headed margined sashes. South or entrance front has two 6-panel doors enclosed by hipped slate roofed verandah with posts and cast-iron spandrel decoration, Three bays. Upper floor has 3 round headed windows with margin lights and radiating fanlights, centre one smaller.
14 Stockwell		Detached witchert building shown on early 19th century maps of village	Local note	Two storey rendered building. Later alterations including modern windows and lean-to porch. Gabled tile roof. Set back and at an angle to the road behind a high witchert wall. Prominent in street scene and forms part of a group with 2-12, Stockwell.
12 Stockwell		Detached witchert cottage shown on early 19th century maps of village	Local note	Two storey witchert building, rendered. Positioned at a slight angle to road but retains original boundaries visible on 1878-80 map. Positioned slightly back from road edge behind low brick boundary wall. Irregular fenestration on principal elevation. Gabled slate roof and brick end stacks. Prominent in street scene and forms part of a group with 2-14, Stockwell.
10 Stockwell		Cottage visible on early 19th century maps of village	Local note	Two storey rendered building positioned gable on, but at a slight angle to Stockwell. Lower range of one bay positioned closes to road frontage. Gabled tiled roof, brick end stacks. Retains original boundaries visible on 1878-80 map. Prominent in street scene and forms part of a group with 2-14, Stockwell.
6 Stockwell		Detached witchert building visible on early 19th century maps of village	Local note	Two storey rendered building. Positioned towards front of plot. Gable onto street with range to rear forming an L shaped plan with ridgeline running parallel to road. Slate gabled roof, sash windows. Prominent in street scene and forms part of a group with 2-14, Stockwell
4 and 2 Stockwell		Pair of late 17th century cottages	Grade II	Witchert, colourwashed and roughcast, gable elevation to no.4 colourwashed render. Thatched roof. One storey plus attic. Each of 2 bays with central board doors. No.2 has 2-light casements and part leaded right hand eaves dormer. No.4 has right hand 2-light casement and left hand horizontal sliding sash. Gable and party stacks.

9 Thame Road		Two storey rendered public house	Local note	Two storey rendered building with shallow pitched tiled roof. Regular fenestration pattern to principal elevation. Lower ranges to western end. Prominent in street scene and in scale and form is in keeping with surrounding historic buildings.
4 Thame Road		Early 20th century brick villa	Local note	Two storey rendered building with gabled tile roof. Regular fenestration. Ground floor bays to either side of central entrance with roof extending above. Retains good percentage of original features on external elevation, is prominent in street scene and forms part of a group with 4-8, 11-13 and 17-25 Thame Road.
6 Thame Road		Early 20th century brick villa	Local note	Two storey building with gabled tile roof. Regular fenestration. Ground floor bays to either side of central entrance with roof extending above. Retains good percentage of original features on external elevation, is prominent in street scene and forms part of a group with 4-8, 11-13 and 17-25 Thame Road.
8 Thame Road		Early 20th century brick villa	Local note	Two storey building with hipped tile roof and shallow projecting gable range facing onto street. Regular fenestration. Ground floor bays to side of entrance with roof extending above bay and door. Retains good percentage of original features on external elevation, is prominent in street scene and forms part of a group with 4-8, 11-13 and 17-25 Thame Road.
Albion House 11 Thame Road		Early 20th century brick villa	Local note	Two storey rendered building with gabled tile roof. Regular fenestration. Ground floor bays to either side of central entrance with roof extending above. Retains good percentage of original features on external elevation, is prominent in street scene. Similar in design to nos. 4 and 6, Thame Road and forms part of a group with 4-8, 11-13 and 17-25 Thame Road.
13 Thame Road		Early 20th century brick villa	Local note	Two storey rendered building with hipped tile roof and shallow projecting hipped range with ground floor bay facing onto street. Regular fenestration. Retains good percentage of original features on external elevation, is prominent in street scene and forms part of a group with 4-8, 11-13 and 17-25 Thame Road.
