

HADDENHAM, BUCKINGHAMSHIRE
CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
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HADDENHAM: CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

CONTENTS



1.0: INTRODUCTION	04	5.0: CHARACTER ANALYSIS	26	8.0: CHARACTER AREAS	100
What is a Conservation Area?	05	Location and Setting	27	Character Area 1: Rudd's Lane and Rosemary Lane	102
What Does Conservation Area Designation Mean?	05	Views	31	Character Area 2: Townsend	105
Haddenham Conservation Area	06	Atmosphere	39	Character Area 3: Early Twentieth Century Villas	108
Purpose and Scope of the Conservation Area		Building Types and Uses	39	Character Area 4: Dollicot	111
Appraisal and Management Plan	08	Architectural Quality	46	Character Area 5: Fort End	114
Consultation	08	Boundary Treatment	58	Character Area 6: High Street, Fern Lane, Gibson Street and Flint Street	117
		Street Surfaces	61	Character Area 7: Townside	121
2.0: SUMMARY OF SPECIAL INTEREST	09	Street Furniture and Lighting	63	Character Area 8: Station Road	125
				Character Area 9: Churchway	128
3.0: HERITAGE ASSETS	11	6.0: MANAGEMENT PLAN	64	Character Area 10: Church End and The Duck Ponds	132
Heritage Assets	12	Overarching Management Principles for the Haddenham Conservation Area	65		
Heritage Asset Map	13	General Management of Conservation Areas	66		
		Issues, Opportunities and Recommendations	69	FURTHER INFORMATION AND SOURCES	137
4.0: ARCHAEOLOGY AND HISTORY	14			Further Guidance	138
Summary	15	7.0: BOUNDARY REVIEW	94	Sources	140
Timeline	16	Introduction to the Boundary Review	95	Larger Plans	141
Prehistoric	16	Proposed Additions to the Conservation Area	97		
Roman	16	Proposed Exclusions from the Conservation Area	99		
Saxon	16				
Medieval	17				
Post Medieval	18				
Nineteenth Century	19				
Twentieth Century to Present	20				
Historic Development Plan	25				



SECTION 1

INTRODUCTION

This section provides information about what Conservation Area designation means and its implications for development. It also gives an overview of the Haddenham Conservation Area, sets out the purpose of the Conservation Area Appraisal and Management Plan and outlines the consultation process that has been undertaken to prepare it.

What is a Conservation Area?	05
What Does Conservation Area Designation Mean?	05
Haddenham Conservation Area	06
Purpose and Scope of the Conservation Area Appraisal and Management Plan	08
Consultation	08



What Is A Conservation Area?

1.1 A Conservation Area is defined as an area 'of special architectural or historic interest the character of which it is desirable to preserve or enhance.'⁰¹

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

1.3 The extent to which a building, or group of buildings or structures, positively shape the character of a Conservation Area is derived from their exteriors, principally those elevations which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Open spaces can be public or private, green or hard-landscaped and still contribute to the special interest of an area. Furthermore, the spaces between buildings, such as alleys, streets and paths all contribute to appearance and character.

What Does Conservation Area Designation Mean?

Conservation Area designation aims to preserve or enhance the character and appearance of an area which is of special architectural or historic interest. Therefore, changes to the external appearance of buildings in the Conservation Area may require planning permission from the Local Planning Authority as certain permitted development rights are curtailed. For example, demolition or substantial demolition of a building will require planning permission and planned work to a tree must be notified to the Local Planning Authority six weeks in advance. There are often further restrictions in place in Conservation Areas through Article 4 Directions, which remove certain permitted development rights. For further information see [page 68](#).

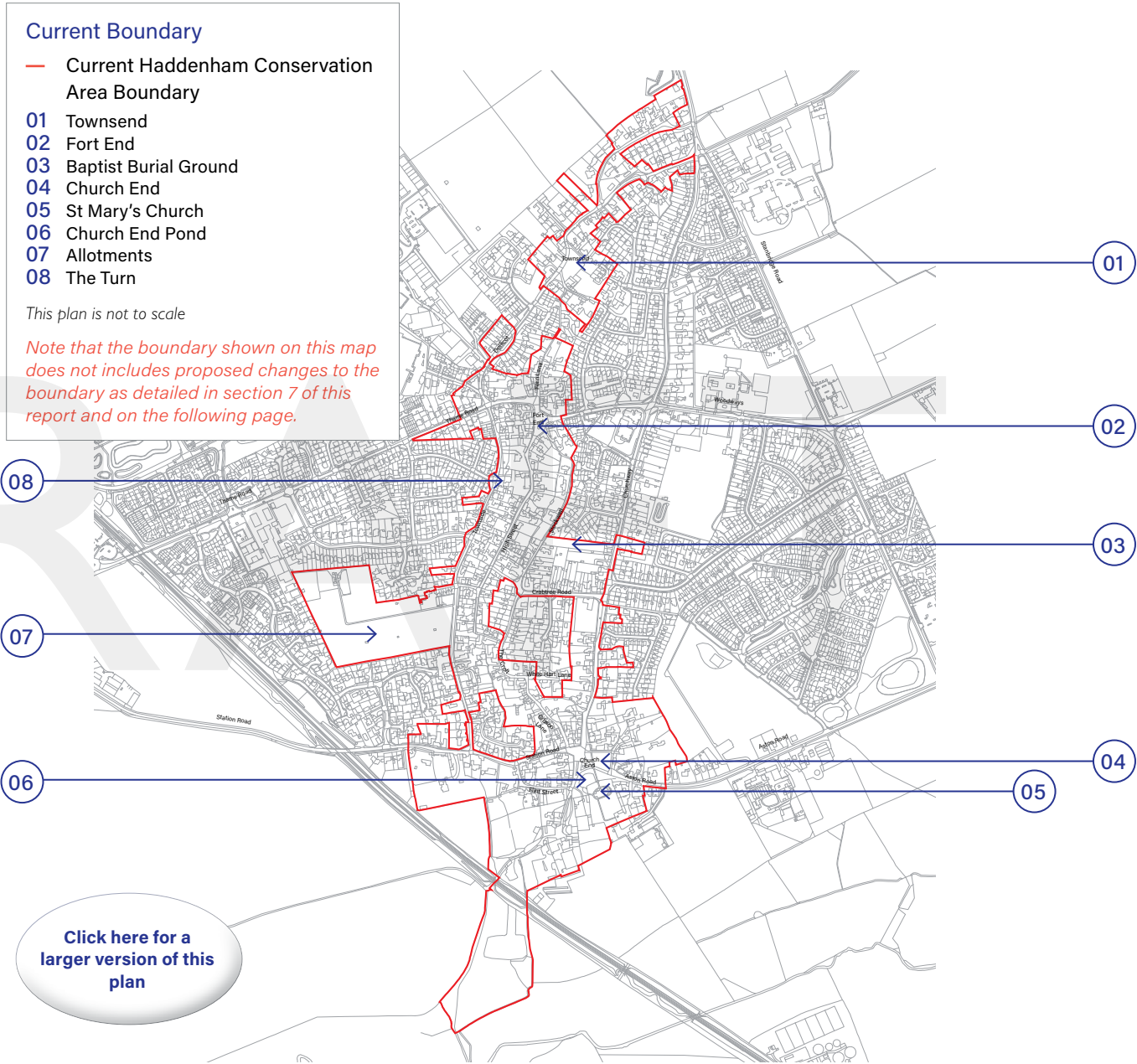
⁰¹ *Planning (Listed Buildings and Conservation Areas) Act, 1990, section 69(1)(a)*



Haddenham Conservation Area

1.4 The Haddenham Conservation Area incorporates the historic settlement, made up of several different focal 'centres'. Included within the conservation area is historic development along Townside, High Street, Stockwell and Gibson Lane, which run roughly parallel to one another in a north - south direction. Both the High Street (south end) and Stockwell (north end) narrow to footpaths which run between high witchert walls. 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. Some small amendments to the boundary have been proposed, shown on the map on the following page. More information on the proposed changes can be found in [Section 7.0](#) of this report.

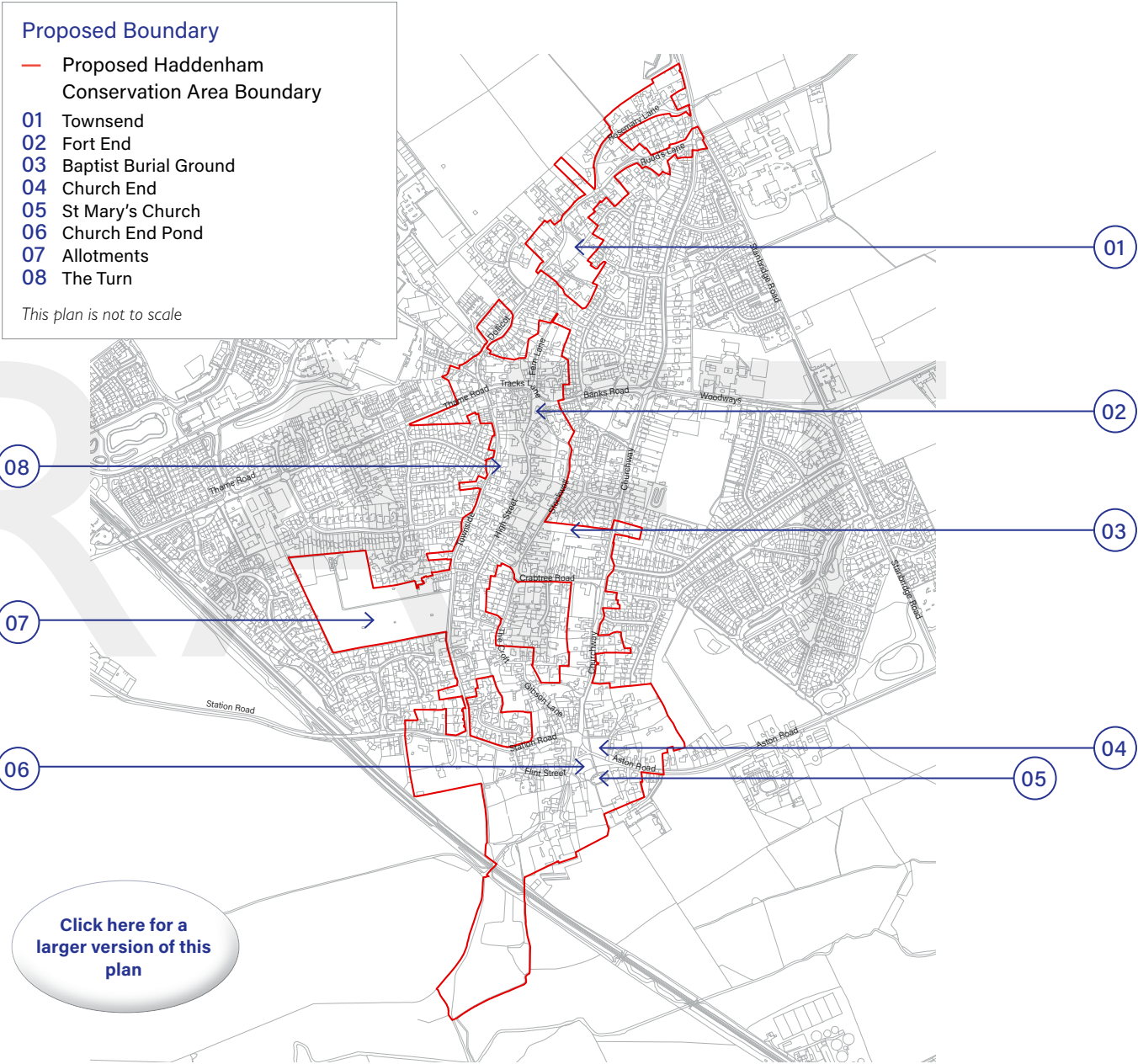
1.5 Development during the twentieth century has seen substantial expansion of the village, outside the Conservation Area, primarily in eastern and western directions, while twenty-first century development has infilled the north and south-east further. This has altered the shape of the village.





Proposed Conservation Area Boundary

The revised Conservation Area boundary for Haddenham adjacent is used throughout the remainder of the document. The rationale for additions and exclusions to the boundary are outlined in [Section 7.0](#) of this document.



[Click here for a larger version of this plan](#)



Purpose and Scope of The Conservation Area Appraisal and Management Plan

1.6 Understanding the character and significance of Conservation Areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all Local Planning Authorities 'formulate and publish proposals for the preservation and enhancement' of Conservation Areas within their jurisdiction, and Conservation Areas are periodically reviewed.

1.7 The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAAMP), which defines and records the special interest of a Conservation Area, (see [Section 2.0](#)), analyses the characteristics that make it special (see [Sections 5.0](#) and [6.0](#)), as well as setting out a plan for managing change to ensure its ongoing protection and enhancement (see [Section 7.0](#)).

1.8 This CAAMP has been prepared in line with current best practice guidance published by Historic England, the government's heritage advisor and the public body which manages the care and protection of the historic environment.

1.9 The document is intended to be comprehensive, but the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 6.0](#) are applicable in every instance.

1.10 The assessments which provide the baseline information for this CAAMP have been carried out using publicly available resources and thorough on-site analysis from the publicly accessible parts of the Conservation Area.

Consultation

1.11 In the preparation of this CAAMP, local stakeholders have been consulted. Buckinghamshire Council was consulted throughout the production of this document, including site visits with the Heritage Team, online meetings and detailed written feedback from officers across the council's departments. Haddenham Parish Council's Leader and Secretary were also consulted in Haddenham, with regular follow-up communication.

1.12 The Haddenham Village Society contributed comprehensive written feedback, while Haddenham Museum aided with the provision of archival and historic resources.

1.13 An online opinions form has been live during the production of this CAAMP, for local residents to give opinions on what they think makes Haddenham Conservation Area special, the issues they see within it, and the potential opportunities for its enhancement. This form was accessible via posters put up on village notice boards and distributed in the Haddenham Village Newsletter.

1.14 This draft document is being made available for public review and comment during a public consultation phase. Comments will be reviewed and the document updated as necessary.



SECTION 2

SUMMARY OF SPECIAL INTEREST

This section provides a summary of Haddenham's special interest, justifying why it merits designation as a Conservation Area.



The Haddenham Conservation Area principally has special interest derived from:

- a The archaeological interest of the village's origin as a Minster during the Saxon period
- b Its characteristic street pattern comprised of enclosed spaces, set along a distinct linear form of narrow winding roads and lanes
- c Contrasting to its narrow streets and enclosed spaces are a series of quintessentially English village greens at Church End and Townsend, which give the settlement multiple focal points
- d Its interesting variety of vernacular architecture from different periods, with a relatively consistent palette of materials, creating beauty, cohesion and interest
- e The distinctive and notable use of witchert construction for both buildings and high boundary walls from the eighteenth century to the early twentieth century
- f The rural character of the village that links it with its primarily agricultural heritage
- g Its abundance of mature trees and vegetation, both private and public, contribute to its sense of rural enclosure

2.1. Haddenham Conservation Area has important archaeological potential related to the little-understood early development of the area, namely around the Saxon Minster located in the village. Anglo-Saxon finds and features have been found extending from Townsend all the way to south of the church.

2.2. The architecture in the Conservation Area is significant due to its strong vernacular quality, representing a well-preserved cross-section of local construction from the thirteenth to the twenty-first centuries. The aesthetic quality of these buildings derives from their considerable variance in design and architectural detailing, illustrating a clear sense of local idiosyncrasy, unified by a minimal material and colour palette and domestic massing. The extensive and concentrated use of witchert in the construction of walls and buildings throughout the village is significant as both a nationally rare collection of this technique and as the basis for its buildings' distinctive organic character. Witchert's character is derived from its thick walls, soft corners and undulating surfaces, set on stone grumplings.

2.3. Haddenham is a large and complex settlement. The street pattern of the Conservation Area provides evidence for the village's previously disparate form, centred

around 'ends', some of which take the form of quintessential English greens, such as Church End with its open green space and pond. These ends became incorporated into—and contrast with—its expansion into the post-medieval linear settlement with narrow winding lanes and roads, which create a highly permeable but disorienting street pattern. Its form gives a tangible link to this earlier period and development, as many of the extant buildings date to between the eighteenth and nineteenth centuries. In both public areas and private gardens, trees and vegetation are an important element that relate the village to its rural heritage, softening built form and enclosing views.

2.4. The influence of Haddenham's former agricultural economy remains a significant 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. The Conservation Area specifically represents the boundary of the agricultural settlement pre-twentieth century, at which point the setting of the village became dominated by urban expansion and the arrival of light industry.



SECTION 3

HERITAGE ASSETS

Heritage assets are buildings, monuments, sites, places or landscapes 'identified as having a degree of significance meriting consideration in planning decisions, because of [their] heritage interest.'⁰¹ This includes designated assets, such as listed buildings, conservation areas, scheduled monuments, and registered parks and gardens. They also include non-designated heritage assets, which are those identified by local planning authorities, such as locally listed buildings, which contribute to the character and appearance of the local area.

Heritage Assets 12

Heritage Asset Map 13

⁰¹ *The National Planning Policy Framework*, December 2024, p.70





Heritage Assets

3.1 Within the Haddenham Conservation Area there are many listed buildings. These are grouped within three categories:

- a Grade I: Buildings that are of exceptional special interest, such as The Parish Church of St Mary.
- b Grade II*: Particularly important buildings of more than special interest, such as Church Farmhouse and Grenville Manor.
- c Grade II: Buildings that are of special interest. This includes most listed buildings in Haddenham and nationally.

3.2 Listing is not intended to prevent change. Rather, it means that when changes are proposed these need to be carefully considered so that the alterations do not negatively impact the special interest of the building. These changes are controlled through listed building consent applications. Descriptions of listed buildings are available on the National Heritage List for England, accessible via [Historic England's website](#).

3.3 Buckinghamshire Council have compiled a Local Heritage List of buildings, parks and gardens, archaeological remains and public art that are considered to contribute positively to local character and identity but do not meet the threshold for national designation. These sites are referred to as Non-Designated Heritage Assets and are described on the council's [Local List website](#).

3.4 The Conservation Area contains a Grade II registered Park and Garden at Turn End, designed and created by the architect Peter Aldington around the Grade II* listed post-war house.

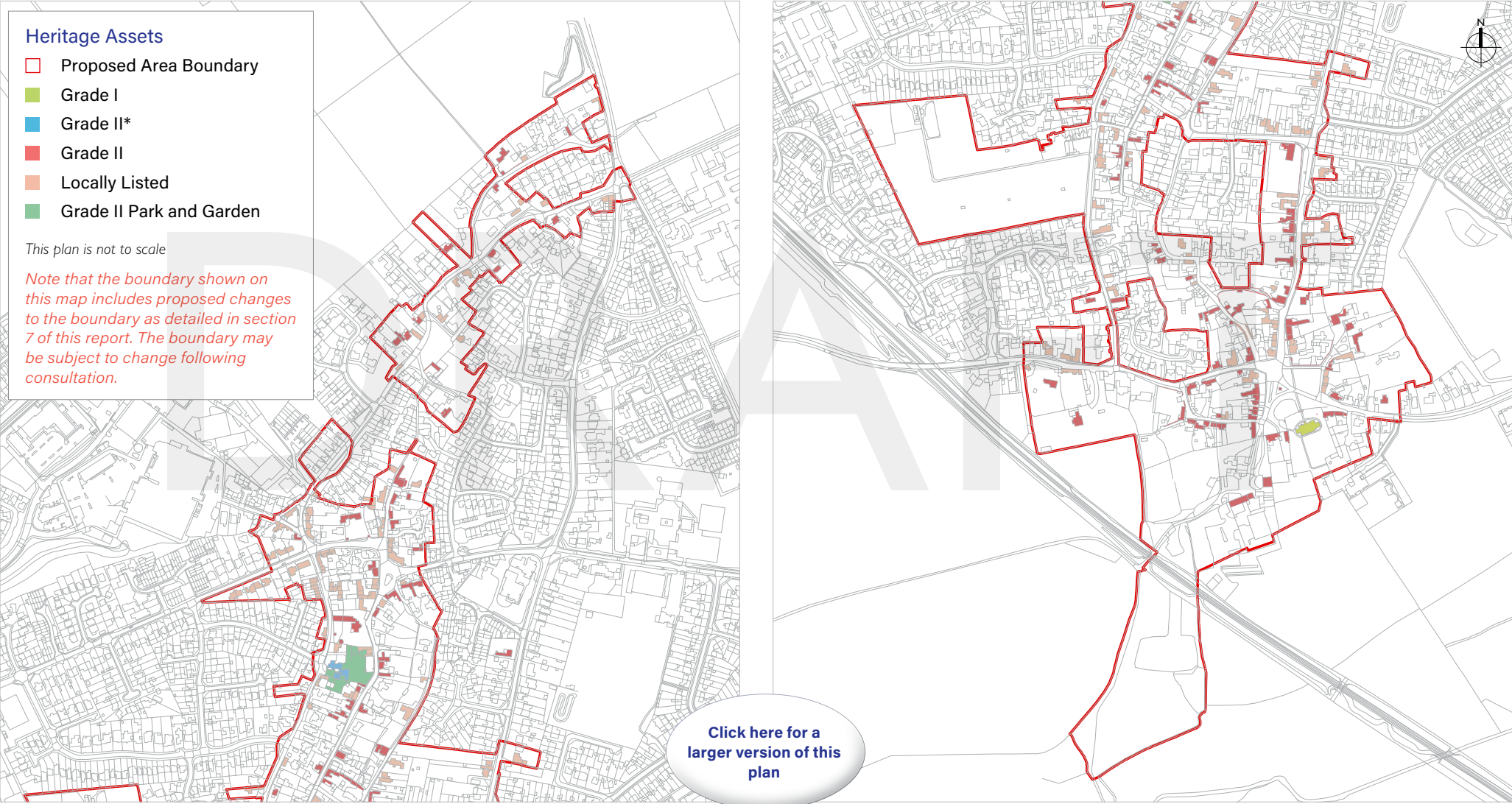
3.5 The historic settlement of Haddenham is identified as an 'archaeological notification area', though this excludes areas of modern development. Although not offering statutory protection, archaeological notification areas are a tool for planning control as they highlight areas that are of known or suspected archaeological potential to planners.

3.6 A map showing designated and non-designated heritage assets within the Haddenham Conservation Area is included overleaf.

3.7 Where planning permission is sought for development affecting a designated or non-designated heritage asset, the Local Planning Authority will consider the impact of the proposals on heritage assets' special character and give great weight to their conservation.



Heritage Assets Plan



Heritage Assets north section

Heritage Assets south section



SECTION 4

ARCHAEOLOGY AND HISTORY

This section provides a brief timeline summary of the historic development of Haddenham. It identifies the key events, features and associations which make the town and conservation area what it is today. The necessary brevity of the section cannot do justice to the area's complete history and comprehensive histories have been prepared by others. Some of these key works can be found in [Further Information and Sources](#).

Summary	15
Timeline	16
Prehistoric	16
Roman	16
Saxon	16
Medieval	17
Post Medieval	18
Nineteenth Century	19
Twentieth Century to Present	20
Historic Development Plan	25





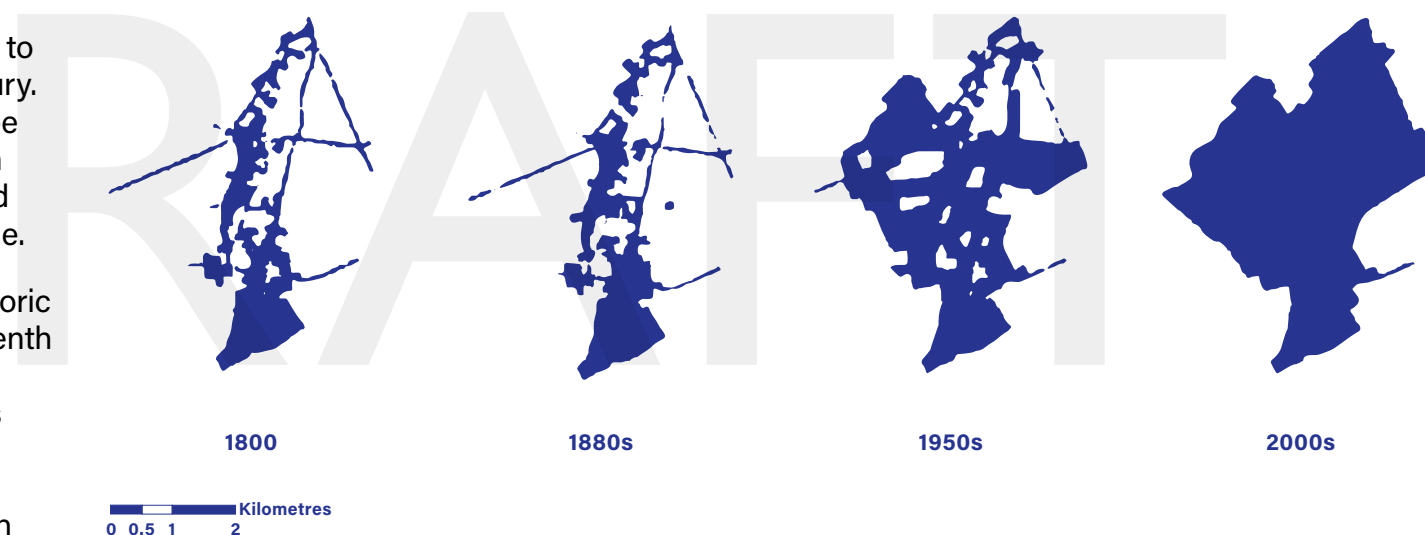
Summary

4.1 Settlement at Haddenham dates back to at least the Anglo Saxon period with evidence from evaluations and excavations and documentary references indicating the presence of properties and a church by 1066. The village acquired a market for a brief period at the end of the thirteenth century. There is little evidence for deliberate planning of the layout of Haddenham; rather it appears to have grown out of a series of small hamlets to form one long village by the sixteenth century. Enclosure significantly altered the landscape of Haddenham parish in the mid nineteenth century, severely affecting the economy and leading to widespread poverty for some time.

4.2 Haddenham contains numerous historic buildings primarily dating from the seventeenth to the eighteenth centuries, although they may contain earlier elements. The village is distinctive in its extensive use of witchert, a local form of earth-wall construction, in its buildings and boundary walls. The twentieth century brought modest industrialisation

and a rapidly expanding population, with the construction of substantial post-war housing and infill largely surrounding the east and west of the village. Considerable modern development is being completed or is planned around the north and west of the village.

Chronological development of Haddenham



Replicated from The Buckinghamshire & Milton Keynes Historic Towns Project



Timeline

4.3 The following timeline outlines key dates and periods that affected the development of Haddenham, particularly in relation to the Conservation Area and its immediate setting. A comprehensive history of the wider town can be found in the [Haddenham Historic Town Assessment](#) (2008). For more information on heritage assets and archaeological finds/excavation, see the [Buckinghamshire Heritage Portal](#) which includes the Historic Environment Record (HER) for the county.

Prehistoric

(10,000 BC – AD 43) Prehistoric

4.4 Within the Conservation Area, Prehistoric finds include a collection of Neolithic to Bronze Age flints, unearthed in a 1979 excavation north of the church and worked flint found in 2018 excavations at 23, High Street. There is also evidence for Late Bronze Age and Iron Age occupation immediately outside the Conservation Area at Aston Road.

Roman

(AD 43 – 410) Roman Period

4.5 Evidence for Roman occupation within the village is scant. Some Roman finds were discovered in fieldwalking north of Aston Road (outside the Conservation Area) prior to its redevelopment. It was likely the area was predominantly agricultural, with no evidence of clear focal points for residential centres. The Roman Akemean Street runs approximately 7km north.

Saxon

4.6 The origins of Haddenham are Anglo-Saxon. The placename is early English and means 'Hadda's Homestead'.

(AD 410 – 1066) Saxon Period

4.7 Documentary sources suggest that the original church in Haddenham was a late Saxon Minster though little direct archaeological evidence has been unearthed to support this hypothesis.

4.8 The earliest archaeological evidence in the wider village is from the fifth to seventh century including pits, sunken-floored buildings, and a burial at Aston Road, immediately east of the Conservation Area. Within the area is widespread evidence of eleventh century property boundary ditches and quarry pits found in back plots behind later houses. This suggests Saxon occupation was widespread through the village.



Church End was likely the focus of early settlement



Medieval

4.9 By the Medieval period, Haddenham had developed as a settlement with multiple focal points, probably based around earlier farmsteads, with a number of focal 'ends' (some of which are pictured adjacent) interconnected by a complex pattern of narrow lanes. The village was surrounded by an extensive open field system in the medieval period, possibly originating in the late Anglo-Saxon period, possibly originating in the late Anglo-Saxon period, and the economy of the village was based primarily on arable farming with limited pasture and almost no woodland.



Church End



Townsend



Fort End

(1086) Domesday Book

4.10 Haddenham was first mentioned in the Domesday Book (1086), where the entry includes the village and a church. It had no apparent urban characteristics, such as a market or burgesses.

1295 - 1302

4.11 Haddenham was granted market charter, holding a weekly market with the manor belonging to Rochester Priory, but this discontinued following protests by the Bishop of Lincoln who had interests in the market at Thame.



Post Medieval

4.12 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 seventeenth and eighteenth centuries, many of which use local witchert construction. By the end of the eighteenth century, Haddenham had consolidated into the form visible today.

1548-1611

4.13 The Manor was leased by the crown after the reformation. In 1611, King James I granted the manor to Henry, Prince of Wales.

1611

4.14 The Manor was sold after the death of the Prince of Wales and passed through numerous private hands. For detail, see *Buckinghamshire in The Victoria History of the Counties of England* (compiled between 1905 and 1927).

1701 and 1760

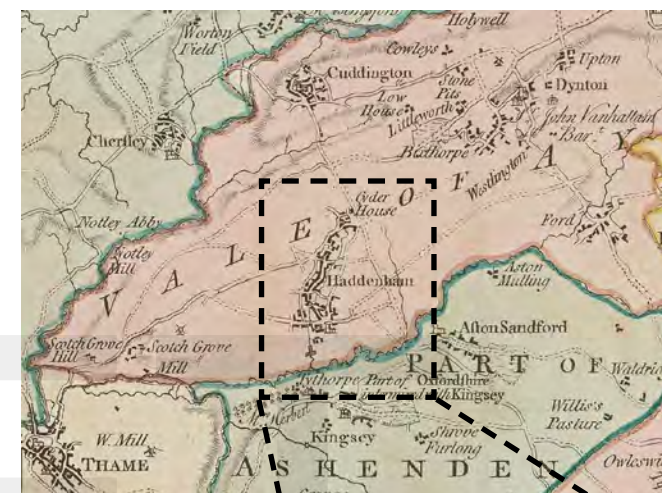
4.15 Major fires occurred in Haddenham during the eighteenth century, the first destroying around 30 households and associated buildings in Churchway and Church End. A second more serious fire

is estimated to have destroyed around 60 households in Church End and it is notable that few 17th century or earlier buildings survive in the affected area.

1760

4.16 Jeffery's map of 1760 shows that the present day form of the historic core of Haddenham had been largely established by the late eighteenth century.

- At the southern end of the village, development focused around 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.



Jeffery's Map of Buckinghamshire, 1770 (BAS)





Nineteenth Century

4.17 Mapping from the nineteenth century shows the village's historic form changing relatively little. The most significant change was the enclosure of surrounding land in the 1830s, altering agricultural practices and ownership boundaries.

4.18 According to the census of 1811, 200 (80 per cent) of Haddenham's 248 resident families were employed in agriculture and only 44 (18 per cent) in trade, manufactures or handicraft.

4.19 During the nineteenth 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 Haddenham made it an ideal location for duck rearing. The industry died out in the 1920s.



Ducks in Church End Pond (Buckinghamshire Archives)

1820
4.20 The 1820 Biddle map shows a pre-Enclosure landscape of meadows, closes, pens and common land. Particularly apparent from the Biddle Map 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).



1834 - Enclosure
4.21 Land around Haddenham was Enclosed by Act of Parliament in the 1830s. Many of the tiny allocations of land awarded by the Enclosure commissioners were sold immediately. This left landscape characterised by smaller fields near the village and larger ones further away. The village's primary industry remained agriculture for much of the nineteenth century.



Reproduction of the 1820 Pre-Enclosure Biddle Map, showing the ridge and furrow landscape surrounding the village (Haddenham Museum). Ridge and Furrow refers to a pattern of raised ridges and troughs created by a traditional system of ploughing in strips.



Twentieth Century to Present

4.22 The greatest change in the landscape around Haddenham occurred between the 1950s and the present day. During this period there was a huge expansion of the village and the industrial estates. The population trebled and the village took over much of the land of the parish. This period saw the development of the railway and airfield in Haddenham which both had a significant impact on the village.

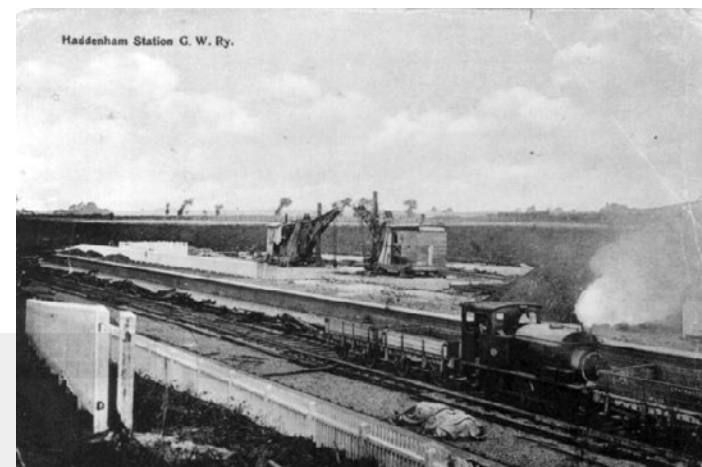
Industry

4.24 With the increase in farm efficiency and mechanisation during the latter half of the nineteenth and first half of the twentieth centuries, former agricultural labourers sought alternative employment within and outside the village boundaries. The opening of a railway station in 1906 is likely to have encouraged the growth of settlement and local industries including brickmaking. In 1915 about 75 shops, public houses, and other businesses (including a bank, several merchants, schools, and surgeons) were based in Haddenham.

The Railway

4.25 The Great Western and Great Central Joint Railways line from London to Birmingham runs to the south-west of the village.

- **1905-06:** A station was constructed at the south-western end of the village, which was opened for freight in 1905 and to passengers in 1906.
- **1963-67:** The station was closed to passengers in 1963 and the buildings demolished in 1967.
- **1987:** Haddenham and Thame Parkway station was constructed in early 1987 at its present site at the western end of the village immediately to the north-west of the Thame Road.



The railway and station under construction c.1900 (Buckinghamshire Archives)



Twentieth Century to Present (continued)

Airfield

- **1930s:** The airfield was conceived in plans as '*a civil aerodrome which would be one of the largest in the South of England*' (Bucks Herald), though this was never realised.
- **1941-1942:** During the Second World War, Haddenham Airfield was utilised by the Glider Training Squadron.
- **1943:** The airfield was acquired 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.
- **1947-1990s:** Haddenham Airfield was de-requisitioned and purchased by Chartair (later Airtech) who purchased aircraft engines and overhauled them. Airtech remained on the airfield until the 1990s.
- **1990-present:** 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.



Haddenham Aerodrome, 1943 (Google Earth)

Twentieth Century Industry

4.26 Additional twentieth century industry within Haddenham (although excluded from the Conservation Area) includes Spicer Hallfield's printing works on Banks Road (established in 1952, closed in 2009 and subsequently redeveloped for housing), and herb and spice manufacturer McCormick UK, who still have a large plant on Windmill Lane.

1961-2011

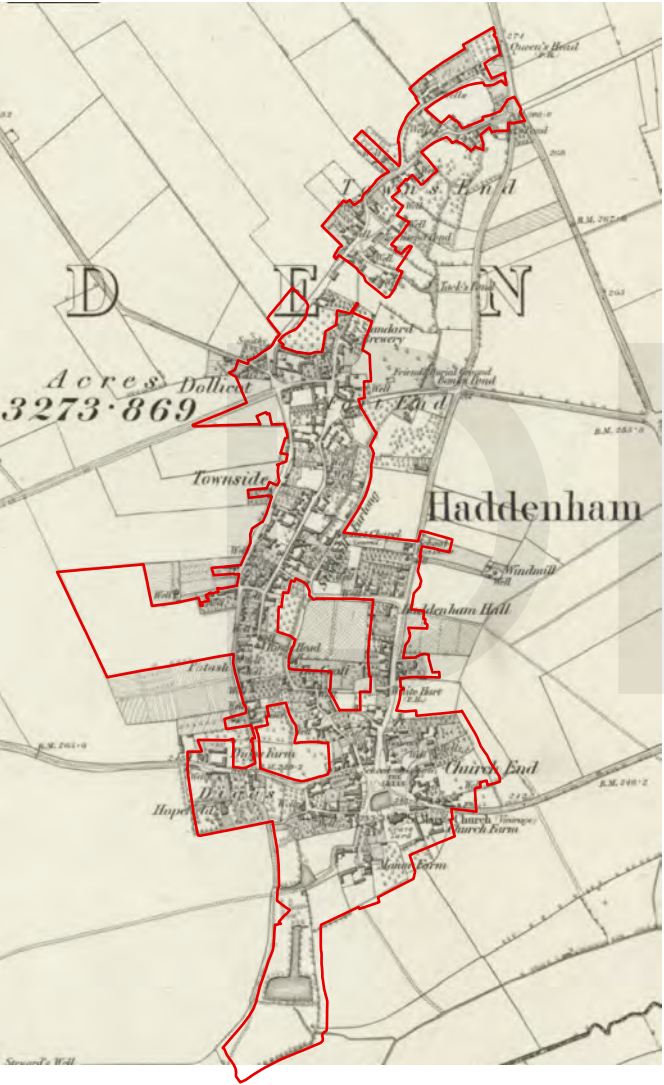
Development in Haddenham has increased significantly since the 1970s with a dramatic rise in population from 2240 in the 1961 census to 4,502 at the time of the 2011 census. By the 1970s, development within Haddenham had largely reached its modern limits with later development limited to small infill sites within the historic core as well as modern open spaces.

2021

Despite some fluctuations in numbers around the turn of the twentieth century, the population of Haddenham has grown significantly from 1,703 inhabitants in 1851 to 5,606 in 2021.



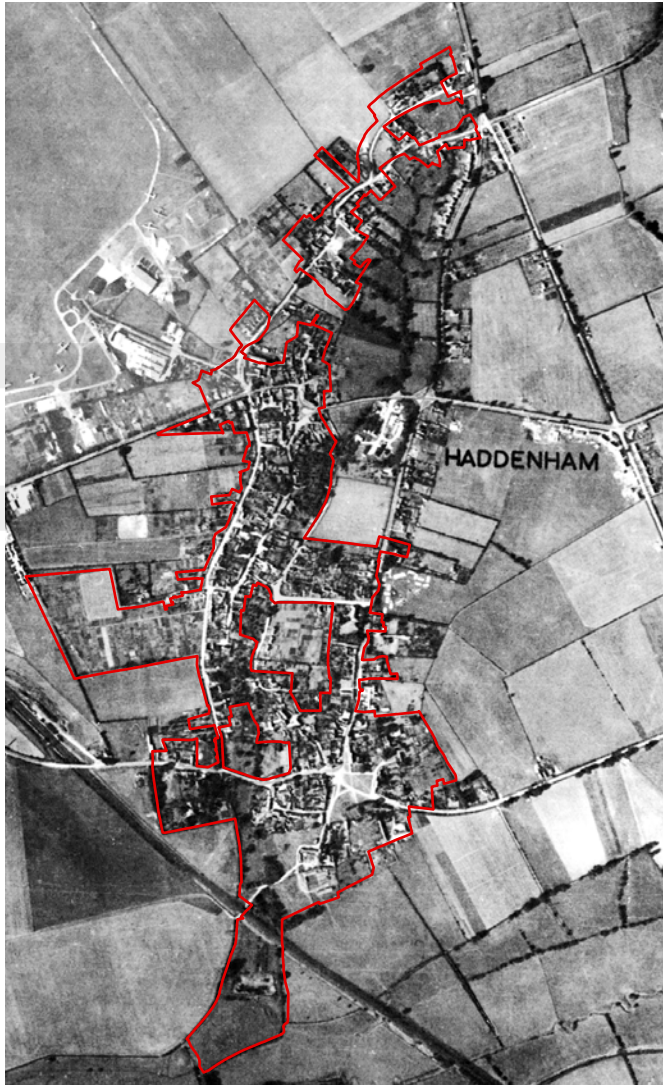
Twentieth Century to Present (continued)



1878-1899 OS Map



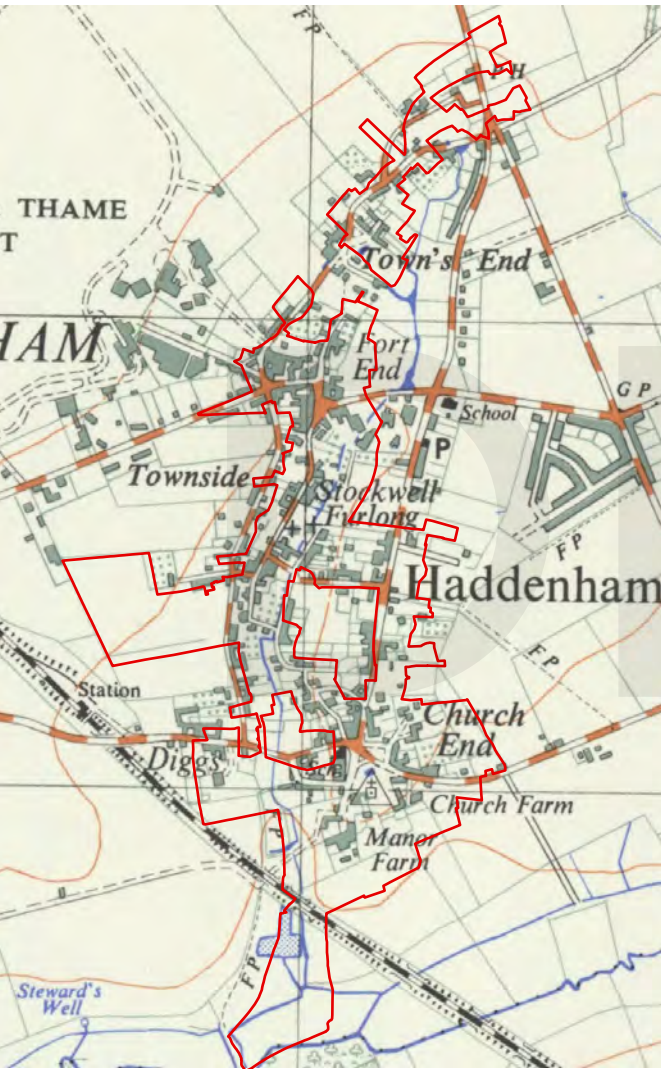
1919 OS Map



1945 Aerial Photograph (Google Earth)



Twentieth Century to Present (continued)



1958 OS Map



2003 Aerial Photograph



Twentieth Century to Present (continued)

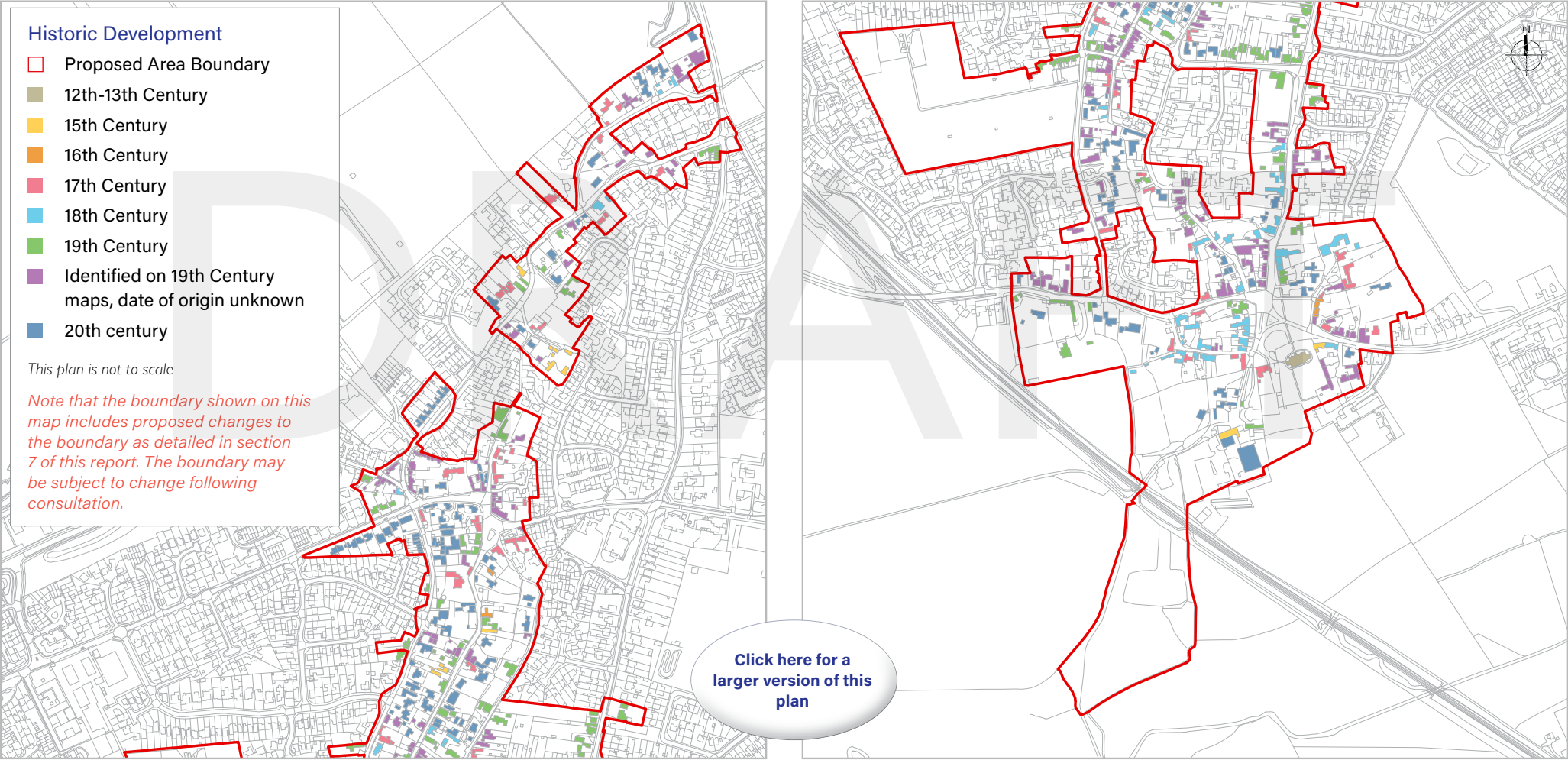


2024 Aerial Photograph



Historic Development Plan

The following plan indicates the approximate construction date of built form on each plot within the Conservation Area.



Historic Development north section

Historic Development south section



SECTION 5

CHARACTER ANALYSIS

This section provides analysis and assessment of the character and appearance of the Conservation Area and the way in which these contribute to its special interest. It considers the character of the conservation area as a whole, covering different elements of character including views, spatial analysis, material and architectural details, public realm, important views and setting.

Location and Setting	27
Views	31
Atmosphere	39
Building Types and Uses	39
Architectural Quality	46
Boundary Treatment	58
Street Surfaces	61
Street Furniture and Lighting	63



Location and Setting

Location and Overview

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

5.2 Haddenham is bypassed by the A418. This busy road links Haddenham 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.

5.3 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, west and north. This modern development has severed the historic core from most of its immediate agricultural setting, which is now only experienced to the south of the Conservation Area, a connection that should be preserved. Modern development has also not been successful in responding in planform or design to the context of the historic village, creating a disjointed approach into the historic core.

5.4 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.



Wider Location

- Aylesbury Road (A418)
- M40
- Railway

This plan is not to scale



Geology

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

5.6 Witchert or wytchett, meaning 'white earth,' is the name given to a local form of earth construction material made from a base of limestone and clay found in the local subsoils. Witchert buildings are confined to a small area that shares this local resource, stretching from the Oxfordshire border, north-eastwards through Long Crendon, Haddenham, Chearsley, Cuddington, Dinton, Stone, to Aylesbury and Bierton. For more information on this material, see [Witchert and its Care](#).