17 Thame Road		Early 20th century brick villa	Local note	Two storey building with hipped tile roof and shallow projecting gable range facing onto street. Regular fenestration. Prominent chimneys within roof planes. Retains good percentage of original features on external elevation, is prominent in street scene and forms part of a group with 4-8, 11-13 and 17-25 Thame Road.








19-21 Thame Road		Early 20th century brick villa	Local note	Two storey building with hipped tile roof and shallow projecting gable range facing onto street. Regular fenestration. Modern enclosed porch. Prominent chimneys within roof plane. Retains good percentage of original features on external elevation, is prominent in street scene and forms part of a group with 4-8, 11-13 and 17-25 Thame Road.
23-25 Thame Road		Early 20th century brick villa	Local note	Two storey building with hipped tile roof and shallow projecting gable range facing onto street. Rendered bands above ground and first floor windows on projecting range. Retains good percentage of original features on external elevation, is prominent in street scene and forms part of a group with 4-8, 11-13 and 17-25.
1 The Croft		17th century cottage with 19th century side and rear extensions	Grade II	Witchert, colourwashed and roughcast. Half-hipped thatch roof. One storey plus attic and three bays with 19 th century lean-tos to rear. Gable end fronts road.
5 The Croft		19th century cottage, formerly a pair	Grade II	Witchert, colourwashed and rendered on colourwashed rubble plinth. Slate roof. Two bays and two storeys. Listed for group value.
7 The Croft		Small 1.5 storey rendered building partially obscured from view by 5, The Croft	Local note	Attractive 1.5 storey rendered building with shallow pitched slate roof. Set back from road edge and partially obscured by 5, The Croft. In scale and form is in keeping with surrounding historic buildings and forms part of a group.
6 The Croft Rear view Barn in grounds of No 6	 	House and barn	Local note	Two storey rendered building situated back from the road behind hedge and witchert wall. Tiled roof and modern window insertions. Witchert barn forms frontage to street. Unrendered with gabled tiled roof and single storey outshot adjacent to entrance. Single opening in road elevation. Prominently positioned in street, forms hard edge and reinforces sense of enclosure. Forms part of a group with other outbuildings and barns found within village.




Happy Cottage 9 The Croft		17th century house	Grade II	Witchert, colourwashed and roughcast with brick gables above bands. Three bays and two storeys. Gable elevation fronts road. Diagonal chimney at south-east corner has rendered and west projecting stack of 17 th century thin bricks.
1-2, Townsend		19th century semi-detached cottages	Local note	Two storey semi-detached cottages. No. 1 is constructed of rubblestone with red brick dressings. No. 2 is rendered. Both have shallow pitched slate gable roofs and end stacks. They mark the 19 th century enclosure of the north-eastern side of Townsend. Prominently positioned on Townsend Green.
4 Townsend	Photograph not available	Cottage, date unknown	Local note	Historic building tucked away to south-east of Townsend. Main range contains older timbers. Has been extended. Two storeys, rendered. Unclear as to exact date, but thought to be one of the oldest surviving buildings in Townsend.
5 Townsend		19th century brick building	Local note	Two storey rendered brick building with gable slate roof and decorative ridge tiles. Positioned gable onto green. Front elevation has two storey bays to either side of central entrance. Prominent in views from the green and is an attractive example of 19 th century architecture.
7 Townsend and witchert wall to south-west fronting green		17th century house, extended at left in 18th century to form 2 cottages, but now one	Grade II	Witchert, rendered and colourwashed on rubble plinth also rendered and colourwashed. Thatched roof, hipped at right. 1½ storeys and 4 bays. 17 th century stack in 2nd bay forms lobby entry plan. To south-west fronting Townsend green is witchert wall rendered on a rubble plinth with a pantile and cement ridge coping.
9 Townsend		House medieval in origin, largely rebuilt in 17th century, altered 18th century and with north addition c1950	Grade II	Cruck Truss inside, but now walls are witchert, colourwashed and roughcast. Old tile roofs. Two storeys, 3 bays with c1950 bay at right. 17 th century stack between left hand bays.
10, Townsend		Altered witchert building visible on 19th century maps of village.	Local note	Two storey rendered building. Double piled with rear range extending to side of building. Modern extension positioned between ranges. Gabled slate roof and modern window insertions. Set back from road edge. Despite modern alterations the building is witchert and in scale, form and outline of the building is in keeping with surrounding historic properties.

Wield Cottage		Witchert building visible on 19th century maps of village	Local note	One and a half storey building with lower range to south-west. Positioned hard up to the road edge. Visually prominent and forms entrance to Townsend Green from Dollicot. Principal range has narrow gables and steeply pitched thatch roof. Mid ridge chimney stack. Lower range is tiled and has relatively blank elevation.
12 Townsend		17th century house altered in 18th century	Grade II	Witchert on a rubblestone plinth, colourwashed and rendered. Old tile roof. Two storeys and 2 bays. Central door with open gabled tiled hood on corner posts. Sash windows. Brick eaves. Central 17th century brick stack forming 'lobby entry' plan. Right gable stack. Late 19 th century rear additions.
13 Townsend		17th century house altered in 18th century	Grade II	Witchert, colourwashed and rendered on rubblestone plinth, also colourwashed and rendered. Thatched roof, half hipped to left, hipped to right. Two storeys and 2 bays. Central 4-panel door, the upper two glazed; flat hood on curved brackets. Box sashes, 4-pane to ground floor, 3 to first. Central stack of 17th century thin bricks forming 'lobby entry' plan. Thatched garage at left and set back single storey right and rear additions.
14 Townsend		Two storey witchert building	Local note	Two storey witchert building positioned towards front of plot behind low brick wall. Rendered. Regular fenestration with central entrance contained beneath gabled porch. Gabled tile roof and single gable stack. Prominent in views of green and in form, scale and outline is in keeping with surrounding historic buildings.
15 Townsend		15th century house with 17th century alteration	Grade II	Witchert, colourwashed and rendered on a rubblestone plinth, also colourwashed and rendered. Thatched roof, half-hipped at left. Two storeys with attic and 2 bays. Central board door in open timber thatched and gabled porch. Centre stack of old thin bricks forming lobby entry plan type. Right gable is timber framed with plaster infill below collar, brick infill above. Outshot at rear under thatched catslide. Interior. Smoke blackened central truss of C15 open hall remains.
16 Townsend		Cottage visible on 19th century maps of village	Local note	Two storey rendered witchert building attached to no. 15. Gabled slate roof and end stack. Is prominently positioned at junction with Rudd's Lane.
1 Townside		Single storey thatched cottage visible on 19th century maps of the village	Local note	Single storey rendered building with thatched roof. Prominently positioned at junction of Townside and Thame Road. Forms part of a group with small single storey or one and a half storey rendered buildings elsewhere in village e.g. 1, Windmill Road, 11, Townside and 1, Station Road.

Dove House Barn 1c or 10 Townside		Early 18th century Barn and cottage converted from end bays of barn.	Grade II	Timber-framed the barn with weatherboard cladding, the cottage east elevation and part of south elevation with brick infill panels. Thatched roof, hipped to road, half-hip to cottage and to 2 bay 2 storey witchert addition linking cottage to Dove House. Barn of 6 bays. Cottage bay beyond a brick stack. South elevation has cart door in 4 th bay Road elevation at west is witchert, roughcast and with central cast doors. Extending north and south of the barn along Townside is a high witchert wall, roughcast on a rubble plinth and pantile copings. Hipped thatched garden room at south end of wall.
Dovecote to south-west Dove House	Photo not available	17th century dovecote	Grade II	Rubblestone, circular, with conical old tile roof and cupola. In north elevation is brick dressed doorway with board door. Perching board and dovehole above door and to its left, further opening to east. Inside is a floor at half height with the nest boxes formed within the walling above this floor. Roof structure has curved principals rising from short ties.
2-12, Townside		Two terraces of 19th /early 20th century buildings	Local note	Two short rows of brick terraces. Two storeys with gabled slate roofs. Many windows have been replaces and front porches added. However as a group they are prominently positioned in Townside. In scale and outline form a small and cohesive group and retain some historic features such as decorative window surrounds and some examples of boundary railings.