Geology

 Proposed Conservation Area Boundary


Bedrock Geology

 Purbeck Limestone

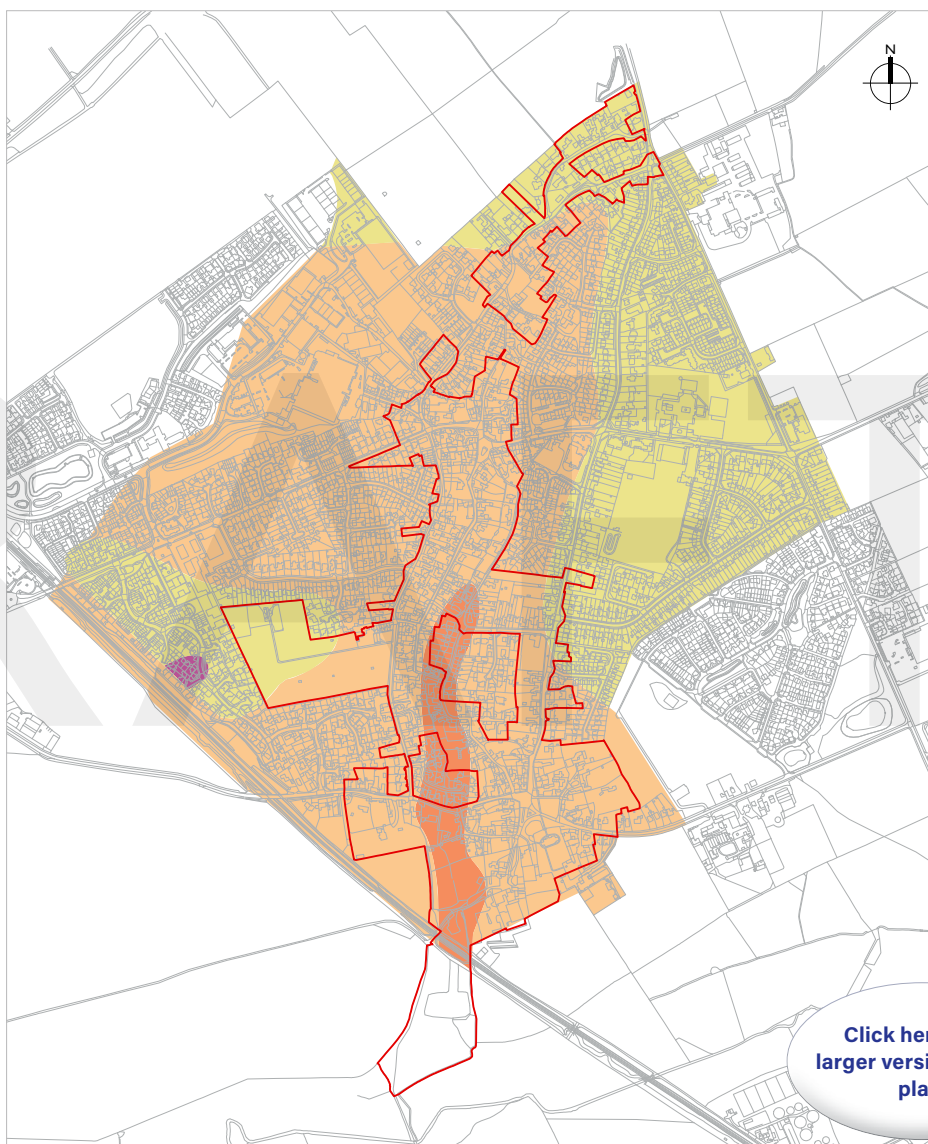
 Portland Stone formation

 Witchurch sand formation

Superficial Geology

 Head (where bedrock geology is not identifiable due to a thick deposit of broken rock and soil above)

This plan is not to scale



[Click here for a larger version of this plan](#)



Permeability

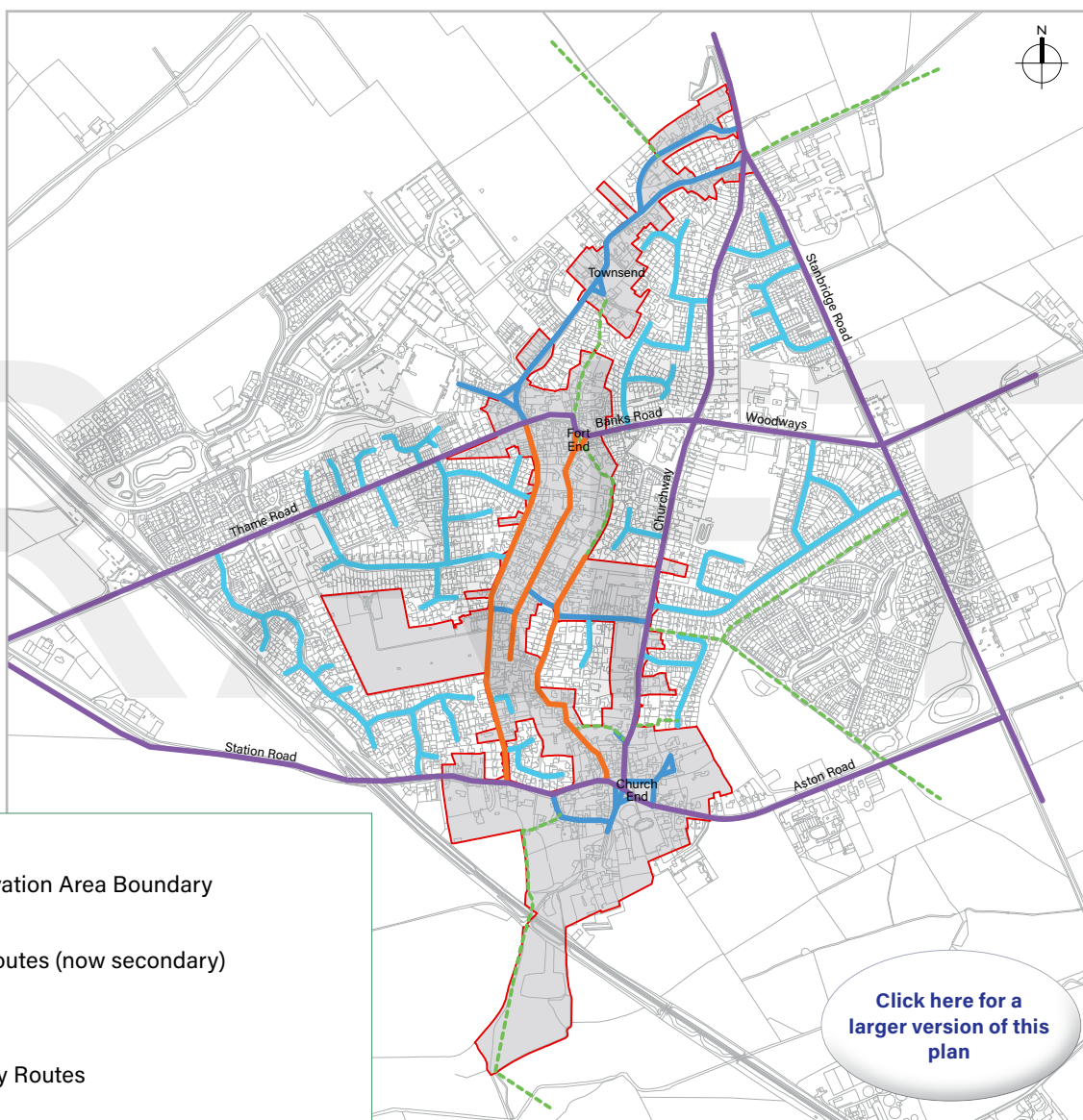
5.7 Haddenham is a highly permeable village. Historic development is primarily linear in form and orientated in a north-south direction. The roads within the historic core of Haddenham are typically narrow and curvilinear. The buildings and high walls that line the roads form hard edges and help create a strong sense of enclosure, channeling movement and views. 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 wicket walls which enclose them, create a unique quality that reinforces a sense of place.

5.8 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.

Hierarchy Of Routes

- Proposed Conservation Area Boundary
- Primary Routes
- Former Primary Routes (now secondary)
- - - Footpaths
- Secondary Routes
- Modern Secondary Routes

This plan is not to scale





Layout and Planform

5.9 Development in the southern end of Haddenham follows four main roads—Townside (west), Churchway (east) and the central axis of High Street/Stockwell (including Gibson's Lane and The Croft). Townside, High Street and Stockwell are curvilinear and parallel, while Churchway is straighter and wider; smaller roads and footpaths link them east-west. Except for High Street, which ends at the south, the other three connect the village's southern axis (Station/Aston Road) with its central east-west route (Thame Road/Banks Road/Woodways). At the northern end, Dollicot runs northeast from Thame Road to Townsend Green, then splits into Rudds and Rosemary Lanes, both rejoining Churchway.

5.10 Maps of the village dating from the nineteenth 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 nineteenth 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 Thame Road in its present form is clearly visible on the 1878-1880 map of Haddenham.

5.11 During the twentieth and twenty-first 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.



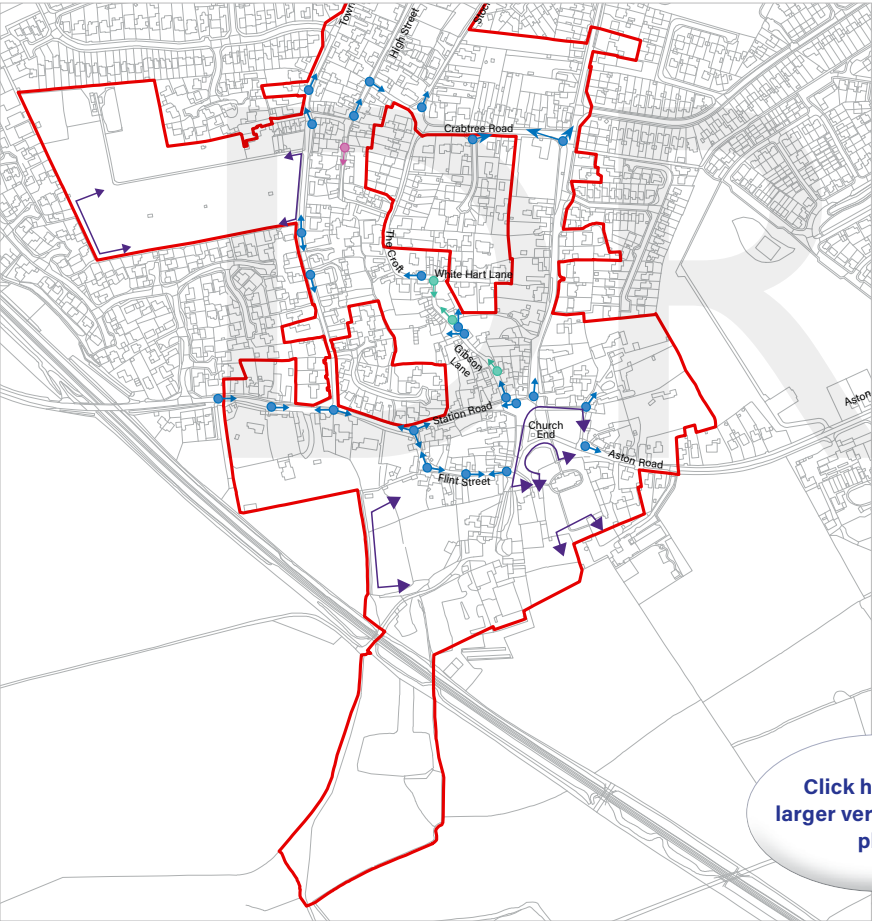
Views

5.12 Views within, into and out of the Conservation Area help to define its townscape character and setting. Views into the Conservation Area comprise of long and short distance views, given the area's topography and the massing of built form

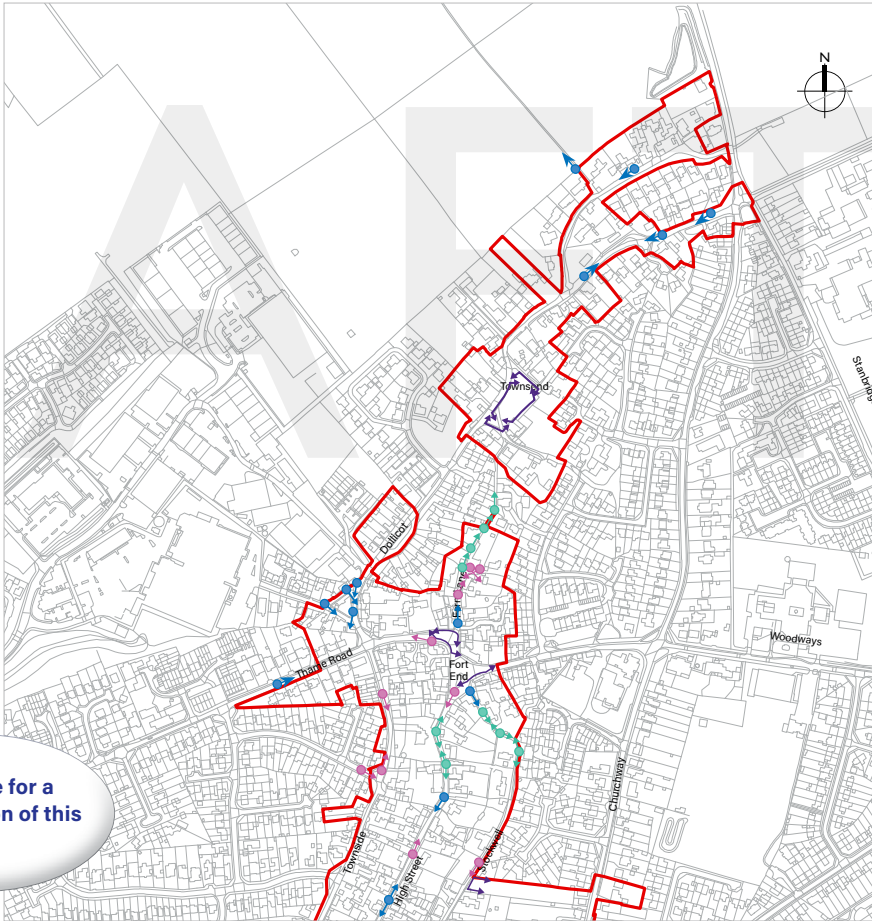
within it. This is not a comprehensive study of views and the exclusion of a viewpoint does not mean it is not important.

5.13 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 and funnelled by high witchert walls and strong road-fronting building lines.



Views north section



Views south section

Views and Vistas

- Proposed Conservation Area Boundary
- General View
- View to specific object/ landmark
- Unfolding views
- Vista

This plan is not to scale



Views into and Out of the Conservation Area

5.14 Views into the Haddenham Conservation Area are restricted to the east, north and west by modern development (twentieth and twenty-first century). Much of this development has an expansive and structured spatial quality, with the buildings at its fringes often featuring outward looking principal elevations, contradicting the more close knit, inward-facing and intimate nature of Haddenham's historic core.

5.15 To the north, views towards the Conservation Area are gained from a public footpath and Churchway. Previously, high wicket boundary walls and historic buildings interspersed between modern properties along Rosemary Lane were seen against a foreground comprised of relatively flat agricultural fields. A housing development currently under construction immediately along the northern boundary has severed this relationship with surrounding agricultural fields adjacent to the industrial estate on the former airfield, and blocked views into and out of the Conservation Area on approach from the north across the fields. In views from the agricultural northern setting, the where the Chiltern Hills once provided a backdrop to the settlement, these views have been blocked by development.

5.16 Views into the Conservation Area immediately from the south are restricted by the raised embankment of the railway line. Nevertheless, fields to the south and west of Manor Farm provide a strong agricultural connection with historic settlement. Views across to the Chiltern Hills are gained from the south of the area, particularly from the St. Mary's churchyard. From the rising topography within the agricultural landscape setting to the south, the Conservation Area is glimpsed through the railway treeline, with the tower of St. Mary's and clay tiled rooftops marking its built form.

5.17 In general, public views looking out of and into the Haddenham Conservation Area in an easterly or westerly direction are restricted by twentieth 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 out across open pasture to the south-west of the railway line



View from the south of the churchyard across the agricultural setting towards the Chiltern Hills



View from rising agricultural land to the south, where the church tower is glimpsed through the treelined train line



View from the fields to the north, looking south across the village, where modern outwards-facing development has blocked views of the Conservation Area and the Chiltern hills



What was previously a view out across agricultural fields from Rudd's Lane footpath is now a construction site and will soon be entirely urban



Rooftops visible from the train line to the south-west



Focal Views, Unfolding Views and Vistas

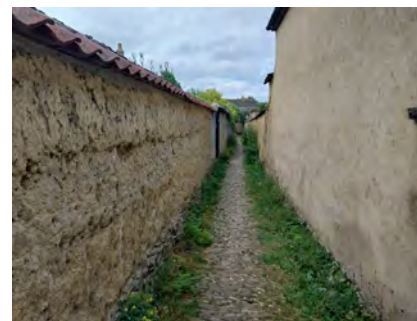
5.18 St. Mary's Church is a landmark building which provides the principal focus to views and vistas at the southern end of the Conservation Area. Elsewhere within the Conservation Area, the curvilinear nature of many of the roads and footpaths means that different buildings provide the visual focus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

5.19 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. Individual views are included in Character Area analysis in [Section 8](#).

Sample Unfolding Views



Unfolding view southwards along the narrowing Stockwell



Unfolding view between high whitewashed walls on Fern Lane



Unfolding view along Gibson Lane

Sample Focal Views



No. 10 Fern Lane forms a focal point in views northwards where the road narrows to a footpath



The King's Head bookends the southern end of the High Street forming a focal point



St Mary's Church is prominent on Church End and its tower is visible across the area



Green Spaces and Water

5.20 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. 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).



View across Townsend's green and adjacent community orchard



Church End's green

Large tree centrally dominant in Skittle's Green



5.21 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, openness 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.



View across the Parish Allotments

5.22 Rosemary Lane and Rudd's Lane are treelined which helps to reinforce their edge of the village location, although this boundary into the surrounding agricultural land is soon to be diminished by residential construction along the northern boundary.



Treelined Rosemary Lane

5.23 East of Townsend is a community orchard that gives access through to Churchway. The orchard provides an extension of the public green space of Townsend, planted in 2015 with fruit trees.

5.24 Grass verges are a common feature across the village, both historically and at entrances to twentieth century development. They are often located at road junctions and have a softening effect, reinforcing the pastoral and rural nature of the area.

5.25 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.



Greenery to the southern end of Church End, with trees along the Railway line higher in the distance



5.26 In some areas of the village trees spill over the high witchert walls which form the boundaries to many private properties. This overhanging vegetation softens the hard edges to streets created by the walls, contributing positively to the green character of the Conservation Area. 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 spill over witchert walls

Watercourses

5.27 The village is surrounded on three sides 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 runs in a north-south direction, sometimes above ground, sometimes below, from Rudd's Pond to Ford Brook. The pond is a notable feature of Church End, creating a distinct pastoral feel.

5.28 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 Haddenham 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.



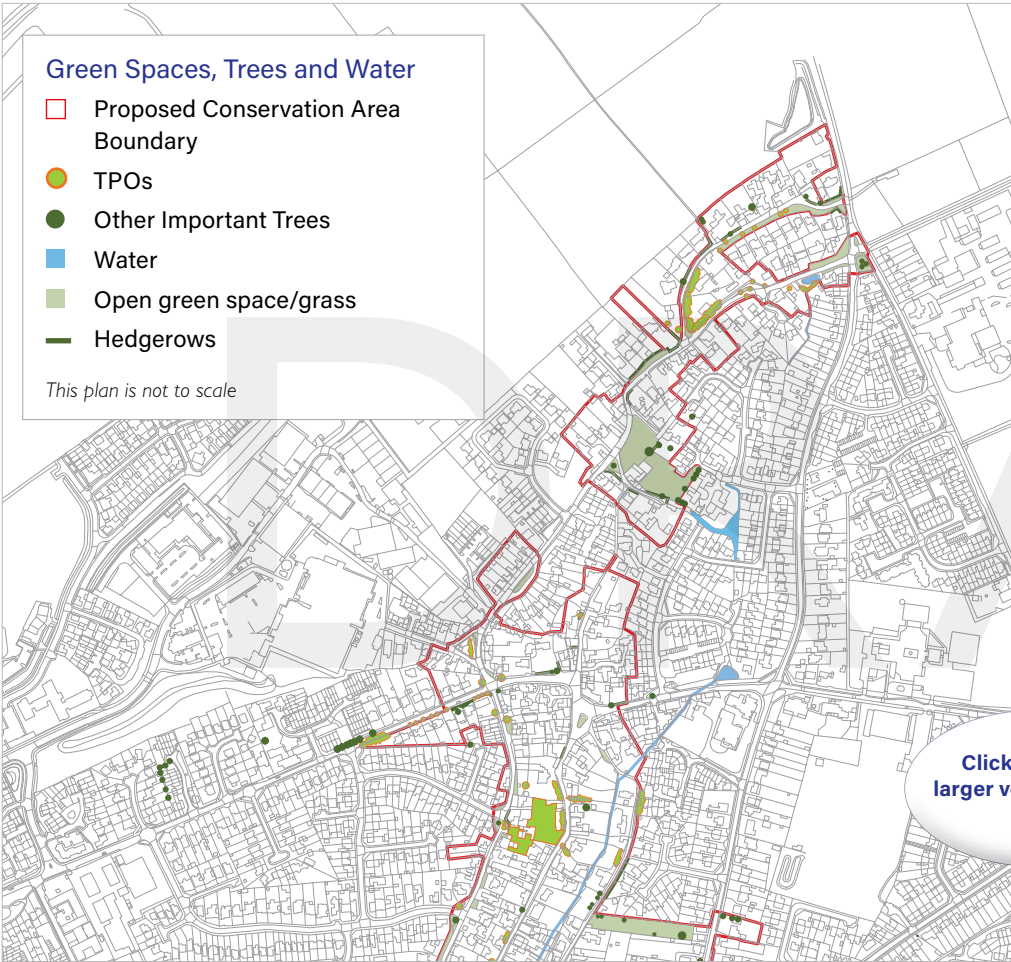
Church End Pond



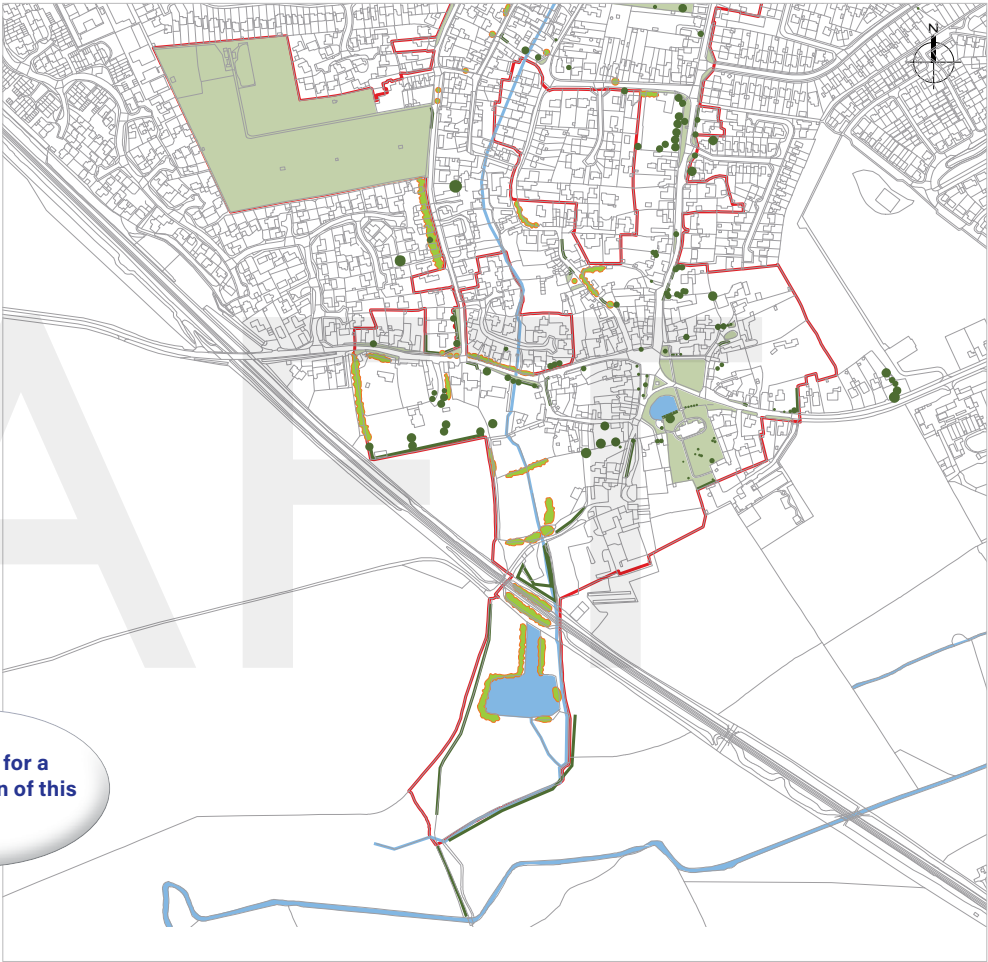
Haddenham fishpond, south of the railway



Rudd's Pond



Green Spaces and Water north section



Green Spaces and Water south section

[Click here for a larger version of this plan](#)

38



Atmosphere

5.29 Although the settlement has expanded and infilled much in the latter half of the twentieth and beginning of the twenty-first centuries, within the village it retains a rural and vernacular 'village' character. This is partly due to its form: the retention of its historic street pattern provides exaggerated narrowing of roads and prominent high enclosing boundary walls, contrasting with sections of secluded and rural-feeling open spaces.