White Cottage 3 Townside		Former row of cottages visible on 19th century maps of village	Local note	Rendered cottage (previously more than one cottage) set back from road behind high boundary wall. Two storeys. Gabled slate roof. In terms of scale and form is in keeping with form and scale of some historic buildings at northern end of Townside.
The Turn, Townside		Group of three houses Designed 1963, built 1964-7 by Peter Aldington	Grade II*	Roughly rendered nine inch foamed Durox concrete block walls with small sections of local wychert in Turn End. Shallow monopitch concrete terracotta delta tile roofs, with short stacks, also rendered and tile capped. Entrance front forms two-sided courtyard with garden walls concealing windows. Turn End is the largest of the group. Each house is a variant of the same open plan based round a central kitchen, partly subdivided and single storey. EXTERIOR:New Brutalist inspired re-working of local vernacular. Entrance front forms two-sided courtyard with garden walls concealing windows. Clerestorey windows at junction of roof pitches, with tile-capped chimneys. Clapboarded fascia to long studio block facing entrance, with entrance to Turn End through this block. Principal windows are to enclosed courtyards. Outward facing walls to entrance court have mainly high-level windows with narrow panes between thick mullions, and low bedroom windows. Turn End has garden doors from kitchen and principal bedroom. Kitchens and living areas share a common aspect towards the south and east respectively. <i>Group of three houses with open-fronted covered parking. Designed 1963, built 1964-7with later minor internal alterations, by Peter Aldington, with Turn End for his own use. Aldington and his wife Margaret carried out much of the building work</i>
9 Townside		Witchert building shown on 19th century maps of village	Local note	Two storey rendered building orientated gable onto the road with boundary wall and staggered outbuildings forming the frontage boundary to Townside. Gable pitched tiled roof to main building. Pantiles to outbuildings. Prominently positioned in street forming strong building line reinforced by the relatively blank elevations.
11 Townside		Single storey thatched building shown on 19th century maps of the village	Local note	Single storey rendered thatch building. Full hipped roof to one end, single stack to other. Window openings have been enlarged to create poor solid to void ratio on principle elevation. Prominently positioned in street close to the road edge. Forms part of a group with other small single or storey and a half buildings found elsewhere within the village.

17 Townside		Two storey rendered building shown on 19th century maps of the village	Local note	Two range building positioned with ridgelines running parallel to street. Rendered. Right hand range (facing) slightly higher than left hand range. Gabled tiled roof. Gabled tiled roofs. Prominently positioned on street, forming strong building line.
19 and 21 Townside		Two storey witchert building shown on 19th century maps of the village.	Local note	Two storey rendered building. Range closest to road orientated so that ridgeline runs parallel with the carriageway. Range to the rear orientated at right angles to the carriageway. Gabled tiled roof. Outbuildings and high walls form visually strong boundaries. Visually prominent in street scene and forms part of an attractive cluster of buildings 17-23, Townside situated close to the junction with South End
23 Townside		18th century cottage	Grade II	Witchert, colourwashed and rendered. Thatched roof. Two bays and 2 storeys. At left set back 1 bay, 2 storey slate roofed bay with rendered and colourwashed walls. House has 6 panel centre door with thatched open gabled hood. Flanking stacks. Visually prominent in street scene and forms part of an attractive cluster of buildings 17-23, Townside situated close to the junction with South End
25 Townside		Witchert building shown on 19th centuries maps of village	Local note	Two storey rendered witchert building with gabled tiled roof. Narrow blank gable onto Southend. Irregular fenestration. Modern window insertions. Prominently positioned on junction with Southend. Visually prominent in street scene and forms part of an attractive cluster of buildings 17-23, Townside situated close to the junction with South End.
27 & 29 Townside		Two storey rendered buildings	Local note	Two storey rendered row of buildings. Gabled slate roof and brick end stacks. Modern window insertions. High solid to void ratio. Form strong building boundary to road frontage. Prominent in street scene. In form and outline and narrow width of gables, buildings are in keeping with the surrounding historic buildings.
50, 52 Townside		19th century cottages orientated gable onto Townside	Local note	Short row of rendered buildings orientated gable onto western side of road. Rendered with shallow pitched gable roofs. Roofs staggered. Modern alterations. Important because very little historic development on western side of Townside and forms a group with Clerkenwell Cottages where buildings are similarly orientated.
1-7, Clerkenwell Cottages		19th century witchert cottages orientated gable onto Townside	Local note	Short row of rendered buildings orientated gable onto western side of road. Rendered with shallow pitched gable roofs. Modern alterations. Important because very little historic development on western side of Townside and forms a group with 50 and 52, Townside where buildings are similarly orientated.

31 Townside		Short row of two storey rendered cottages	Local note	Short row of two storey cottages. Shallow pitched slate and tile roofs. Irregular fenestration detail and strong solid to void ratio. Despite modern alterations maintains strong building line and in form and scale is in keeping with surrounding historic buildings. Prominent in street scene.
35 Townside		Two storey rendered cottage	Local note	Attractive two storey rendered building with gabled tiled roof and brick end stacks. Central doorway with porch addition. Regular fenestration pattern. In form, scale and appearance in keeping with surrounding historic buildings. Forms part of a group with other historic buildings located around the junction with South End.
41 Townside		Two storey rendered building	Local note	Two storey building partly rendered. Gabled tiled roof and brick end stacks. Central doorway with oriel window above. Attractive building and prominent in street scene.
45 Townside		Cottage with attached agricultural style building	Local note	Two storey building with gabled tiled roof. Modern porch to principal elevation. Positioned gable onto the road. Lower agricultural style range positioned directly onto road converted to domestic use. Forms part of a group of buildings orientated gable onto street at southern end of Townside.
49 Townside		Two storey rendered building	Local note	Two storey rendered building with thatched roof. Positioned gable onto road. Modern porch addition to principal elevation. Surrounded by high wall. Forms part of a group of buildings orientated gable onto street at southern end of Townside.
51 Townside		L shaped building prominent in street scene	Local note	L shaped building rendered with gabled and half-hipped tiled roof Range to rear running parallel to road is lower. Principal range orientated gable onto road. Forms part of a group with other buildings at southern end of Townside which are orientated gable onto the road. Attractive building prominent in street scene. Helps maintain building line.
57 Townside		17th century house, formerly a terrace of 3 cottages	Grade II	Witchert, colourwashed and roughcast, colourwashed and rendered north or rear elevation. Half-hipped thatch roof. Five bays and 1½ storeys. Stacks flank bay 2 and form lobby entry between bays 4 and 5. Lobby entry stack is of 17 th century thin bricks. East gable is timber-framed and has plastered infill.

80 Townside		17th century house extended c.1980	Grade II	Bay nearest road timber framed with plastered and colourwashed infill, rear bay witchert, colourwashed and rendered. Circa 1980 rear addition rendered. Concrete plain tile roof. Two storeys, 2 bays with 1½ storey rear addition, offset to north. Timber framed bay has evidence of 17 th century mullioned windows on north side, now blocked. Half-hipped gable elevation has small modern lean-to porch and casement above. South elevation has ground floor casement and eaves breaking 2-light front floor casement. All windows leaded.
1 Windmill Road		18th century cottage, extended c1980	Grade II	Witchert, colourwashed and rendered. Thatched roof. Three bay cottage of one storey with c1980 wing at right angles, also single storey, rendered and colourwashed with pantiled roof. Cottage has door between east bays with 2-light casements in flanking bays. Roof hipped at west. Gable stack at east and between west bays. Addition has link to main cottage with board door and pantile roof. 2-light casement on return of addition and single casement to north gable elevation.
3, 5, & 7 Windmill Road		Short row of two storey rendered buildings	Local note	Short row of cottages providing enclosure to western side of Dollicot. Two storeys with shallow pitched gabled roof. Irregular fenestration and relatively blank elevation facing onto street creating strong solid to void ratio. Provides strong building line. Prominent in street scene.