5.30 The village has a strong sense of having 'centres', focused around the village's 'ends', each with its own strong character and community. Church End acts as a village green, on which the village community often gather for events and activities, with the church as a focal point. Fort End has a more small-scale commercial character, with pub, restaurant, small shops and services. Townsend is secluded and enclosed, with a sense of calm and remoteness. Due to its mixed-age population and large schools and other community attractions, the village always has people moving around by foot and bicycle, feeling alive and busy, despite its small-village appearance.

Building Types and Uses

Domestic Buildings

5.31 The majority of historic buildings within Haddenham are domestic vernacular cottages, small in scale and simple in plan form, constructed (prior to the nineteenth 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.

5.32 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, Grenville Manor and 22 Church End).



Grenville Manor



Ecclesiastical Buildings

5.33 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. The Methodist Chapel has since been converted into the Haddenham Museum. A modern Catholic Church is excluded from the area, located on Crabtree Road.



St Mary's Church



Methodist Chapel (now Haddenham Museum)



Haddenham Baptist Church



The modern Catholic Church



Agricultural Buildings

5.34 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 such as Manor Farm, Church Farm House, St. Mary's Barn, and Tithe Barn, and in the numerous utilitarian barns and outbuildings within the village core.

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

5.36 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 unusual and is locally significant.

5.37 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.



Converted and vacant agricultural buildings near Church End



Agricultural Buildings at Manor Farm



Converted barn building at Church End



Garden Buildings

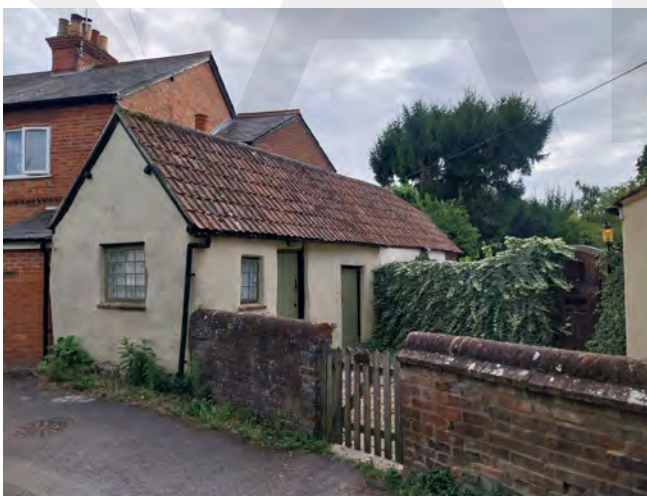
5.38 Haddenham also contains a number of thatched or tiled garden buildings, constructed of witchert or rubblestone and built into witchert walls. These buildings may have been apple or fruit stores possibly associated with the numerous orchards shown on historic maps of the village. Another interesting structure within Haddenham not visible from the public domain but located within the grounds of Dove House is the Grade II listed seventeenth century circular rubblestone dovecote. Doves and pigeons were kept by wealthy, elite families for food as well as their feathers, and to have a dovecote was an easily recognisable status symbol.



Fruit store built into witchert walls, Duck and Donkey Alley



Grade II listed rubblestone dovecote, with circular plan and conical roof, set in the private gardens of Dove House



Example of traditional outbuilding



Grade II listed wall of Fort End house, with in-built 'Garden Rooms'



Schools

5.39 Schools in Haddenham include St. Mary's Church of England First School, located to the south-east of Church End, and Haddenham Community Infant School, situated on the southern side of Woodways opposite Haddenham Community Junior School. All three schools are located outside the Conservation Area boundaries.

5.40 Within the Conservation Area 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, now converted to residential use.

5.41 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.

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



Old British School



St. Mary's Centre



Public Houses

5.43 Like many villages the public house provided and continues to provide an important role as a social focus for the community. There are five public house buildings remaining within the Conservation Area: 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. Unfortunately, only The King's Head and The Rising Sun are currently operating.



The King's Head



The Rising Sun



Rose and Thistle, now vacant

Commercial Buildings

5.44 There are a small number of buildings that have a commercial use situated within the Haddenham Conservation Area. 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.

5.45 The Conservation Area contains a handful of different types of commercial units, though the village's offering has diminished significantly since the previous appraisal. There are examples of traditional village shops and services (bakers, barber, café and furniture shop at Fort End, Post Office north end of Churchway), tertiary industries (estate agent at Fort End) and traditional skilled craft industries (marble specialists, 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.



Estate agent (right) and furniture shop/cafe (left), Fort End



Bakery, Fort End



Homeware Shop, Churchway



Post Office, Churchway



Barber shop, Fort End



Former shop on Churchway, now residential



Architectural Quality

Architectural Style

5.46 There are a significant number of historic properties contained within the Haddenham Conservation Area. Buildings in the village range in date from the twelfth 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 fourteenth century.

5.47 There are several examples of both domestic and utilitarian buildings of fifteenth and sixteenth century origins throughout the village, but by far the most significant number of the historic building stock in Haddenham dates from the seventeenth and eighteenth centuries, much of which follows rural vernacular trends including a mixture of traditional styles and paired back classicised features. Vernacular architecture uses local materials and traditions to reflect the culture and environment of a specific area, while classical architecture follows ancient classical principles, emphasizing symmetry, proportion, and formal design elements. There are also fine examples of nineteenth century architecture, in particular Haddenham Hall

(c.1835), 10, Churchway (c. 1835), the Methodist Church (1822) and the Baptist Church (1809). A large number of earlier buildings were extended in the nineteenth century.

5.48 Haddenham also contains a number of good examples of early twentieth century and modern architecture. The most cohesive group of early twentieth 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, described as 'a rare example of how to add modern houses to an ancient village without a hint of suburbia'.⁰¹ These buildings which have been listed Grade II were designed by Peter Aldington and constructed between 1963 and 1964.



The Turn, Townside

5.49 They have a strong local vernacular style, while providing sleek, modern interiors. Aldington's influence can be seen throughout Haddenham in a number of other individual buildings or small modern complexes.



Witchert terraced cottages, Flint Street



Wealden type house at 13, Church End (Church Farmhouse)

⁰¹ [Description of The Turn by Sir Peter Shephard](#)



Palette of Architectural Styles



Building Scale, Form and Massing

5.50 With the exception of the church, buildings in Haddenham are almost exclusively one and two storey; those of the former often have low eaves and dormer windows into attic rooms. Buildings of traditional witchert are often discernible by their large wall to void ratio but can easily reach the same height as other traditional constructions. It is common for historic buildings to front directly onto the road, with wall lines extended by tall boundary walls at the same wall plane, creating an overwhelming sense of enclosure. From the nineteenth century onwards, well-appointed properties began to be set back within their plots, but these often still feature strong solid boundary treatments.



Materials and Detailing

Walls

Witchert

5.51 For more information on witchert, its construction and conservation, see [Care of Witchert](#) in the Management Plan.

5.52 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 local subsoils. When mixed with water and chopped straw a walling material of relatively high quality is produced.

5.53 Most of the witchert buildings in Haddenham date from the seventeenth and eighteenth centuries, although some witchert structures were still being built as late as the first part of the twentieth century.

How to identify Witchert

5.54 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. The witchert earth is laid on the stone grumplings in layers of approximately 0.45m 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, resulting in organic and smooth wall shapes. When unrendered, Witchert walls appear rough with the berries visible. Witchert walls are thick and, when used for buildings, they often feature wooden lintels for openings, rising between one and two storeys.



Witchert boundary walls are often exposed earth, with tile thatched coping



A thatched and rendered witchert building, with visible sandstone grumplings



A witchert building with its render removed, showing both traditional mass construction (left) and an extension in witchert blocks (right)



5.55 Traditionally, most witchert house and boundary walls had thatched roofs with a substantial overhang, which ensured good protection against the weather. In most instances thatch has been replaced with clay tiles (plain and pantiles), called coping. Along the narrow lanes of Haddenham the witchert walls with their red tile copings are an attractive feature. The following map identifies many of Haddenham’s witchert buildings, though this is by no means exhaustive and owners should investigate their building for its construction material before undertaking work.

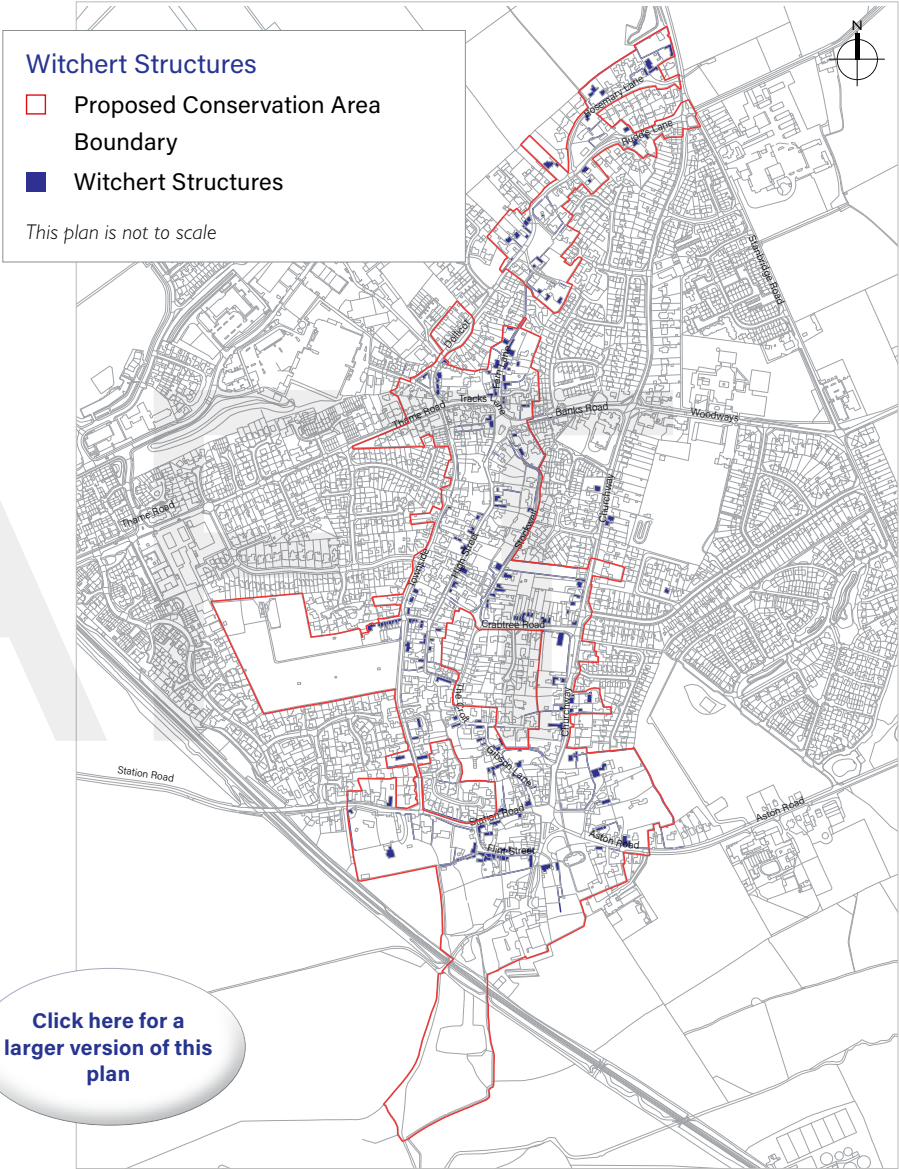
5.56 There are several examples of witchert buildings within the village where motifs have been impressed into the render to create a decorative effect. Render can also be insized to create an impression of ashlar.



Rendered witchert walls have a smooth, undulating finish



Applied decoration to witchert elevation



Witchert Structures



Brick

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

5.58 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.

5.59 The majority of bricks used in the construction of historic buildings in Haddenham are laid in a Flemish bond (bricks laid on alternate long and short edges) although there are limited examples of elevations constructed in Header bond (bricks laid on their short edge). The colour of the brickwork in Haddenham varies from the reddish-orange of the eighteenth century to the lighter oranges and buff colours of the nineteenth century, with vitrified bricks (fired at high temperature to create a black finish) also used on buildings within the village to create decorative effects. Brick is also used as a decorative dressing for rubblestone.

Stone

5.60 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 witchert where coursed rubble stone forms the high plinths upon which the witchert sits.

5.61 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 nineteenth century buildings dressed stone is used for the door and window jambs, lintels and quoins. Where rubblestone is used it is sometimes colourwashed.



Flemish bond with orange stretchers and vitrified brick headers at Ivy Cottage, Fort End



Rubble stone with red brick dressings

Timber

5.62 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 fourteenth 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.

5.63 There are also several examples of buildings dating from the fifteenth century with surviving elements of cruck frames (a single curved trunk, split in two to form an A-shaped structural frame) including 9 Townsend, 22, 26 and 28 High Street. The medieval cruck trusses of 22 High Street (Oak Beam Cottage) are exposed on the gable elevations, but in the other cases, they are hidden from external view.



Oak Beam, High Street, a cruck-frame house



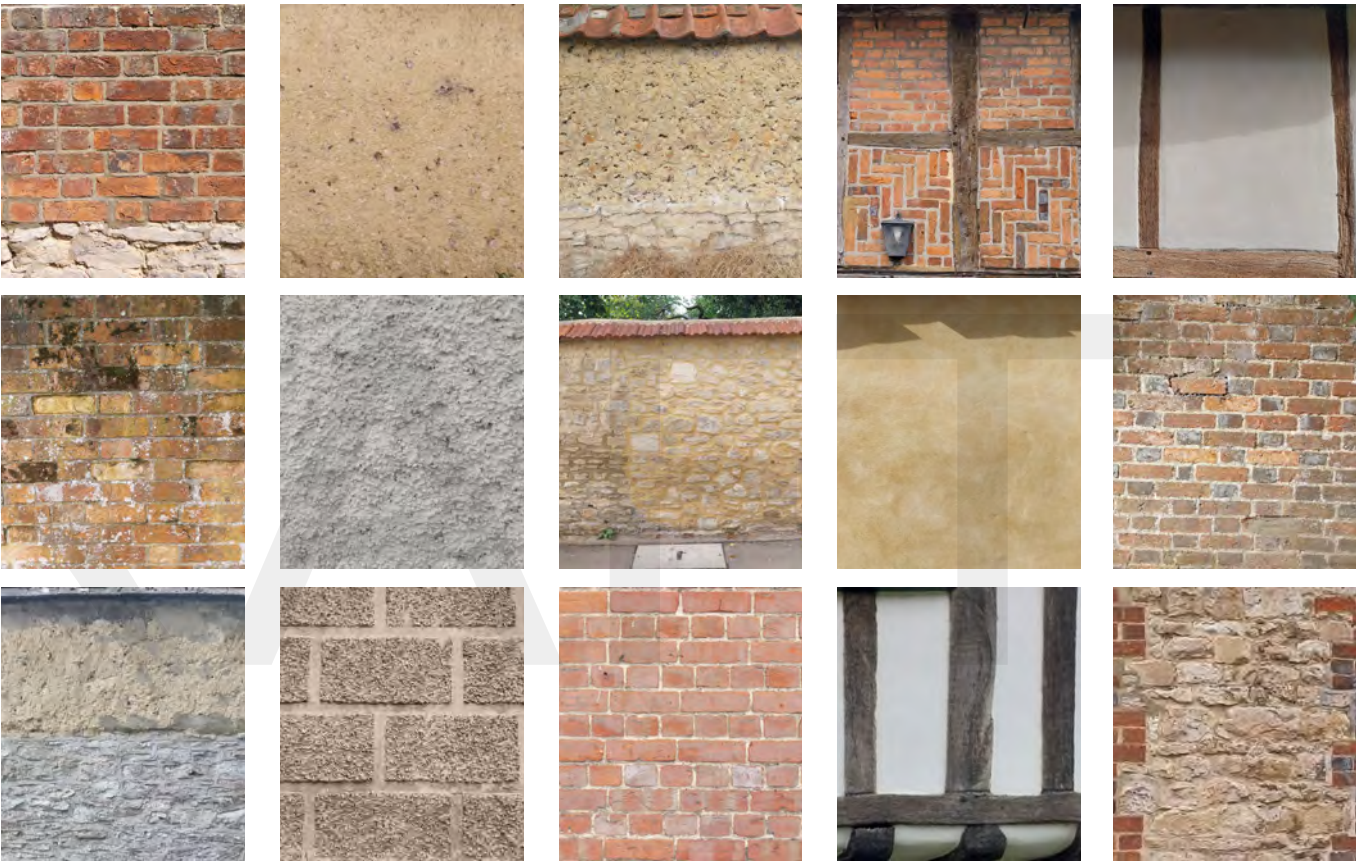
5.64 A number of the sixteenth, seventeenth and eighteenth century properties within Haddenham are timber-framed or contain elements of timber-framing. These are constructed in a traditional box-frame. The panels between the timber members were in-filled with plaster, but were often replaced at a later date with brick. In some cases the brickwork is laid in a decorative pattern for example the diaper pattern (forming a diamond) at 35 High Street or the herringbone brickwork at 6 Fort End.

5.65 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 there is a strong visual contrast between the painted surface and the blackened timber elements.



Diaper pattern made from vitrified brick headers at 35 High Street

Palette of Wall Styles





Roofs

Tiles

5.66 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 forms.

5.67 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 nineteenth or early twentieth century buildings.

5.68 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 Haddenham Vale.

Thatch

5.69 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°.

5.70 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.

Slate

5.71 Many of the nineteenth and post nineteenth 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. There is a mix of slate types across the area, primarily in gray and blue hues.

5.72 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.



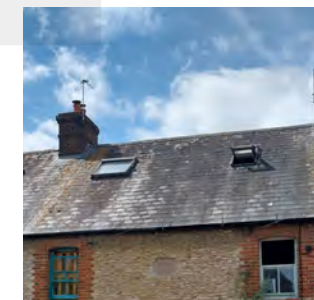
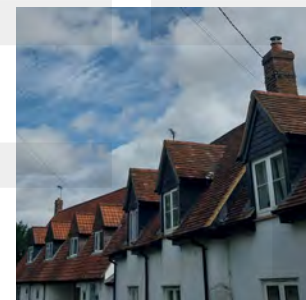
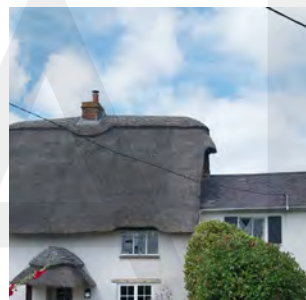
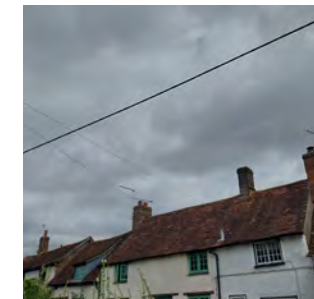
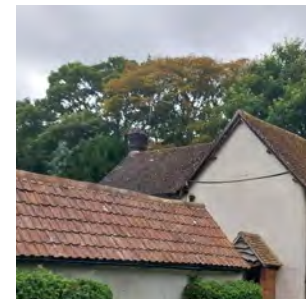
Other

5.73 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 nineteenth and twentieth centuries. Its use in Haddenham is largely confined to outbuildings and utilitarian structures.

Details

5.74 Due to the eclectic nature of buildings within the Haddenham Conservation Area 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. A number of the brick buildings within the village have dentilated brickwork at eaves and verges.

Palette of Roof Styles





Windows

5.75 With some exceptions, the buildings within Haddenham dating from or post the nineteenth century tend to present relatively regular fenestration patterns to the street, while those pre-nineteenth 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.

5.76 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.

5.77 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 comes and either fixed directly to the wooden frame or fixed to a wrought iron frame hung on a pin to enable it to open.

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

5.79 Within Haddenham there are some 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 nineteenth century or later date.

5.80 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 nineteenth century or later. There are examples of eyebrow, catslide, gabled and hipped dormers.

5.81 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.



Palette of Window Styles





Doors

5.82 Like windows, the range of building types and dates in Haddenham results in an eclectic collection of door types and ages, most of which are timber, varying in construction from early plank and batten through to four and six panelled doors. Many historic and modern doors in the area have glazed upper portions.

5.83 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.

5.84 Several 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. 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.

5.85 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 (see [paragraphs 6.25-6.31](#)). 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.



Palette of Door Styles





Witchert

5.89 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.

5.90 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 undulations which increase their visual sense of solidity and mass.

5.91 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.

5.92 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. A particularly good example is 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 and are a defining element of the character of Haddenham.

5.93 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 of repair or have been repaired using inappropriate materials. These issues are dealt with in greater detail in the [Management Plan](#).

Railings

5.94 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 twentieth century properties along Thame Road to the highly ornate Grade II listed nineteenth 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.

Stone and brick walls

5.95 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 (bricks laid on their side, forming a small cavity) bond along the northern section of Stockwell are presumably areas of later repairs.



5.96 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.

Palette of Boundary Treatments





Street Surfaces

5.97 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.

5.98 There are some small sections of blue bricks found within the village. These bricks found throughout the Haddenham Vale District are thought to originate from Staffordshire and probably date from the mid nineteenth century. These represent a wider trend across the county, likely an effect of transport infrastructure. Where examples of this surface treatment are found, they should also be preserved.

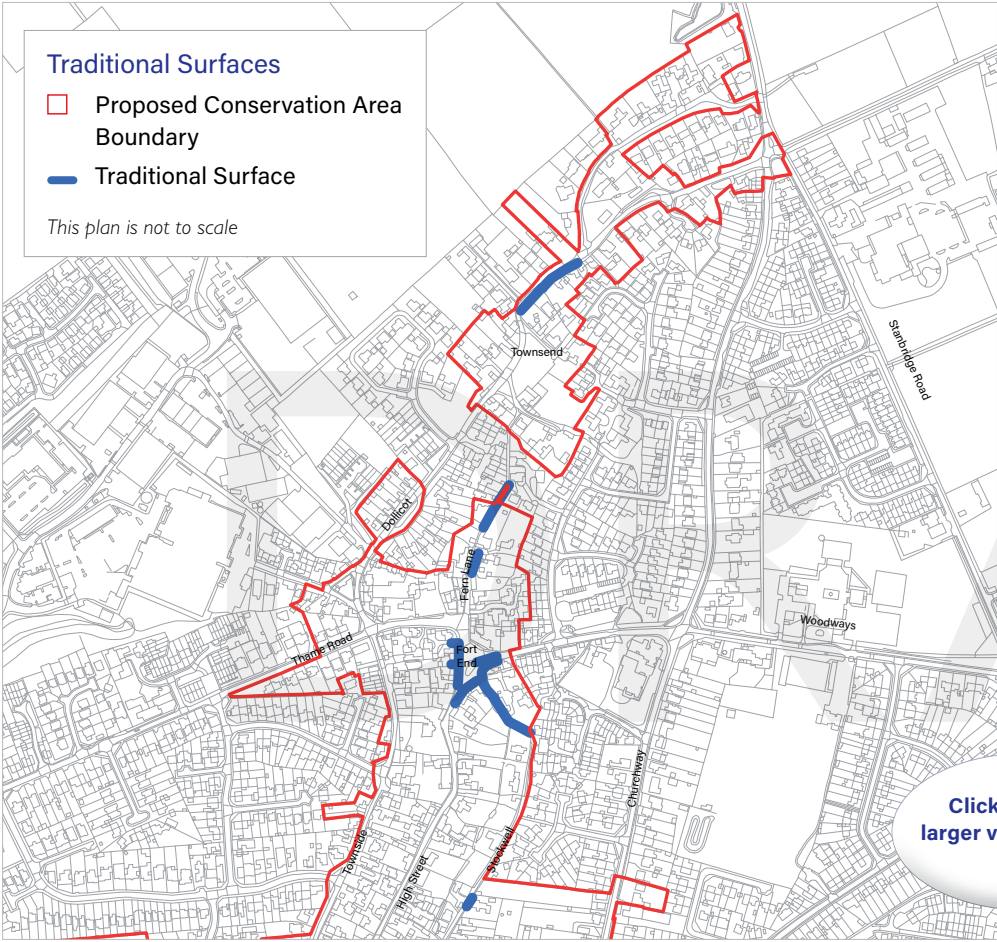
5.99 The junction between the buildings and street surfaces are key not only to the appearance of the building itself but, particularly with witchert, to the maintenance of the property. Splash back from hard impervious surfaces can damage witchert walls and at 43 High Street, this has been resolved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

5.100 Where lanes meet larger roads, a key characteristic of the streetscape is deep sweeping grass verges, which provide a contrast to the narrow and high-walled historic streets. This feature has been replicated at entrances to more recent infill development, providing visual separation that maintain an openness of character.

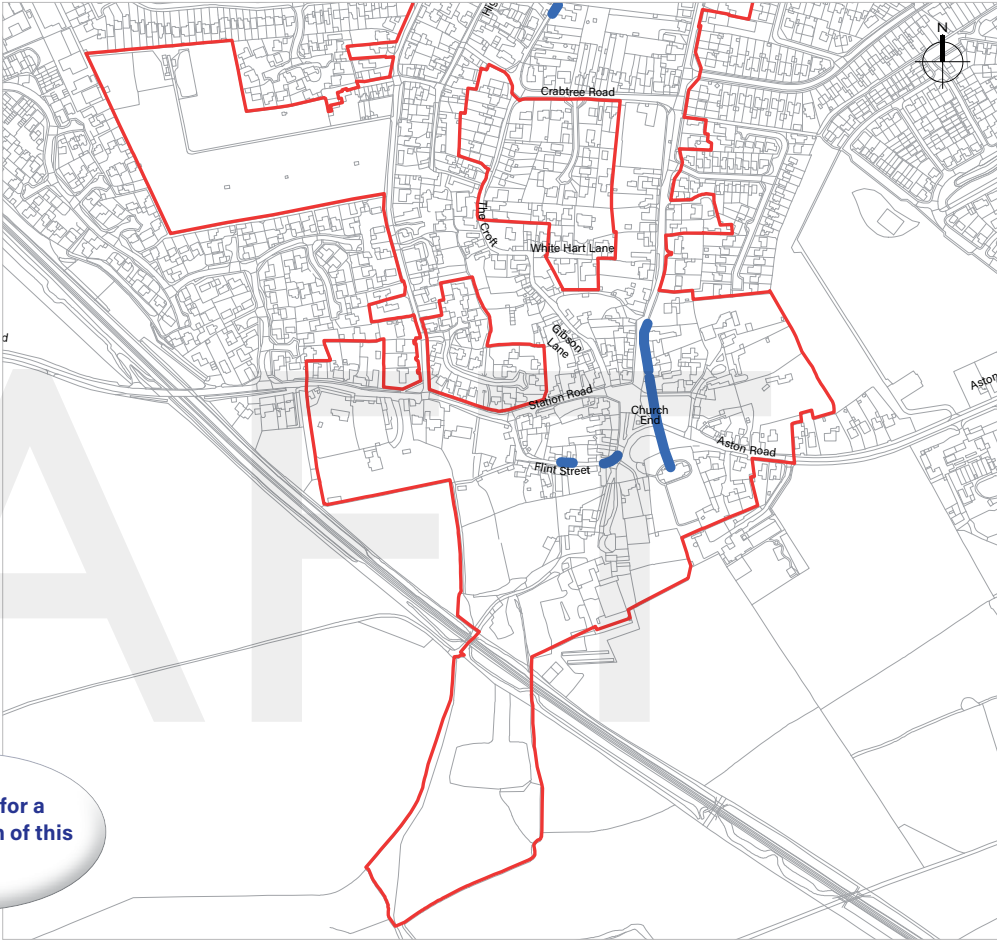
5.101 Surviving areas of traditional surfaces within the Haddenham Conservation Area are annotated on the map overleaf.

Palette of Historic Surface Finishes





Traditional Surfaces north section



Traditional Surfaces south section

[Click here for a larger version of this plan](#)



Street Furniture and Lighting

5.102 Haddenham has good provision of street furniture, particularly a healthy provision of benches in open public areas, including on the village's greens, around Church End Pond and in the community orchard at Townsend. Usually, seating is provided by wooden benches. Some benches are in a worse condition, but there appears to be a cycle of maintenance and replacement.

5.103 Street name signs follow a variety of different designs and colours, dependent on the period of their installation, predominantly painted metal with either black text on white background or white text on brown background. At Church End is a painted town sign that adds to the village's sense of local identity.

5.104 Street lighting is in an eclectic array of styles, including more traditional metal-framed lamps, lamps attached to telegraph poles, twentieth century concrete-post streetlights, and modern metal-post streetlights, many now with replacement LED heads.

5.105 A wide variety of traffic calming and carparking prevention measures have collected in the streetscape, which take a variety of forms from positive traditional high curbs formed of coursed granite setts, through

to wooden and plastic bollards, metal barriers and traditional 'one-way' traffic flow controls, which clutter the streetscene and lack unity of design across the area.

5.106 Other furniture includes traditional, red-painted phone boxes and post boxes, substantial timber and brick bus stops, public litter bins and a good supply of bike parking.

Palette of Street Furniture



Traffic Calming Measures



Eclectic traffic calming measures are not unified in design across the area



SECTION 6 MANAGEMENT PLAN

This part of the document opens with overarching management principles for the Haddenham Conservation Area. It then provides brief background on the legislation and control measures which Conservation Areas are subject to, then assesses the issues and opportunities within the Area in more detail and provides recommendations for managing change in a way that is sensitive to the special heritage interest of the Conservation Area.

Overarching Management Principles for the Haddenham Conservation Area	65
General Management of Conservation Areas	66
Issues, Opportunities and Recommendations	69



Overarching Management Principles for the Haddenham Conservation Area

6.1 The main aim is for change within the Haddenham Conservation Area to be planned and carried out in a considered way which is sympathetic to its special heritage interest.

6.2 The historic environment of Haddenham should be maintained in good condition.

6.3 Proposals for extension, alteration and new development within or in the setting of the Conservation Area should preserve or enhance its special interest through high quality design and construction which is sympathetic in terms of scale, massing, proportions, materials, detailing and response to local context.

6.4 As a highly significant local construction material, wickert structures should be identified, their regular maintenance encouraged, and change carefully managed to ensure their conservation.

6.5 Open green spaces and bodies of water are important to the character of the village and should be conserved. Trees and greenery in private gardens visible from the public realm make a positive contribution to the rural nature of the village and should be maintained.

6.6 Changes in response to climate change are encouraged but should take into consideration the character and appearance of the Conservation Area.

6.7 Removal of inappropriate and unsympathetic elements of buildings, roof clutter, street surfaces and the street scene is encouraged (details of inappropriate elements are discussed in [paragraphs 6.25-6.31](#)). For streetscapes, changes should be in line with advice in the AVDC Highways protocol (2012), considering good street and landscape design highlighted in the streetscape design toolkit commissioned by the Parish Council ([paragraphs 6.62-6.66](#)).

6.8 Reinstatement of lost historic features, such as timber windows, is encouraged.

6.9 The viability of an Article 4 Direction should be considered and, if implemented, should be reviewed periodically.



General Management of Conservation Areas

Understanding Special Interest

6.10 All Conservation Areas have special architectural and historic interest. The reasons why the Haddenham Conservation Area has special interest are set out in [Section 2.0](#). In order to achieve Management Principal 6.1 above and preserve the Area's special heritage interest, change must be grounded in an understanding of why a place is special or 'significant'. This special interest may be derived from the appearance of a building, its design, group value, historical use and the contribution it makes to our understanding of the history of Haddenham, or its importance to people. The Summary of Special Interest in [Section 2.0](#), the Character Analysis in [Section 5.0](#) and the more detailed reviews of different parts of the Conservation Area in the Character Areas [Section 8.0](#) should be referred to in order to provide those planning change with an understanding of what the special interest, character and appearance of the Conservation Area is so that changes respond appropriately to it.

6.11 More detailed analysis may be required on a specific building or site in order to understand a place in more detail and the impact changes may have. Heritage Statements or Heritage Impact Assessment reports will set out information about the history and special interest of a site, as well as provide advice on whether a scheme will preserve or enhance significance. The process of assessing the impact of a scheme on the special interest of the Conservation Area, the heritage assets within it and their setting is important as it will highlight where schemes may be harmful, as well as highlight opportunities for positive changes, so that designs can be reviewed and updated to reduce harm.

6.12 These reports and advice, usually prepared by specialist heritage consultants, are typically a requirement of planning applications within Conservation Areas and are always required for Listed Building Consents. These reports should be proportionate, so that a small change within a less important building in the Conservation Area would not require such as detailed study as a large-scale redevelopment.

Planning Policy and Guidance

6.13 As well as guidance in this Conservation Area Appraisal, Buckinghamshire Council has planning policies set out within the Vale of Aylesbury Local Plan which relate to heritage. Anyone planning change within the Conservation Area should refer to these policies and ensure their proposals comply with their aims. Policy BE1 regarding heritage assets (which would include the Conservation Area, Listed Buildings and Locally Listed Buildings) is summarised below:

- a All development should seek to conserve and, wherever possible, enhance the significance of heritage assets and their setting.
- b Proposals which affect the significance of either a designated or non-designated heritage asset and/or its setting will need to be assessed to determine whether the impact on the special interest of the asset will be affected.
- c Development affecting heritage assets should achieve a high quality of modern, innovative design that respects and complements its historic context.



6.14 BC's Heritage Team offers a pre-application service, which can be useful for any application. This is a chargeable service, but the feedback received can enhance the design quality of a scheme and reduce the likelihood of refusal of planning permission through early-stage identification of issues. This service can also be used to check the suitability of repair work and whether planning permission is required for proposed alterations or repair: <https://www.buckinghamshire.gov.uk/planning-and-building-control/conservation-heritage-and-archaeology/heritage/get-heritage-advice/>. Other Planning Pre-Application services are also available to cover specialisms such as Planning or Environment.

6.15 In addition to legislative and policy requirements there is the wealth of best practice guidance and advice available from Historic England and other heritage organisations. Links and details can be found in [Further Information and Sources](#).

Restrictions On Permitted Development In Conservation Areas

Permitted Development Rights are works which can be undertaken without the need to gain planning permission. Some Permitted Development Rights are removed in Conservation Areas meaning that you will need to gain planning permission for certain works that materially affect the external appearance of buildings. This includes, but is not restricted to:

- a the total or substantial demolition of buildings or structures (including walls of over 1m in height, gate piers and chimneys);
- b other partial demolition including new openings in external elevations;
- c works to trees with a diameter of 75mm or greater, measured at 1.5m from soil level;
- d changes to the external finish of a building (including rendering, pebble dash or other cladding);
- e changes to the roof shape including installation of new dormer windows and chimneys;
- f any extension other than a single-storey rear extension of 4m or less (3m or less if the house is terraced or semi-detached);

- g extensions to the side of buildings;
- h any two-storey extensions;
- i erection of an outbuilding to the side of a property;
- j aerials and satellite dishes on chimneys or elevations visible from the street;
- k putting up advertisements and other commercial signage (Advertising Consent may also be required);
- l changing the use of a building (e.g. from residential to commercial); and
- m installing solar panels that are wall-mounted on a wall or roof facing the highway (note that solar panels on a roof not visible from a public space or highway may not require planning permission- see [paragraphs 6.78\(d\)](#) for more details).

6.16 For further information and advice about when planning permission is required within a Conservation Area, see the guidance on the Government's Planning Portal <https://www.gov.uk/planning-permission-england-wales> or contact the BC's Planning Department.



Article 4 Directions

6.17 When a Conservation Area is at risk through the loss of historic features and elements which make up its character, bespoke controls called Article 4 Directions can be put in place to ensure that specific elements of a Conservation Area are protected from harmful changes. The application of an Article 4 Direction to a property does not mean change cannot happen but that it must be sympathetic to the character and appearance of the Conservation Area.

6.18 Article 4 Directions remove certain permitted development rights in addition to the list in the previous section, meaning planning permission will need to be sought before work can be undertaken. Buildings usually covered by Article 4 Directions are unlisted or Locally Listed dwellings. The sorts of things that can be covered include changing windows and doors, erection of porches, adding a hard surface such as a driveway, changes or demolition to boundary treatments, or painting the exterior of a property where it has not previously been painted.

6.19 The benefits of Article 4 Directions are that they ensure the special historic character and appearance of a Conservation Area is not further eroded and that gradually changes will be made to properties which reverse any trends where inappropriate alterations have been made, leading to the Conservation Area being a more beautiful place to live. The Directions encourage good design and use of materials which enhance special historic areas.

6.20 Should the Council choose to do so, the process of implementing any new Article 4 Directions will be undertaken at a future date, separate from the adoption of this CAAMP.



Issues, Opportunities and Recommendations

Condition And Maintenance

6.21 Although the majority of buildings within the Conservation Area are in good repair, there is localised evidence of limited maintenance and disrepair which detracts from the special interest of the Conservation Area. The most common problems in this respect are the growth of foliage and shrubbery on building frontages or roofs, slipped tiles, guano build-up, blocked drainage goods, the discolouration of render and stonework, peeling paintwork particularly on timber doors and windows, and rotting timberwork. Haddenham also has issues with the maintenance and conservation of Witchert, including both buildings and boundary walls, discussed in more detail in [paragraphs 6.79-6.90](#).

6.22 All buildings require maintenance and repair regardless of their age, designation (or lack thereof) or significance. In Conservation Areas, it is important that such works are carried out sensitively to protect the historic fabric of buildings and respect and preserve the established character of the wider area. Regular maintenance ensures that small problems do not escalate into larger issues, lessening the need for repairs and is therefore

cost effective in the long-term. Regular maintenance tasks could include but are not limited to:

- a Regularly clearing gutters and drain grilles of debris, particularly leaves;
- b Clearing any blockages in downpipes;
- c Sweeping of chimneys;
- d Removal of vegetation growth on or abutting a building; and
- e Repainting or treating timber windows and other external timberwork.



Peeling paint is a common problem on rendered buildings, often due to the poor compatibility of modern impervious paints



A prominent witchert outbuilding suffering from lack of maintenance, resulting in crumbling render and rotting windows



Peeling paint is a common problem on rendered buildings



6.23 Repair is work beyond the scope of maintenance, to fix problems caused by decay, damage or use. Identification of repairs may arise during regular inspection of buildings or following extreme weather events and could include repairing damage to roof coverings, repointing of brickwork or repairs to windows. It is important to understand and fix the cause of the damage or defect so that the repair is long-lasting and the problem does not happen again, such as fixing a leaking gutter rather than just painting over an affected part of the building to disguise the water damage. Consent may be required for some types of repair work, so it is advisable to discuss with the LPA before any work is undertaken.

6.24 Opportunities and Recommendations relating to condition and maintenance include:

- a Carry out regular maintenance to retain the condition and appearance of buildings,
- b The following should be considered when planning repair works:
 - i Repairs should always be considered on a case-by-case basis. A method of repair which is suitable for one building may not be suitable for another.
- ii Repair is always preferable over the wholesale replacement of a historic feature.
- iii Use materials and construction techniques to match the original to maintain the appearance and character of the building.
- iv Buildings of wattle and daub construction should be identified and their specific needs understood before undertaking repair (see [paragraphs 6.79-6.90](#)).
- v Like-for-like replacement of a historic feature when it has degraded beyond repair is usually the correct approach. This means replacing the element with the same materials and construction techniques.
- vi However, when previous repair or replacement has occurred using inappropriate materials or techniques (see [paragraphs 6.25-6.31](#)), reinstatement of the original historic material is encouraged, such as replacing modern cement mortar with a traditional lime mortar when repointing brickwork.
- vii Repairs should be carried out to the minimum area possible to fix the issue, so that as much historic fabric as possible is retained.
- viii Repairs should, where possible, be reversible as better alternatives may become available in the future.
- c For more detailed information on maintenance and repair, Historic England and other heritage bodies provide a wide range of advice and guidance on how to care for and protect historic places (see [Further Information and Sources](#)).
- d Various legislative options are available to the Council to serve notices within Conservation Areas and on owners of Listed Buildings to secure their appropriate conservation and repair if they are at serious risk due to their condition or neglect, such as Urgent Works or Repair Notices.



Inappropriate Alterations

6.25 There are certain alterations to historic buildings that are inappropriate in terms of either their compatibility with historic fabric or in terms of their visual appearance.

6.26 A key example is the replacement of historic timber doors and windows with modern uPVC. Typically, these replacements have less refined details, can be chunkier in profile and can change the original type of opening (for example a sash window being replaced with a top-hung casement). These changes mean the original visual intentions of the windows and doors are eroded, with a negative impact on the building's visual appearance and integrity. Additionally, the service life of these windows is short (around 25 years) compared to well-maintained traditional windows (often 100+ years) and they can be difficult to repair. These windows

are not widely recycled and often end up in landfill sites. It can therefore take many years to offset the energy and carbon used to produce uPVC windows, compared to appropriately upgrading traditional windows, meaning that over their whole lifespan uPVC

windows are not better for the environment. The use of plastic windows and doors also reduces the breathability of traditionally constructed buildings, by trapping moisture with the building, potentially causing damp problems.



Example of an historic building retrofitted with inappropriate uPVC and impermeable paint, while also showing other signs of major structural failure, likely due to inappropriate interventions



Inappropriate uPVC door and external utility boxes and pipework



6.27 Similar to the use of uPVC windows, cement-based mortar or render on historic buildings also lacks the 'breathability' of historic lime-based mortars which can also lead to trapped moisture and decay. Replacement cement mortar to pointing can often also be less refined than the original, with thicker bands and raised surfaces to pointing which detract from the appearance of the surrounding brick or stonework. Rendering over the exterior of a historic building also means the loss of attractive brick or stonework originally designed to be seen and appreciated. The same principles also apply for the use of modern non-breathable paints.



The use of cementitious render over solid wall construction can cause failure and degrading of structures

6.28 Loss of traditional materials and details detracts from the overall appearance of buildings and street scenes as the consistent historic character is lost. Examples include replacement of original slate or tile roofs with concrete tiles, loss of decorative ridge tiles and finials, loss of chimneys, replacement of metal gutters and downpipes with plastic. Other modern additions visible throughout the Conservation Area are alien in a historic street scene, adding visual clutter and detracting from the appearance of the Conservation Area. These include satellite dishes and television aerials, electricity, gas and broadband boxes, security alarm boxes and security cameras. On elevations fronting public streets or spaces these can have a detrimental impact, though if located more discreetly they are normally acceptable. Rooflights on historic buildings can also look out of place, especially when located on elevations fronting public streets and spaces, so will not normally be acceptable. Where discreetly located they may be acceptable but should be flush fitted conservation style units.



Similar unlisted nineteenth century buildings that have undergone detrimental alteration, including the installation of uPVC windows of inappropriate style and possible cement-based render



6.29 In general, many buildings in Haddenham front directly onto the street or onto open greens. Where front gardens exist, boundary treatments have been well retained, and good examples exist from most periods of property. In a select number of examples, hardstanding has been introduced into gardens, removing earlier boundary treatments (see [paragraph 6.63](#))

6.30 Changes to historic boundary treatments would harm the area's character, as new boundaries are in a variety of materials, styles and heights meaning consistency in appearance is lost. Timber fencing is not considered an appropriate front or highways facing boundary treatment and will be discouraged. Retention of historic boundary treatment is strongly encouraged and the reinstatement of lost boundary treatments is encouraged.

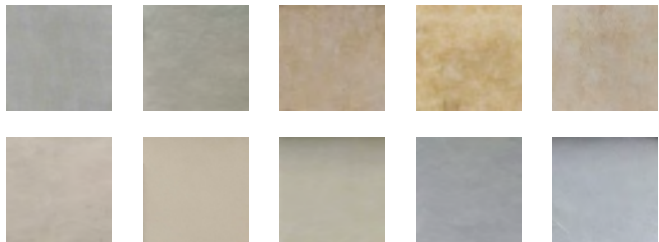
6.31 Opportunities and Recommendations relating to inappropriate alterations include:

a Replace uPVC windows and doors with traditional timber units in designs to match as far as possible what would have originally been in place. Future change of traditional timber windows to uPVC should be resisted.

- b Remove modern additions, such as television aerials, especially when the technology becomes redundant.
- c Where new television aerials and satellite dishes are proposed on a wall, chimney or roof slope that faces onto, and is visible from, the public realm of the Conservation Area (principally front and side elevations), this requires planning permission and is generally not acceptable. Site any necessary utilities additions discreetly to be less visually intrusive, such as on a side or rear elevation where possible.
- d Rooflights should be located on roof slopes that do not face public streets or spaces. They should be flush fitted conservation style units to reduce their visual impact.
- e Retain or replace original architectural details and features with designs and materials to match as far as possible what was originally there, in order to retain and re-establish historic character.
- f Where buildings have an unpainted external finish, commonly brick, this should remain unpainted. Where brick finishes have been previously painted, there is a preference for the removal of the painted finish where practicable. Any paint used

on water permeable traditional buildings should be breathable. Paint colours on external walls should draw upon their context; within Haddenham painted walls are largely of light-toned white, cream and earthen colours. Painted timber doors are an architectural feature capable of receiving more bold, individual colour palettes, and a variety of colours and tones can enliven the street scene.

g Historic boundary treatments should be retained. Inappropriate replacement boundary treatments should be replaced when opportunities arise. Further detrimental alteration to or loss of historic and traditional boundary treatments will be discouraged. Retaining and adding to greenery in front gardens would have a positive impact on the appearance of the Conservation Area.



Samples of appropriate external wall colours taken from historic buildings in Haddenham



Demolition, Extension, Alteration and New Development

6.32 Changes to buildings within the Haddenham Conservation Area must be well designed and be high-quality in terms of materials and construction. Changes must have regard to the setting of the building, therefore reflecting the character of the individual part of the Area in which it is set (see [Character Areas](#) section for more details) in terms of scale, massing, historic street pattern, and materials.

6.33 If designed and constructed poorly, new buildings, extensions and alterations can detract visually from the Conservation Area. There are modern buildings, particularly in the form of mass housing developments in the Conservation Area's immediate setting, that detract because they have a poor-quality design, scale and massing that is out of context with the historic grain, no or low-quality detailing and a general failure to reference or integrate with the surrounding street scene.

6.34 Good quality modern housing should respond to local materials and massing, while using contemporary design and techniques. Examples of design that fits well into the Conservation Area include the 1960s Grade II listed Turn End, which uses the local rendered finish, clay roofing and strong boundary walls in a Brutalist re-imagining of the local vernacular that was innovative, while responding to its context. Better recent design is clearly new, while picking up on the forms and materials of the historic environment. Bad design is often blocky and unimaginative, formulaic, or creates pastiche of historic buildings that fail to have a sense of identity.

6.35 There are no notable detracting buildings within the Conservation Area. Modern buildings tend to be neutral to the area's character. In future, new or redeveloped modern buildings have the potential to enhance the Conservation Area through good-quality design as laid out above.



Some new builds demonstrate an understanding of local forms, such as this curved render wall, acknowledging organic wichert form



6.36 Haddenham Parish Council reported that 1,104 homes had been approved since the 2011 census. If these homes were to be occupied by an average of 2.5 people, the total population of Haddenham could increase to around 7,200. Given current pressures, there is an inevitable desire for new development in, or in the setting of, the Haddenham Conservation Area, evidenced by ongoing fringe development. In addition, there is a nationwide housing shortage with local authorities under pressure to permit new residential developments. The dense character of the Conservation Area means there are few vacant sites and therefore limited large-scale development opportunities within the area.



Standard modern design uses formulaic designs that do not pick up on local materials, scale or form



Modern buildings near the orchard, while using local material like pantile, timber lintels and render, risk tipping towards pastiche



6.37 Opportunities and Recommendations relating to demolition, extension, alteration and new development include:

- a All extensions, alterations and new buildings must be high-quality in terms of design and construction, and should be planned with reference to historic context. They should consider:
 - ii The relationship with any adjacent buildings or open spaces;
 - iii The potential to draw inspiration from the historic use and character of a site;
 - iv The contribution of any gap site (i.e. is it a historic gap within the street frontage or does it detract);
 - v The materials and architectural detailing characteristic of the area. The Character Analysis ([Section 5.0](#)) and individual Character Area assessments ([Section 8.0](#)) should be used as a reference to inform the choice of materials and detailing for new design;
 - vi The texture, articulation and weathered surface appearance that gives the surrounding historic fabric visual complexity;
- vii The scale and grain of the surrounding area, including historic plot boundaries;
- viii Its height in relation to its neighbours and surrounding context (see more specific guidance for individual Character Areas in [Section 8.0](#));
- ix The potential impact on local views and village-wide views;
- x The potential impact of the new design on the setting of any neighbouring Listed Buildings or Locally Listed Buildings; and
- xi The potential impact of the new design on known or potential archaeological remains.
- b Gap sites can detract from the character of the Conservation Area and therefore demolition of whole buildings will only be permitted where rebuilding is guaranteed, or where the site was historically open and this remains appropriate.
- c The appropriateness of demolition, extension or new building will be considered on a case-by-case basis, as what is appropriate in one location will not necessarily be acceptable in another.
- d Extensions should normally be subordinate to the existing buildings in their scale, massing and design.
- e Extension to the side and front of buildings is unlikely to be appropriate as this may infill historic gaps between buildings and change the visual appearance of the streetscape, whereas extension to the rear is more likely to be acceptable.
- f Current identified green spaces should be protected and retained (see [paragraph 6.55](#) for more details).
- g Refer to the [Aylesbury Vale Area Design SDP](#) when planning alteration, extension or new development, which includes guidance on how to respond to historic context, including local vernacular and distinctiveness, reiterating that development within or adjacent to a conservation area must respect the special character of the area. Other planning guidance and design guides are also available on Buckinghamshire Council's website, including guidance relating to parking, travel and biodiversity: <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans-and-guidance/local-planning-guidance/>.



- h New and replacement development should take account and comply with Policy BE2 of the Vale of Aylesbury Local Plan: Design of new development.
- i Whilst the design of extensions, alterations and new development should typically use materials and finishes which are characteristic of the Conservation Area, including local brick, there may be scope for use of a wider, less traditional material palette where these are part of a high-quality, sensitively designed scheme that complements or enhances the appearance of the original building and the Conservation Area.

Setting

6.38 The agricultural setting of the Conservation Area in Haddenham has been continuously eroded, particularly by the introduction of sprawling twentieth and twenty-first century residential development surrounding the area to the east, west and north, which does not respect the village's historic pattern of development, imposing formulaic and geometric designs and layouts. The setting is further diluted by commercial development such as on the site of the former airfield and east of Stanbridge Road, which distract from the of historic development within the Conservation Area. Such change

is inevitable given pressures on housing and infrastructure, but new development should be of high-quality and respect the historic form and character of the locality. Where the strong connection to the Conservation Area's immediate rural setting remains intact to the south, this should be conserved.

6.39 Opportunities and Recommendations relating to the setting of the Conservation Area include:

- a New development within the setting of the Conservation Area should take account of and be sensitive to:



Large, detached and outward looking modern houses in a linear arrangement at the interface with the village's agricultural setting to the north

- i Its location within the setting of the designated heritage asset and enhance rather than harm its special interest.
- ii Be of the highest quality design and execution, in order to preserve and enhance the character of the Conservation Area and, where relevant, help phase out ill-considered and unsympathetic interventions from the past.
- b Retention and conservation of the rural setting to the southern end of the Conservation Area, as the last surviving tangible link between the historic core and the wider agricultural landscape.



The last remaining strong connection to the rural setting to the south should be preserved



Vacancy

6.40 Although there are not many vacant buildings in Haddenham, vacancy in some of the village's few public houses and shops is notable when it occurs. Empty buildings communicate an air of neglect, accelerate the dilapidation of old buildings and cost money.

6.41 Where buildings are necessarily vacant for any time, consideration must be given to their appearance while unoccupied, so that they do not detract from the street scene and proliferate a sense of decline. Obviously boarded windows and doors are unappealing and will attract vandalism and fly-posters.

6.42 Buckinghamshire Council maintains a list of land and buildings which are of value to the local community. These are called Assets of Community Value (ACVs) and are nominated by local voluntary and community organisations and parish councils. When ACVs come up for sale, community interest groups are able to trigger a six-month window of opportunity or "Moratorium" – a delay before the owner can dispose of the ACV. This enables the community interest group to prepare a business case and secure funding to bid for or buy the ACV on the open market. There are two such ACVs within the Conservation Area, both Public Houses:

The King's Head and the Rising Sun. Assets included on the ACV list are available on Buckinghamshire Council's website: <https://www.buckinghamshire.gov.uk/community-and-safety/community-right-to-bid-assets-of-community-value/#list-of-assets-of-community-value-acvs>

6.43 Opportunities and Recommendations relating to vacancy include:

- a Working with building owners and developers, viable new uses for vacant buildings should be secured where these opportunities arise.
- b Maintain the list of Assets of Community Value.
- c In the short-term, 'meanwhile' uses for vacant buildings and retail units should be secured. This will bring immediate activity to the area and pave the way for more permanent changes of use. Examples of meanwhile uses that will be considered are:
 - i community spaces
 - ii temporary art exhibitions
 - iii immersive theatre or music performances

- iv a climate hub providing education and workshops on sustainable living
- v affordable space for local small businesses
- vi pop-up shops and markets
- d To counteract the unappealing appearance of vacant buildings, measures can be taken to improve the appearance of buildings in their transitional phase. These include:
 - i Window vinyls depicting local scenes, landmarks, or traditional shop interiors
 - ii Introducing local art commissions into the windows of vacant units
 - iii If a future use is planned, posters explaining redevelopment plans



The Thistle and Rose is vacant and without meanwhile community use



Open Spaces and Public Realm

6.44 The public realm, namely publicly accessible streets and open spaces, is the area from which the majority of people will experience the Conservation Area. Preserving and enhancing its character and appearance is therefore of considerable importance for maintaining the special interest of the area. The public realm consists not only of surface treatments but also street furniture, street signs and interpretation.

Street Surfaces

6.45 A considerable amount of traditional and historic paving survives in Haddenham, discussed in [paragraphs 5.97-5.101](#). Where additions have been made, such as the introduction of tall granite curbs on Church End to control parking, this has been done in a sympathetic and appropriate manner. However, traditional surfaces often provide challenges in terms of accessibility, being uneven and slippery. The desire to conserve these can conflict with improved accessibility. More recent surface treatment tends to be in tarmac and/or concrete. Some asphalt road surfaces are in poor repair and they can lead to a feeling of neglect.

Seating

6.46 There is good provision of public seating throughout the Conservation Area,

in a variety of styles, most in good condition. These tend to be concentrated around open and green spaces, contributing to a sense of liveability and community.

Traffic Calming

6.47 Where traffic calming measures have been introduced, the use of varying kinds of bollards and projecting modern curbs is piecemeal and interrupts the historic street scene. Intervention could be achieved by a unified approach, with less visually intrusive measures, discussed in [paragraphs 6.62-6.66](#).

Streetlights

6.48 Streetlights have very little continuity of design across the Conservation Area, with a broad variety of designs and retrofitted LED examples. Due to the comparatively later introduction of streetlights to the village, there are no significant early examples. Some more recent additions in residential areas have taken a traditional 'lantern' form, which can improve the appearance of the street scene. On narrower streets, examples that use lamps attached to buildings or existing telephone posts are effective in reducing street clutter. Work to harmonise the use of street lighting is encouraged, with guidance set out on the AVDC Highways protocol (2012).

Other Streetscape Features

6.49 Public bins are typically of a sensitive, traditional style, usually in metal. In more residential areas, lack of storage space for wheelie bins can result in their unattractive storage in front of buildings. Commercial refuse is rare given the general use of the village, but some examples such as near the Post Office and King's Head carpark are prominent and unattractive, demonstrating the importance of visual shielding where possible.



Lack of storage to the rear of properties or commercial premises results in bins being prominent



6.50 Street signage is generally limited to street names, which come in a variety of styles from different periods. The most effective are in a traditional style, embossed with serif fonts and muted background colour.

6.51 Overhead wires are highly visible in some streets, as are prominent junction boxes. These modern additions distract from views of the historic street scene.

6.52 Prominent freestanding post boxes and telephone booths are positive features that add to the village's historic layering.



Examples of freestanding post boxes and telephone booths

6.53 There is a good provision of bike parking and stands, which help to encourage sustainable travel. These come in a mixture of designs, from rudimentary U-shaped 'Sheffield' stands that have the potential to detract from the landscape, to more creative parking built in to flower planters. The latter, creatively designed bike parking is encouraged.

6.54 Installation of e-charging points are likely to become a feature of the street scene in the coming years. Although these are relatively unobtrusive, they are likely to increase visual street clutter to a degree and should therefore be integrated with existing street furniture and considered alongside other reductions in street furniture.

Green Spaces, Trees and Greenery

6.55 Green spaces are abundant in Haddenham, encouraged by its rural character and multi-focal pattern, with greens spread across the settlement and mature treelined streets and boundaries contributing to that character.

6.56 The main threat to areas of open green space tends to come in the form of car parking, as outlined in [paragraph 6.63](#).

6.57 As areas of recreation, greens and areas of water attract street furniture such as bins, benches and bike parking. Where these are introduced, they should be carried out in a planned manner, using high quality natural materials and traditional design that blend well with the historic character of the spaces, unifying them across the area.

6.58 Trees within private gardens visible from the public realm form an important part of the settlement's rural character and should be conserved. The Local Authority should be notified about intended work to trees in the Conservation Area.



Bike parking appended to a planter



Heritage interpretation

6.59 Interpretation within the area is mostly non-existent, with the exception of a handful of blue plaques erected by the Haddenham Museums Trust. Better interpretation would be beneficial for presenting the village's history and engaging the community with its heritage. This may take the form of interpretation boards, framed views with historic photographs of the same vantage, and potential digital interpretation. When new interpretation is considered, it should be designed with an awareness of the style, materiality and character of existing signage.



Example of a Haddenham Museums Trust blue plaque

Detracting Areas

6.60 Within the Conservation Area, on-street car parking causes the most common detracting feature within the street scene, often in close proximity to buildings which commonly have a pavement-fronting aspect close to the street, or disrupting views over open green spaces. Within setting of the Conservation Area, areas of clearly industrial or commercial character are most at odds with the small-scale residential quality of the area, as are rigidly planned modern developments that do not respect the largely organic form of the village.

6.61 Opportunities and Recommendations relating to open spaces and public realm include:

- a Applications associated with features within the public realm will be carefully considered to ensure that the public streets remain pleasant and attractive places to be, whilst ensuring that commercial activities can continue successfully.
- b A sensitive and holistic approach needs to be taken to changes and improvements to the public realm within an overarching, cohesive strategy.
- c Care should be taken to ensure future public realm works are considered for the long-term and materials both for the street furniture and surface treatments are durable and high-quality.
- d Any additions or amendments to the public realm will also need to take account and comply with AVDC Highways protocol (2012).
- e Historic street surfaces should be retained and conserved. If below-ground work is necessary, historic surfaces should be retained and relaid in a timely manner as found. Improvement to the accessibility of historic surfaces may be made by relaying them more evenly and using bedding mortar to reduce variation in levels.
- f Where historic items of street furniture and surface finishes do survive, these should be retained and repaired in situ.
- g Maintenance of public seating should be encouraged as part of creating an inclusive and accessible public realm. A co-ordinated strategy to seating and other street furniture would also provide coherency of appearance across the village centre.



- h If opportunities arise to relocate cables below ground, where this would not be harmful to historic surface treatments, this would be beneficial to the appearance of the Conservation Area.
- i Further use of streetlights fixed to building elevations in narrow streets should be encouraged, where the necessary wayleaves can be sought from building owners.
- j The use of a consistent style of streets signage in the Conservation Area should be encouraged.
- k Maintaining green infrastructure will protect the visual appearance and amenity of built features and areas, as well as the setting of the Conservation Area.
- l There is the opportunity for more historic interpretation, to ensure that the public appreciate the heritage and special interest of the Conservation Area. This may take the form of interpretation boards, framed views with historic photographs of the same vantage, and potential digital interpretation. When new interpretation is considered, it should be designed with an awareness of the style, materiality and character of existing signage.
- m The [Aylesbury Vale Area Design SPD](#) contains a number of principles relating to the public realm that should be followed, including key design principles for streets, public open space, and play spaces.



Detrimental street clutter includes excess signage, overhead wires, connection boxes and redundant streetlights



Traffic And Parking

6.62 On-street parking, speeding vehicles and heavy freight traffic from industrial areas cause a negative impact on the experience of the Conservation Area. In 2022, the Parish Council appointed Phil Jones Associates (PJA) to look into options to transform key areas in the village to improve access and movement. Although assessing the whole village, their community consultation flagged many of the same issues with traffic as highlighted in this CAAMP.

6.63 Street parking is commonplace in Haddenham due to the close-knit form of the settlement that leaves little space for off-road parking. Cars cause visual clutter and act as obstacles for both foot and vehicular traffic, exacerbating issues of accessibility and safety. Parking has also infringed on some green spaces, with areas such as Church End and Townsend suffering particularly. Some property owners have also converted areas of garden into hardstanding to accommodate off-street parking which, while reducing street parking, has instead resulted in a negative aesthetic impact and the loss of historic boundary or garden treatments. Effective measures to reduce parking in dangerous or problematic areas in Haddenham have included the installation of double-height granite curbs, which blend well into the historic street treatments while deterring curb-mounting, though some examples demonstrate the need for maintenance. The creation of defined parking bays would ensure parking places for residents while improving the visual appearance of streets.



Traffic island on Thame Road, with prominent signs and plastic bollards, detracts from views down the straight road into the Conservation Area



Plastic bollards at Fort End to control traffic are inconsistent with others in the area, are materially inappropriate and look in poor condition



Plastic bollards to deter parking along green verges on Townside are unsympathetic in both material and colour, diminishing the softening effect of the verges



Better examples of road narrowing on Fort End use traditional granite curbs, though this example is heavy handed with its use of white road markings and asphalt, which are less sympathetic features in the historic streetscene



Tall curbs using natural granite provide both visual narrowing and prevent curb-mounting and on-street parking



Example of street parking on narrow lanes



Excess car parking on Church End



Double-height granite curbs successfully prevent curbside parking



Gardens converted to off-street parking at Church End



Garden converted to off-street parking on Dollicot



6.64 Main thoroughfares such as the north-south Churchway and east-west Thame Road/ Woodways (via Fort End) and Station Road/ Aston Road succumb to heavy and fast-moving traffic. Efforts to reduce vehicle speed in the village has resulted in a haphazard and cluttered approach, with calming measures including physical barriers, a mix of bollards and give-way interventions. Many of these create excess street clutter, while plastic traffic measures and associated large signage detract from the character of streets. Examples of sympathetic measures to control traffic speed include visual narrowing, removal of white lines, and the widening of pavements and pedestrian routes, to change the behaviour of drivers and improve the village's appearance. These would remove unnecessary traffic calming, and help to unify the approach to the village's streets.



Weight Restrictions into Rosemary Lane

6.65 An issue, particularly in the northern portion of the Conservation Area, is the movement of heavy goods vehicles (HGVs) along the narrow Rudd's Lane while leaving or arriving at the industrial estate on the former airfield, despite this lane displaying a weight limit. Articulated vehicles often become stuck on the narrow and winding road, causing disruption and possible damage to buildings. Similarly, despite having a weight limit, Church End is often crossed by heavy vehicles, with the potential to cause structural damage to nearby heritage assets.



Articulated vehicles becoming stuck on the turn of Rudd's Lane and Townsend, despite its weight limit



HGVs commonly pass through Church End, which is a sensitive area



6.66 Opportunities and Recommendations relating to traffic and parking include:

- a Unifying the treatment of traffic calming measures, car parking and pedestrian routes drawing on the key principles set out in PJA's streetscape design toolkit and using the guidelines set out in the AVDC Highways protocol.
- b Parking Guidance in the Design Guide for Aylesbury Vale (Section 5.7) states the key principle is to 'integrate parking to meet needs and support attractive streets and spaces':
 - i The quality of the street environment should be a paramount consideration in designing parking spaces into the street.
 - ii The inclusion of landscape and street trees as well as the provision for pedestrians should be integral to the design.
- c The creation of parking in front gardens, particularly where it involves the loss of historic boundary enclosure, will be discouraged.

Sustainable Development And Climate Change

6.67 The current climate crisis means there is a focus on improving the energy efficiency of our buildings, including historic buildings, in order to reduce carbon emissions, particularly from heating which uses fossil fuel sources. Maintenance and continued use of historic buildings is inherently sustainable and historic buildings in Conservation Areas such as Haddenham can play a significant role in reducing carbon emissions. However, the conflict between upgrading historic buildings for sustainability reasons and the importance of retaining and enhancing the special interest of those historic buildings and the Conservation Area needs to be considered. In making sustainability improvements care therefore needs to be taken to find the solutions most appropriate to historic buildings, ensuring breathability is maintained (see [paragraphs 6.25-6.31](#) for more details) and that changes are sensitive to the historic building in question and to its setting within the Conservation Area.

6.68 'Retrofitting' is the introduction of new materials, products or equipment into an existing building with the aim of reducing

its energy use. However, a rush to retrofit carries many risks, particularly when it comes to Listed Buildings and buildings within Conservation Areas. The consequences of getting it wrong could cause lasting damage and unnecessary expenditure as there is no 'one size fits all' solution to retrofitting older buildings and what works on one property may not work on its neighbour.

6.69 A 'whole building approach' is therefore recommended for historic buildings, where the different parts of a building, as well as its use patterns and the materials it is built with, are considered in terms of how they interact with each other. This approach is founded on the principle that the greenest (and cheapest) energy is the energy we do not use: much can be achieved by changing behaviour, avoiding waste, using efficient controls and equipment and managing the building to its optimum performance before more major changes like installing solar panels or changing a heating system needs to be considered. This way the risk of making inappropriate changes to historic buildings is reduced and the character and appearance of the Conservation Area and any heritage assets within it is more likely to be preserved.



6.70 The diagram below illustrates a process of understanding a historic building in order that changes are made appropriately.

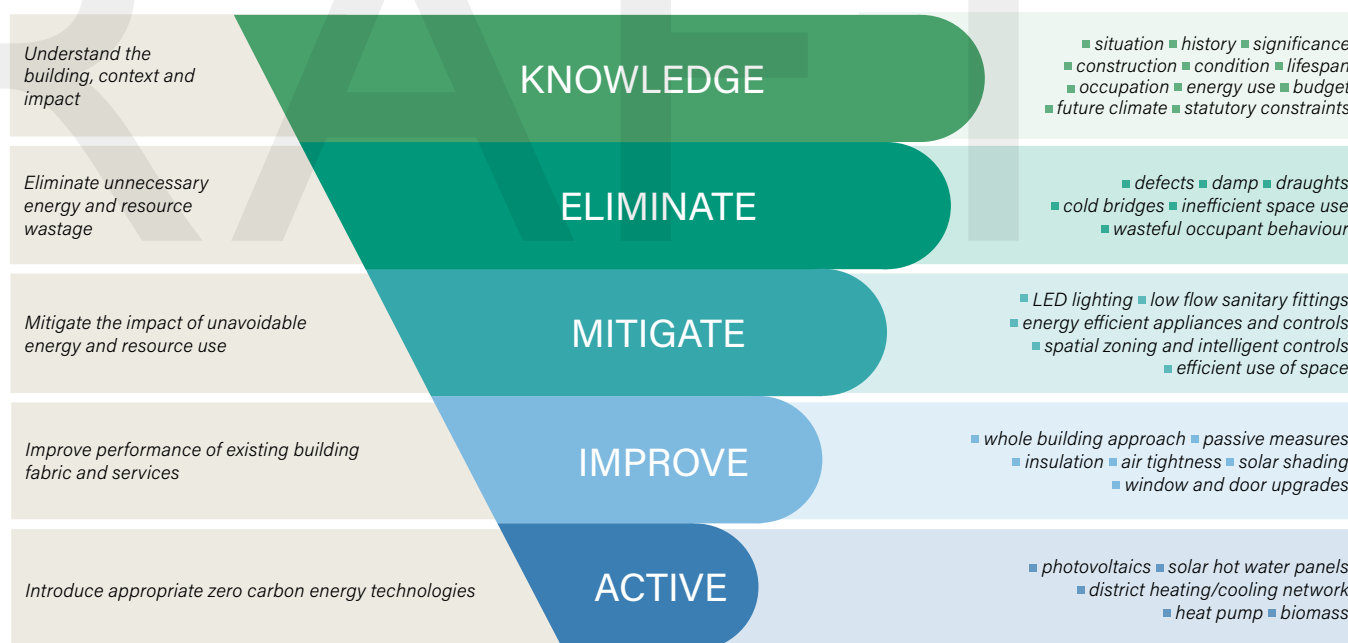
6.71 **Knowledge:** Understand the context of your building is the first and most important step: its surroundings and situation; its history, construction, and condition; its energy use and impact; its occupation and patterns of use. Understand the financial context of the project, what is the budget, are there grants or funding opportunities available? Allowing time to properly understand the building, how it is used, and where energy is being wasted will save time and money later.

6.72 **Eliminate** unnecessary energy use: Addressing issues like damp, draughts and other defects can be a cost-effective way of saving energy. Look at how a building is used: is a space constantly heated but only occupied once a week for example?

6.73 **Mitigate** the impact of things that are unavoidable. For example, lighting and electrical appliances are essential items so these should be as efficient as possible (LEDs etc). What is the most efficient way of using the spaces?

6.74 **Improve** the existing building's fabric to reduce energy use further through passive means. For example, sensitively upgrading windows, insulating the roof, walls, and floors, while considering that traditional buildings need to be 'breathable' by using vapour-permeable materials. Incorporating materials that enable this permeability is crucial to avoiding unintended consequences like moisture buildup and damp. Consider occupant comfort, effective ventilation and minimise risks of overheating.

6.75 **Active:** Lastly, introduce appropriate 'active' energy technologies that are zero carbon and renewable. This could include solar panels or heat pumps. This final measure is an essential part of addressing the climate emergency but jumping to this step too early could risk implementing the wrong solution. If you do not take steps to reduce energy demand first, the new energy source will need to be larger and work harder, and ultimately cost more to install and to run.





6.76 Landscaping, trees and greenery also play an important role in climate change, with trees playing an important role in urban cooling and the reduction of the 'heat island' effect. Trees in urban areas also reduce surface flooding and the reduction of windspeeds (therefore resulting in reduced heat loss in houses from draughts).

6.77 Key issues relating to sustainability and historic buildings in Haddenham include:

- a Pressure to replace important historic windows with inappropriate uPVC;
- b Pressure to install solar panels and heat pumps which may be visually intrusive to important historic settings;
- c Pressure to externally insulate historic buildings, potentially covering over important original finishes, or introducing inappropriate non-breathable modern material;
- d Witchert is particularly sensitive to changes in a building's ecosystem (see [Witchert and its Care](#)), with the introduction of modern moisture-trapping material as part of energy upgrades posing a high risk to the building's fabric;

- e The potential for e-charging points for electric vehicles to cause clutter within streetscapes;
- f Issues with vehicular traffic and parking demonstrate the predominant use of cars in the area.

6.78 Opportunities and Recommendations relating to Sustainable Development and Climate Change include:

- a Physical changes to historic buildings to improve energy efficiency need to be carefully considered in terms of a 'whole building approach', so as to mitigate against harm to the significance of both individual buildings and the Conservation Area, as well as ensure that works are effective and sustainable in the long term.
- b Many improvements to thermal performance of buildings will have no impact on the character and appearance of the Conservation Area and should be considered first, including improving the thermal performance of the building stock through:
 - i Adding insulation to lofts and below suspended ground floors.

- ii Draft exclusion around windows, doors and vents.
- iii Installing secondary glazing, thick curtains and internal shutters (if appropriate to the period of the property).
- c If windows are beyond repair, modern or insensitive later alterations, replacement could be with slimline timber double-glazed units to improve a building's thermal efficiency. For Listed Buildings proposed replacements should be in timber (or metal if this was the original material) and reflect historic joinery and glazing types. The visual character of the design, materiality and detailing of uPVC windows makes them unsuitable for older buildings and Conservation Areas;
- d Solar photovoltaic or solar thermal panels must not detract from the historic character of the building and are likely to be only acceptable when positioned on rear roof slopes and not readily visible from the public realm. The topography of Haddenham also needs to be taken into account as many rear roof slopes are visible. Well-integrated solar slates or tiles may in some circumstances be more visually acceptable, where solar panels are not appropriate.



- e Other renewable energy sources could be considered, such as ground, air or water sourced heat pumps as long as they are not installed on a wall or roof which fronts a highway and do not detract from the appearance of the Conservation Area.
- f Where possible, e-charging points should be integrated into existing street furniture, such as in lampposts, and be considered alongside other reductions in street furniture in order to reduce visual and physical clutter.
- g Materials used for building and landscaping projects should be chosen from sustainable, low-carbon sources and from the local area where possible.
- h Tree planting should be considered both as a way to improve visual amenity of the Conservation Area and its setting, as well as a tool to help combat climate change. It will be advantageous to encourage the planting of non-native species, which have a similar form and structure to those which are native. Non-native trees have a higher tolerance of reflective heat and have lower water requirements, increasing their longevity and safeguarding the character and appearance of the Conservation Area in the longer-term, whilst minimising conflict with existing infrastructure.
- i Encourage biodiversity of flora and fauna and appropriate to the character of historic open spaces.
- j Measures should be taken to reduce or calm vehicle movement in the Conservation Area to improve air quality, make active travel more pleasant and safer and improve the character of the Conservation Area. For example, non-motorised methods of travel could be encouraged by creating more infrastructure to encourage walking and cycling, such as pedestrian routes and cycle paths, as well as appropriate signposting. There is also potential to introduce discrete, well-integrated bike storage. These measures should take care not to add to visual clutter.
- k More detailed guidance on historic buildings and sustainability has been produced by organisations such as Historic England. Links to these can be found in the [Further Information and Sources](#) section.



Witchert and its Care

What is Witchert?

6.79 Witchert or wytchett, meaning 'white earth,' is the name given to a local form of earth construction material. See [How to Identify Witchert](#) in the Character Analysis.

6.80 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. The extensive use of witchert in Haddenham makes it a highly sensitive Conservation Area. There is a high risk of material loss due to a number of factors, including the aging of the witchert, poorly considered repairs over many years and the loss of traditional skills for its proper maintenance.

Problems with Witchert

6.81 It is traditionally said that "all an earth wall needs are good boots and a good hat to keep it dry" highlighting the importance of protecting witchert walls from moisture. However, modern materials like cement-rich renders, dense plasters, impervious paints, and damp proof courses can trap moisture, preventing the building or wall from breathing, and leading to decay. Moisture allows the build-up of soluble salts, which in turn breaks down the materials, transforming the non-shrinkable clays into fine shrinkable clay. This loose material in turn is washed down the narrow channels created within the wall by water. The results are pockets or layers, usually near the bottom of the wall, of friable witchert that has lost its strength and even drying out may not cure the damaged witchert.

6.82 Modern interventions may be holding a decayed witchert wall together. The sudden failure or removal of external treatments that trap moisture can lead to the collapse of an entire wall, the lower sections of which may have been weakened over a long period. Sometimes the condition of a witchert wall

under modern render or plaster is hard to determine, so experts should be consulted when dealing with such situations, as the walls must be dried out gradually and repairs made with appropriate witchert materials.

6.83 Damp is the main reason a witchert wall may become unstable. The reasons for damp becoming trapped inside a wall are:

- a Defective gutters, down pipes and drains;
- b Splash-back, especially from hard surfaces below dripping thatch eaves or caused by traffic on nearby road;
- c Ground levels have been allowed to be built up above the grumplings;
- d High internal floors. Top of grumplings should be exposed;
- e Grumplings having been pointed with cement-based mortar. This prevents the plinth from doing its job, traps moisture and forces it into the witchert;
- f Cement render has been extended down to the ground over the grumplings;



- g Modern cement based plaster, wallpaper and paints internally, which prevent walls from breathing and which can trap moisture (N.B. even condensation generated by householders can have a detrimental effect on walls which are unable to breathe);
- h Concrete ground floor internally which forces moisture up into the walls;
- i Cracked cement renders. Even hair-line cracks attract and trap moisture through capillary action;
- j Failed roof coverings, which expose the top of the walls;
- k Failed flashings around chimneys;
- l Building too close to witchert can prevent maintenance and trap moisture from build-up of debris.

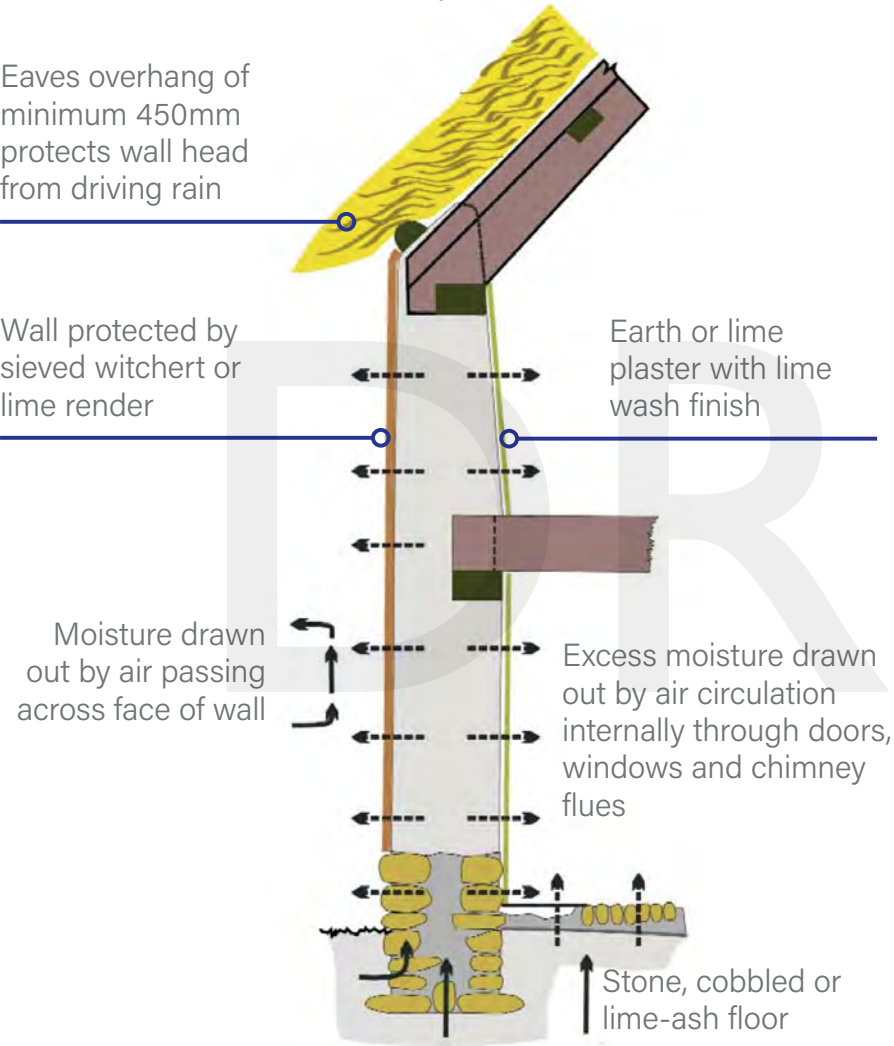
6.84 Attempts to underpin witchert—a monolithic building material—will often lead to sudden and complete collapse of walls. The strength of witchert is in its mass, so removing the compacted ground below will likely result in structural failure.

Remedial Works and Repairs Which Help to Keep Witchert Walls in Good Health

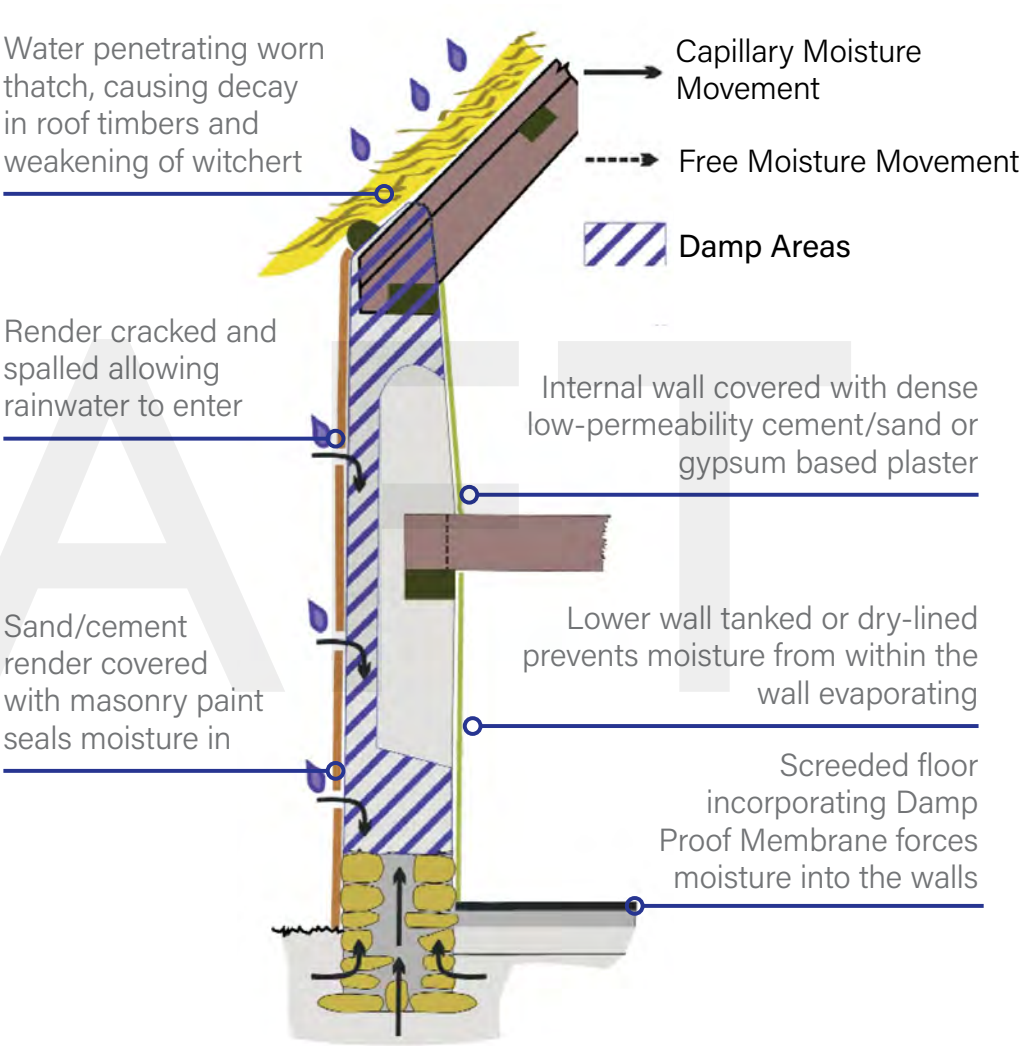
Type of Work	Limitations
<ul style="list-style-type: none"> Repairs to roofs, gutters, down pipes & drains Prevent earth from building up over the grumplings Prevent creeper growth from covering the walls 	Essential maintenance
<ul style="list-style-type: none"> Replacing cement pointing with lime mortar in the grumplings If render extends to the ground, cut out carefully at the top of the grumplings, remove and repoint as above Removal of concrete paths under thatch eaves, but never allow excavations below the level of the shallow grumplings 	<p>Very beneficial for the health of the building.</p> <p>Work to the grumplings should be done in short sections only. Great care is required not to damage the stones when removing cement mortar</p>
<ul style="list-style-type: none"> Removal of cement render, modern plaster and paints Removal of high and dense ground surfaces inside and outside, without however going below the often shallow wall foundation 	Work needs to be carried out with greatest care by specialists after consultation with the Council's heritage and conservation team



The Causes and Effects of Dampness in Earth Walls



Wall of unaltered earth building showing how a state of moisture equilibrium is achieved.
Source: Buckinghamshire Council



Neglect combined with inappropriate repair/maintenance can upset the balance by retaining moisture within the walls and lead to rapid deterioration
Source: Buckinghamshire Council



Appropriate renders and plasters

6.85 Traditionally boundary witchert walls and those of farm buildings were rarely rendered. Witchert house walls are rendered externally and plastered internally for aesthetic reasons.

6.86 Roughcast: This is applied to exterior surfaces as a wet dash with a dashing trowel. An appropriate mix for this would be 1 part lime putty, 2 parts sharp sand, 1 part gravel (both river washed).

6.87 Smooth Render and Plaster: The simplest and most appropriate render mix consists of sieved witchert. A lime render consisting of 1 part lime putty to 3 parts well graded sharp, river washed sand and ½ of hair will also be acceptable.

6.88 The use of witchert and lime-based renders gives greater porosity and flexibility. If re-rendering, fixing of chicken wire or metal laths over the entire elevation should be avoided. This is a short-term solution creating long-term problems associated with the failure of metal lathe, which is prone to corrosion and detachment.

6.89 Finishes: Traditionally these were either a fine earth/clay slurry or a lime wash. They can be applied directly to the witchert or to a rough-cast surface but are usually put on for decorative purposes after the wall has been rendered or plastered. Only breathable paints should be used internally or externally on witchert buildings.

6.90 Opportunities and Recommendations relating to Witchert Buildings include:

- a Due to the common use of witchert for buildings in Haddenham, it is essential that property owners identify the construction material of their building before undertaking any work.
- b The best way to keep witchert in good health is to keep it dry and when it takes on water any applied material must allow it to breathe.
- c Regular maintenance of witchert buildings should be undertaken, aligned with advice in [paragraphs 6.79-6.92](#), particularly the regular inspection of rainwater goods, roof condition and external ground level.

- d When repairing, altering or extending witchert buildings, expert advice should be sought and relevant planning permission or listed building consent obtained from the Local Authority. Any questions should be directed to Buckinghamshire Council's Conservation team.
- e Repairs to witchert should be carried out with locally sourced witchert material where possible, and both internal and external decorative treatments should be lime-based and breathable.
- f In no circumstances should the installation of a DPC or underpinning be carried out on witchert buildings.
- g Traditional witchert walls and buildings had large overhangs to dispel water. with increased rainfall, increasing the depth of eaves overhang and cappings on witchert walls or structures could be considered.



SECTION 7

BOUNDARY REVIEW

This part of the document provides details of the review of the boundary of Haddenham Conservation Area, identifying proposed changes.

Introduction to the Boundary Review	95
Proposed Additions to the Conservation Area	97
Proposed Exclusions from the Conservation Area	99

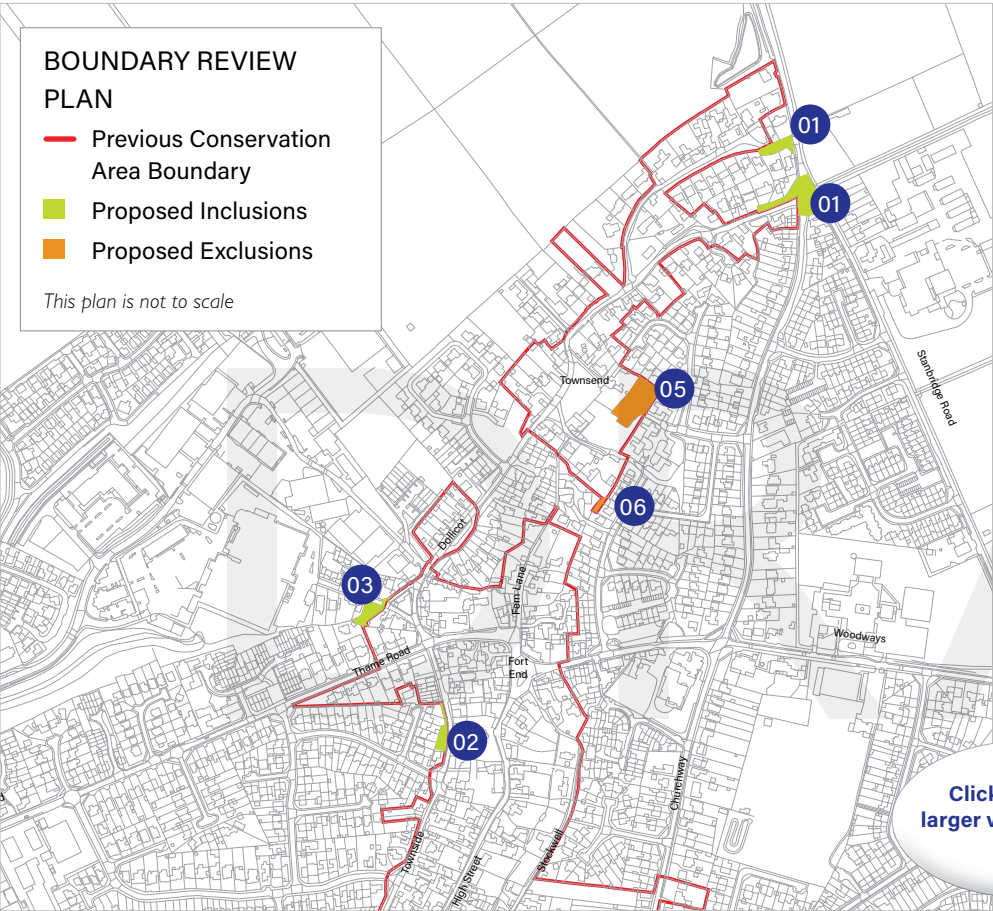


Introduction to the Boundary Review

7.1 Over time, conservation areas evolve and the characteristics which underpin their special interest may evolve or decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place. Furthermore, our understanding or appreciation of what is special about an area can change over time, meaning that it is important to review the boundaries of conservation areas and include/exclude buildings and spaces which do/do not contribute to and reinforce the conservation area designation.

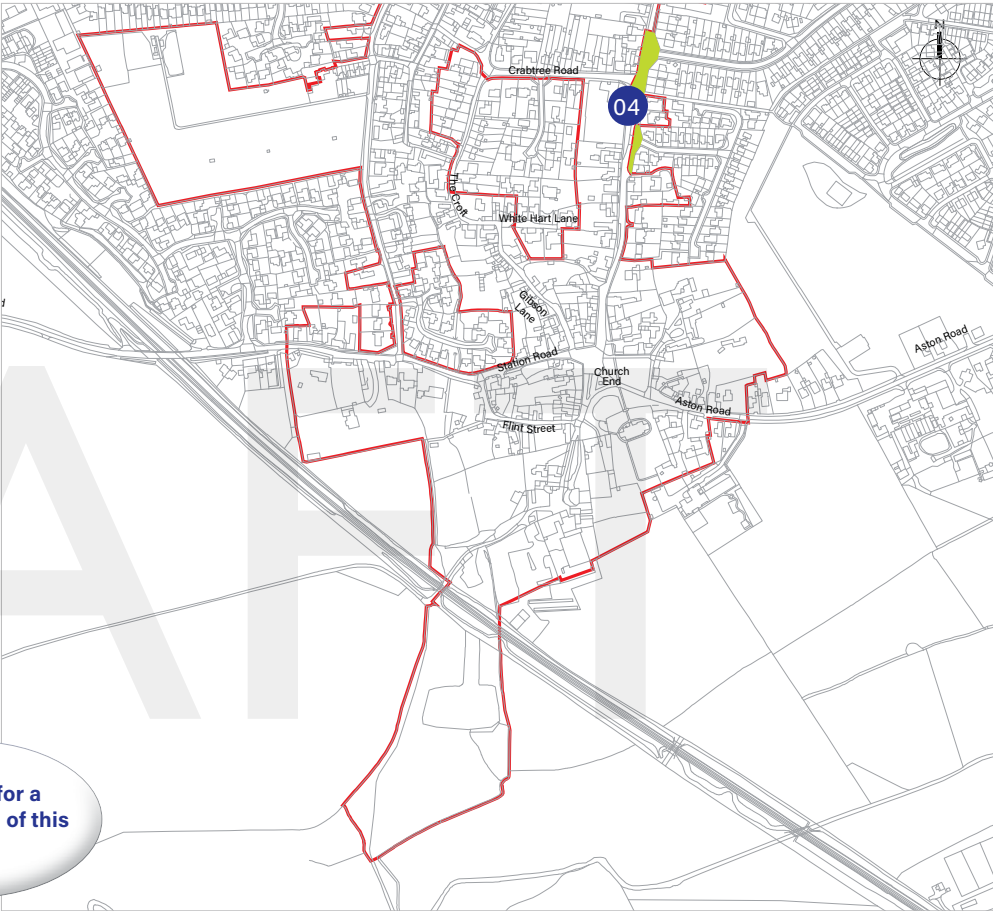
7.2 As such, best practice prescribes that conservation area boundaries are periodically reviewed to ensure that the original reasons for designation are still relevant and evident. A review of the boundary, as well as any accompanying guidance and assessments, should generally take place every five to ten years or in response to a notable change (positive or negative), including any changes in policy or legislation. The boundaries of the Haddenham Conservation Area were last reviewed in 2008 and are therefore due for a review. This has been undertaken as part of the preparation of this CAAMP.

7.3 Following public consultation, this part of the CAAMP will become the Designation Report for any boundary revisions to the Conservation Area and will be adopted at the same time as the final CAAMP. The changes to the boundary will be incorporated into this document.



Boundary Review north section

Click here for a larger version of this plan



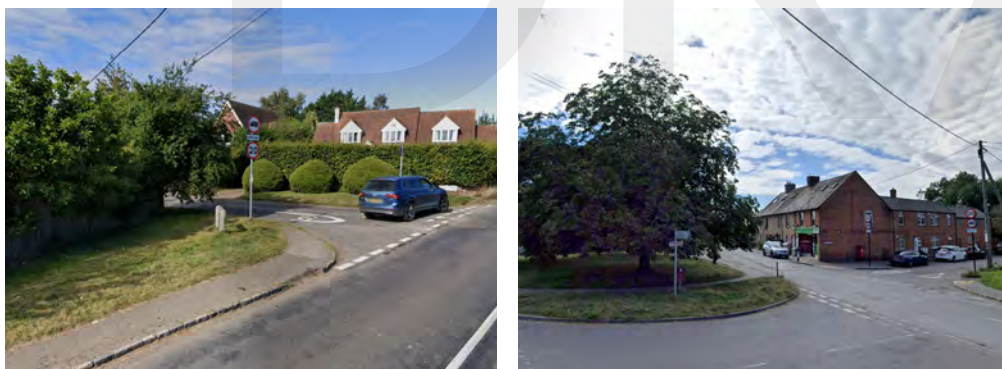
Boundary Review south section



Proposed Additions to the Conservation Area

01 – Northern Green Gateway

7.4 The eastern ends of Rudd's Lane and Rosemary Lane are formed of sweeping green banks. These demarcate the green gateways into the historic village, providing separation from Churchway. Given the expansion of housing development north of the village, both currently underway and planned, the inclusion of these green buffers will ensure that the integrity of the 'country lane' feeling of Rudd's Lane and Rosemary Lane is retained and conserved. This also includes the triangular area of grass and trees opposite the post office, that provides separation from the busy Stanbridge Road.



02 – 18, Townside

7.5 The exclusion of this cottage previously from the Conservation Area appears to have been oversight, as the thatched witchert cottage and its boundary wall are an integral part of the character of Townside at this point. The cottage is unlisted but considered to be a non-designated heritage asset, with an appealing vernacular that epitomises the local style.





03 – Windmill Road Terrace

7.6 A short run of characterful red brick Victorian terraced housing, which although common countrywide are a rare feature in Haddenham, with features including decorative ridge tiles and sandstone lintels.



04 – Sweeping Verges

7.7 Wide green verges are a characteristic of later twentieth century development in Haddenham, creating a sense of width to the street and softening the roadway entrances into modern estates. The inclusion of these verges is due to their contribution to the landscape of Haddenham and as effective visual barriers to less sensitive modern development.





Proposed Exclusions form the Conservation Area

05 – Stokes Croft

7.8 This cul-de-sac was constructed recently on part of the orchard at Townsend. The new buildings, although using a “traditional” style, fail to truly respond to the character and vernacular of Haddenham specifically, instead taking a more ubiquitous ‘stock’ vernacular style that mixes palettes and features from various vernacular traditions. Green space is significant within the Conservation Area, and this development has degraded the former orchard’s legibility.

06 – Boundary Rationalization

A minor tweak to the boundary along property lines to rationalise its form.





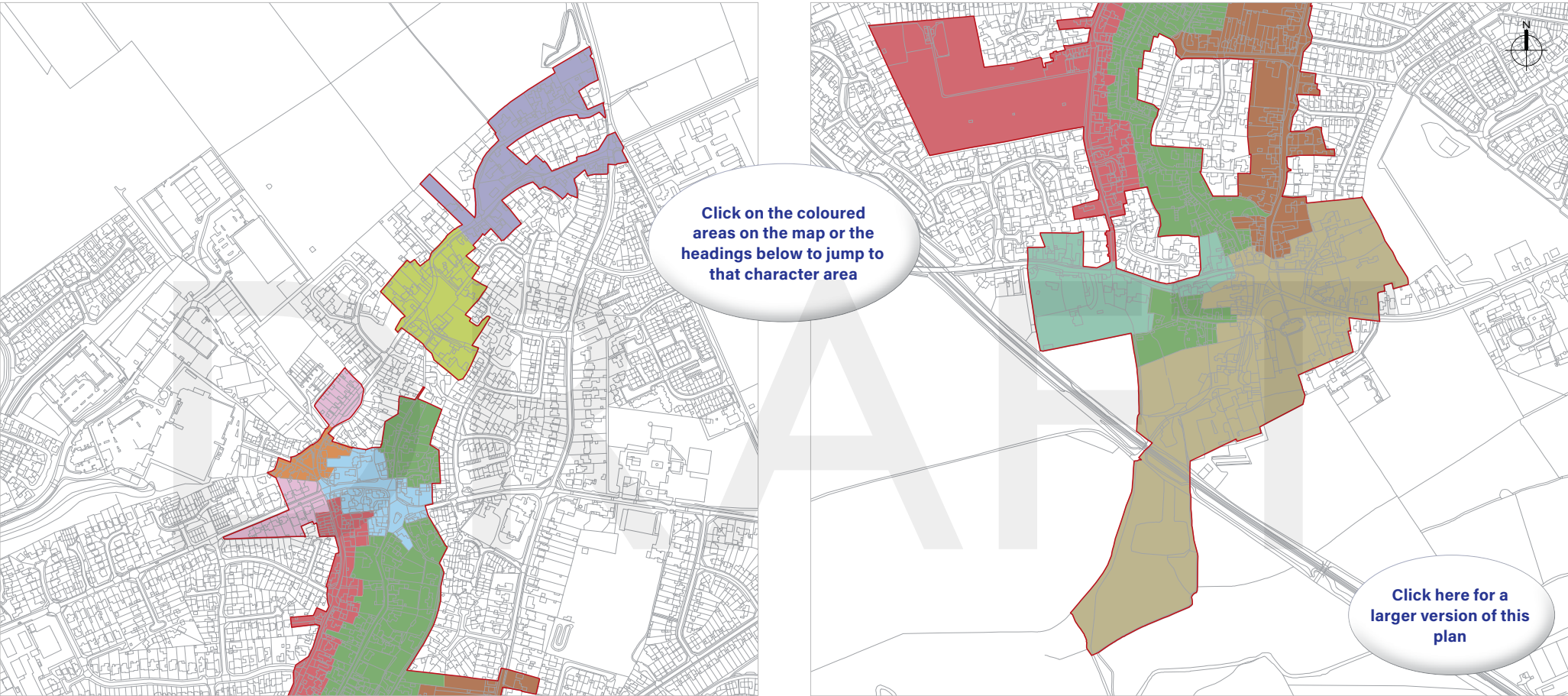
SECTION 8

CHARACTER AREAS

This section divides up the Haddenham Conservation Area into smaller character areas. Giving the constantly changing and unfolding nature of the settlement, ten discreet areas have been identified. Each area has a different atmosphere and character depending on building types, design and use. The descriptions of each character area summarises their individual characteristics, provides area specific issues, recommendations and opportunities.

This is to provide more detail on variations in character throughout the Conservation Area, in order to inform proposals for change so that they are sensitive to the specific area in which they are located, as what is appropriate for one character area may not be for another.

Character Area 1: Rudd's Lane and Rosemary Lane	102
Character Area 2: Townsend	105
Character Area 3: Early-Twentieth Century Villas	108
Character Area 4: Dollicot	111
Character Area 5: Fort End	114
Character Area 6: High Street, Fern Lane, Gibson Street and Flint Street	117
Character Area 7: Townside	123
Character Area 8: Station Road	125
Character Area 9: Churchway	128
Character Area 10: Church End	132



Boundary Review north section

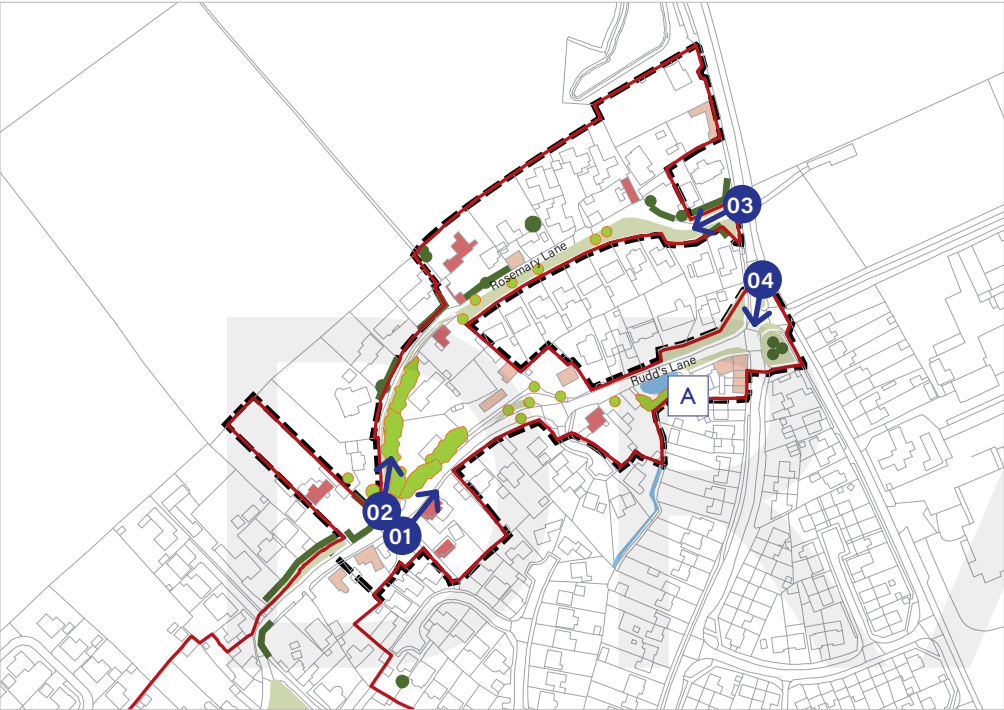
Boundary Review south section

Character Areas		
Proposed Conservation Area Boundary	Character Area 4: Dollicot	Character Area 8: Station Road
Character Area 1: Rudd's Lane and Rosemary Lane	Character Area 5: Fort End	Character Area 9: Churchway
Character Area 2: Townsend	Character Area 6: High Street, Fern Lane, Gibson Street & Flint Street	Character Area 10: Church End
Character Area 3: Early-Twentieth Century Villas	Character Area 7: Townside	

This plan is not to scale



CHARACTER AREA 1: RUDD’S LANE AND ROSEMARY LANE



CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
- Character Area
- Open green Spaces /grass
- Other Important Trees
- TPOs
- Street Views
- Grade I
- Grade II*

- Grade II
- Locally Listed
- Grade II Park and Garden

Local Landmarks:

- Rudd's Pond

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary

- 8.1
- 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).
- 8.2
- 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.

Green Spaces

- 8.3
- Rudd’s pond is a notable feature of this area, forming a small oasis with seating, surrounded by mature foliage.
- 8.4
- Private gardens, especially to the west of the area, contain mature trees and are bounded by tall mature hedgerows, that create a sense of rural enclosure.

Street Pattern and Topography

- 8.5
- Modern infill development has had a significant impact upon the appearance of both lanes, creating regular rectilinear plots between the two lanes that detract from their rural character.
- 8.6
- Rudd’s Lane is a consistent level and width with a gentle curve, while Rosemary Lane has two distinct curves. A sharp bend joins the two lanes to Townsend.



CHARACTER AREA 1: RUDD'S LANE AND ROSEMARY LANE

8.7 Sections of both lanes retain elements of their former intimate and rural character.

8.8 Raised grass banks and verges are visually prominent along sections of both lanes.

8.9 To the north-east of the area, buildings are set back behind grass verges and driveways, while where the lanes meet to the west, buildings front onto the road.

8.10 Plots along Rosemary Lane and Rudd's Lane are irregular in shape, width and depth, with large surrounding gardens.

Buildings

8.11 Historic buildings form small clusters, interspersed between modern infill developments.

8.12 The majority of historic buildings range in date from the 17th to the 19th centuries.

8.13 Buildings range in height between 1.5 and 2 storeys, with rectilinear forms and gabled roofs.

8.14 Due to the curvilinear roads, various buildings become the focus of unfolding views along these lanes, though none remain present or have particularly unique character that lends to their consideration as local landmarks.

8.15 All buildings are residential.

Style, Materials and Detailing

8.16 Vernacular style is ubiquitous.

8.17 The majority of historic buildings are constructed of witchert and rendered.

8.18 Most have tiled roofs.

8.19 No. 16, Rosemary Lane is thatched and a number of other properties on both lanes show evidence of having originally been thatched.

8.20 Ridge and eaves heights vary.

Boundary Treatment and Street Surfaces

8.21 Boundary walls and strong hedgerows are dominant in views along both lanes.

8.22 The majority of boundary walls are constructed of witchert or stone.

8.23 Walls constructed of stone are generally a metre and a half or less in height.

8.24 Witchert walls are generally taller measuring 2 or more metres.

8.25 Witchert walls are capped with tiles and stone walls are capped in tiles or stone.

8.26 Boundary walls create a hard edge to sections of the street, softened in places by vegetation.

8.27 Trees and hedges reinforce the sense of enclosure and the former rural character of sections of both lanes.

Issues and Opportunities

8.28 This area is generally well-conserved, though several issues remain that are common throughout the Conservation Area, which provide opportunities for improvement as outlined in the Management Plan. For this area specifically, despite having a weight limit, the primary issue is related to heavy load traffic from the nearby industrial estate (see [Traffic and Parking](#)). There has also been extensive erosion of Conservation Area's setting by inappropriate formulaic development (see [Demolition, Extension, Alteration and New Development](#)).



CHARACTER AREA 1: RUDD’S LANE AND ROSEMARY LANE

Key Views

8.29 Characteristic views along Rudd’s Lane and Rosemary Lane are truncated by the curvilinear nature of the roads and dominated by trees and hedgerows along their boundaries.



A: Rudd’s Pond



View 01: The entrance to Rudd’s Lane with its characteristic green verges



View 02: A view east along the curve of Rosemary Lane, overshadowed by trees



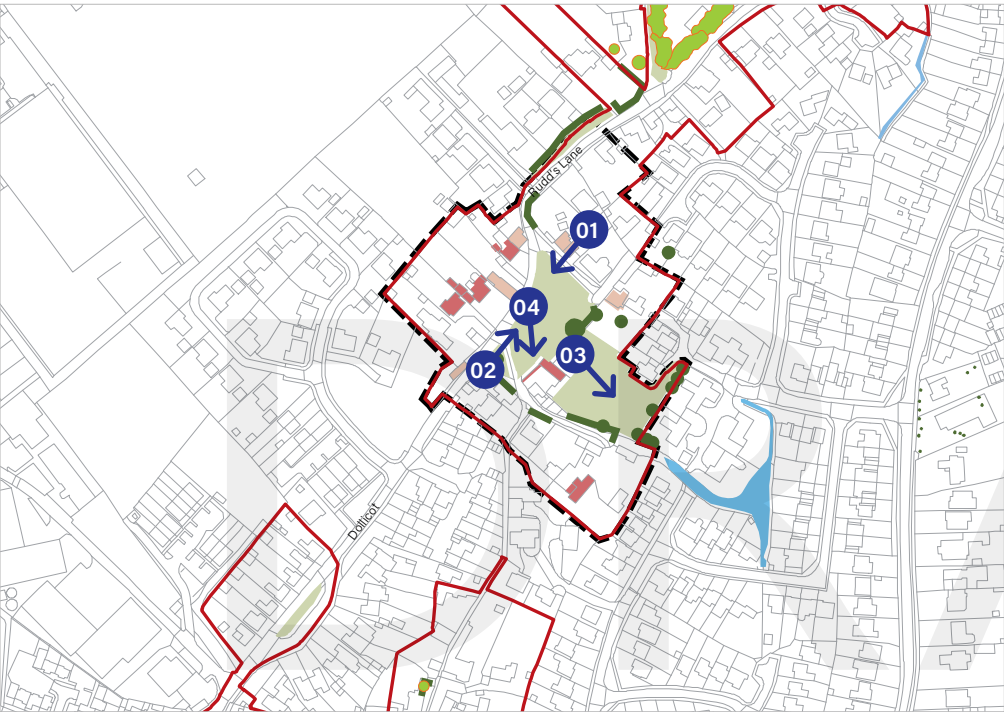
View 03: View east down Rudd’s Lane, a narrow curving road enclosed by trees and historic buildings



View 04: View towards the Post Office, over the green verge at the entrance to Rudd’s Road



8.2 CHARACTER AREA 2: TOWNSEND



Summary

8.30 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.

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

Green Spaces

8.32 Townsend is centred on a large open green, contained by buildings on all sides. The wide-spreading mature deciduous tree on the eastern side of the green has a strong visual presence.

8.33 Private gardens where visible generally contain low-level vegetation, meaning that buildings are often viewed against the open sky.

8.34 The Townsend Community Orchard was created in 2015 on a parcel of land at Townsend was handed over to the Parish Council as part of a Section 106 agreement when the extension of Mallard Croft was built. This project has preserved the green space and allowed for the introduction of fruit trees such as those that would have been planted historically in the village’s long witchert wall-lined gardens.

CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
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- Grade II
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Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.



8.2 CHARACTER AREA 2: TOWNSEND

Street Pattern and Topography

8.35 The green is raised above street level and irregular in shape and divided unevenly into two at its eastern end by an unpaved road access.

8.36 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.

8.37 Narrow roads run along the north-eastern and south-western side of the green, without pavements.

Buildings

8.38 The oldest buildings are concentrated along the western side of the green, while along the eastern side they are generally late 19th / early 20th century in date. There is some modern infill throughout.

8.39 To the north-eastern side, buildings positioned towards the front of their plots, while on the north-western side they are generally situated back from the road.

8.40 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.

8.41 Buildings range between 1.5 and 2 storeys in height.

8.42 No single building wholly predominates as a visual focus, although the buildings on the northern side of the green create a prominent building line.

8.43 Buildings are all residential.

Style, Materials and Detailing

8.44 The majority of the buildings around the green are detached.

8.45 Buildings are vernacular in form and domestic.

8.46 Buildings are typically rectilinear in form with extensions to the rear.

8.47 Small ancillary utilitarian buildings are visible running along the side boundaries of some properties, some built into boundary walls, which add to a sense of historic layering within the area

8.48 There are examples of gabled, hipped and catslide roofs. Pitches vary according to existing or former roofing materials, a mixture of slate, tiled and thatched roofs.

8.49 Mixture of early witchert buildings and later 19th century brick and/or stone buildings. The majority of buildings are rendered.

Boundary Treatment and Street Surfaces

8.50 The south-eastern side of the green is formed by a visually prominent part witchert, part stone wall which forms a hard edge to the green, creating enclosure

8.51 Frontage boundaries to buildings on the north-western side are generally formed by low brick or stone walls.

8.52 Buildings on the north-eastern and south-western sides of the green have more open frontages, allowing the green to merge with property boundaries

8.53 The south-eastern side of Rudd's Lane in this area is followed by a strong boundary witchert wall, distinguishing property lines.



8.2 CHARACTER AREA 2: TOWNSEND

Issues and Opportunities

8.54 This area is generally well-conserved, though several issues remain that are common throughout the Conservation Area, which provide opportunities for improvement as outlined in the Management Plan. For this area specifically, despite having a weight limit, the primary issue is related to HGVs attempting to pass through Townsend towards Rudd's Lane often get stuck on the sharp corner. (see [Traffic and Parking](#)).

Key Views

8.55 Views within Townsend are enclosed within the strong building and boundary line around the green, where prominent trees form focal points. The orchard itself is also forms a separate enclosed space, with little inter-visibility with Townsend due to the tall intervening boundary wall and mature tree.



View 01: View from the north of Townsend



View 02: View from the south of Townsend



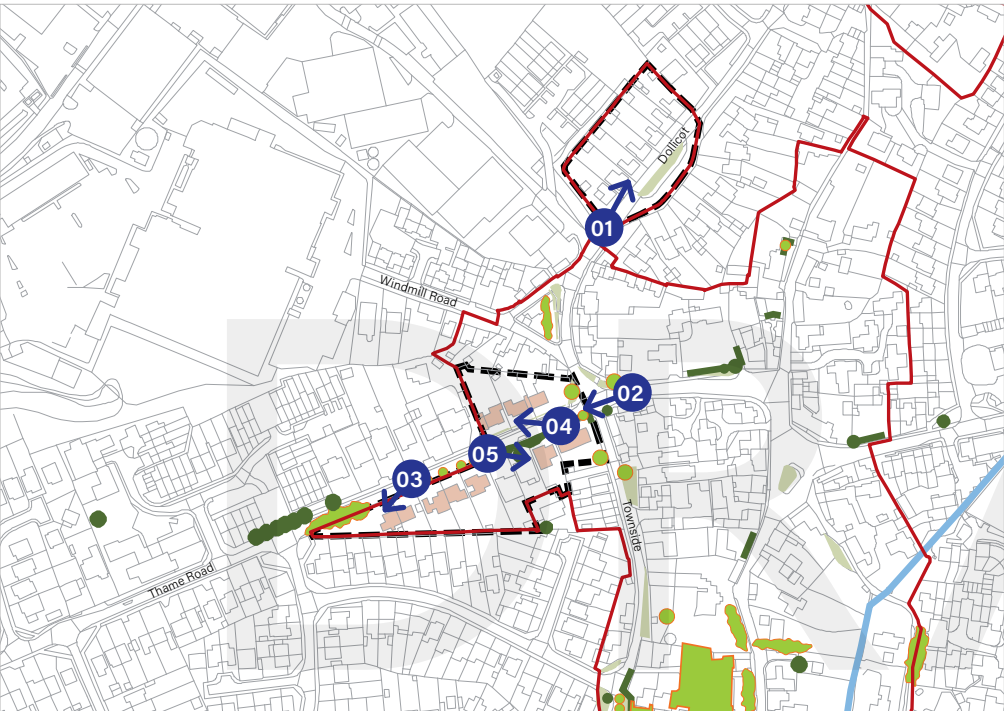
View 03: View across the community orchard east of Townsend



View 04: No.7, Townsend is perpendicular to the green at its southern end



CHARACTER AREA 3: EARLY TWENTIETH CENTURY VILLAS



CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
- Character Area
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- Grade I

- Grade II*
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Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary

8.56 These two groups of detached and semi-detached villa-style buildings form cohesive groupings, illustrative of more spacious early twentieth century development, infilling land along Haddenham’s western fringe. Villas along Thame Road were built by the developer, George Green, who also built Soren Cottages on Windmill Road and 2 to 12, Townside. In both areas, buildings share a strong architectural identity, sharing features and massing.

Green Spaces

8.57 East of Dollicot is a line of trees along a grass verge that separates the Edwardian villas from modern development. Front gardens on Dollicot have some low hedgerows and trees.

8.58 Mature vegetation in the front gardens of villas on Thame Road, which are set back, provides a sense of enclosure and breaks up the building line.

Street Pattern and Topography

8.59 Dollicot is straight with two carriageways, with no footpath on the north-western side of the street and a treelined verge to the east where the road was straightened. Plots are regular.

8.60 Thame Road is also two carriageways in width, with a footpath and grass verge on the north-western side. Historic plots are regular but have been subdivided and infill development inserted between Nos.13 and 17, Thame Road.



CHARACTER AREA 3: EARLY TWENTIETH CENTURY VILLAS

Buildings

8.61 Development is located on the north-western side of Dolicot, equidistant back from the road creating a strong building line with ridgelines parallel to the road, with buildings of a uniform style.

8.62 The early 20th century buildings on Thame Road are located on the south-eastern side of the road and close to the junction with Dollicot and Townside on the north-western side, set back from the street and orientated to face onto the road with the ridgelines running parallel with the carriageway.

8.63 All buildings are residential.

Local Landmarks

8.64 The Rising Sun stands on a prominent position at the crossroads, fronting directly onto the street and is prominent in views towards Fort End.

Style, Materials and Detailing

8.65 Buildings on Dollicot are detached and 2 storeys in height, uniform rooflines, and attractive frontages facing the carriageway with gabled or hipped roofs. Many of the buildings have two storey bay windows or ground floor bay windows contained beneath clay or slate hipped porches.

8.66 Buildings are constructed of orangey brick laid in a Flemish bond, some rendered and painted.

8.67 On Dollicot, 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.

8.68 A number of buildings on Thame Road have dentiled brick eaves and verges and some retain ornate ridge tiles and roof finials.

Boundary Treatment and Street Surfaces

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

Issues and Opportunities

8.70 Several issues within this character area are common throughout the Conservation Area, providing opportunities for improvement as outlined in the Management Plan. For this area specifically, issues to highlight include the replacement of windows and doors with uPVC, and rendering or painting of brick buildings (see [Inappropriate Alterations](#)).

Key Views

8.71 Views within this area are channelled along straight sections of Dollicot and Thame Road. In Dollicott 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. 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.



CHARACTER AREA 3: EARLY TWENTIETH CENTURY VILLAS



View 01: View north along Dollicot with villas to the west and treelined verge to the east



View 02: View west along Thame Road as it leaves the village, with strong foliated front boundaries softening views of the straight road



View 03: Villas south of Thame Road



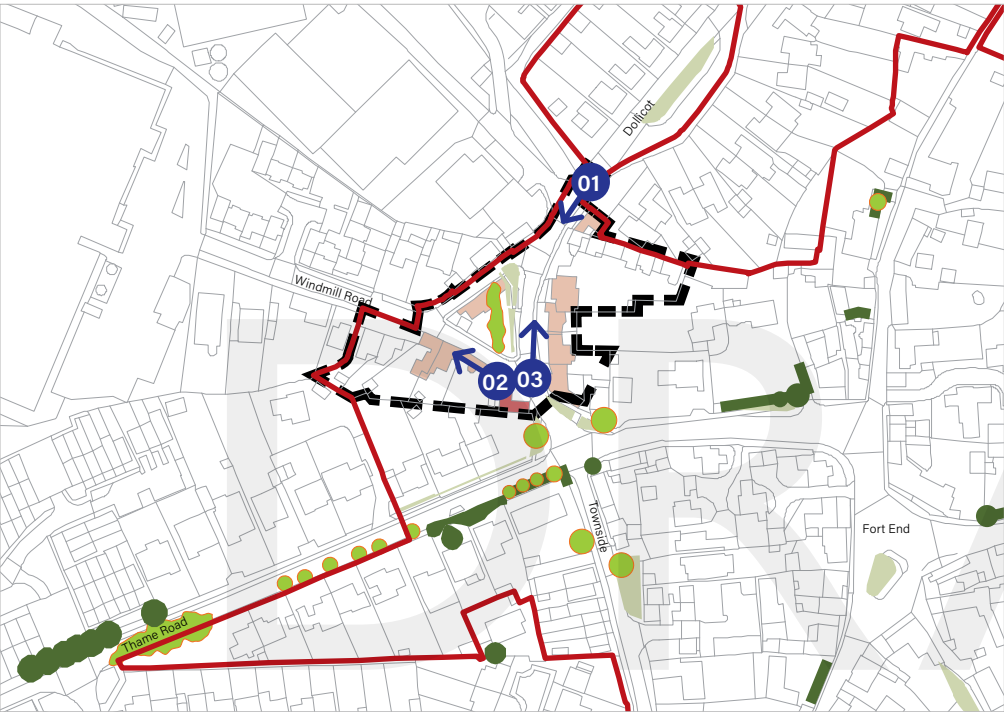
View 04: Villas north of Thame Road



View 05: Villas south of Thame Road towards Townside



CHARACTER AREA 4: DOLLICOT



CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
- Character Area
- Open green Spaces /grass
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Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary

8.72 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.

8.73 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 Pattern and Topography

8.74 Roads around the three sides of the central island are narrow.

8.75 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.

8.76 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.



CHARACTER AREA 4: DOLLICOT

Buildings

8.77 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.

8.78 Buildings on the south-western side are positioned hard up to the road edge.

8.79 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.

8.80 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.

8.81 Ibstone Cottage forms the northern boundary of the central island.

8.82 Historic buildings are orientated so that their ridgelines run parallel with the curving carriageway.

8.83 Buildings are mostly residential, with the exception of the hairdressers at 36, Dollicot.

Style, Materials and Detailing

8.84 Historic buildings are vernacular in form and range between 1 and 2 storeys in height.

8.85 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.

8.86 Roofs are generally gabled and vary in pitch and on the eastern side their rooflines are staggered.

8.87 Buildings on the eastern side of Ibstone Cottage are constructed of witchert.

8.88 The majority of the buildings are rendered with tiled roofs, but there are also examples of slate and thatched roofs.

8.89 No single building wholly predominates as a visual focus due to the intimate and winding street pattern.

Boundary Treatment and Street Surfaces

8.90 Boundary walls are a prominent feature of this area. They help to define boundaries, maintain building lines and enclose space.

8.91 Walls in this area are constructed of witchert or brick.

Issues and Opportunities

8.92 Several issues within this character area are common throughout the Conservation Area, providing opportunities for improvement as outlined in the Management Plan. For this area specifically, issues to highlight include the replacement of windows and doors with uPVC (see [Inappropriate Alterations](#)) and issues with parking on front grass verges causing erosion (see [Traffic and Parking](#)).

Key Views

8.93 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 (see [Character Area 3](#)).



CHARACTER AREA 4: DOLLICOT



View 01: View south towards No.40 on the island between Dollicot and Windmill Road



View 02: Channeled view west down Windmill Road from Dollicot

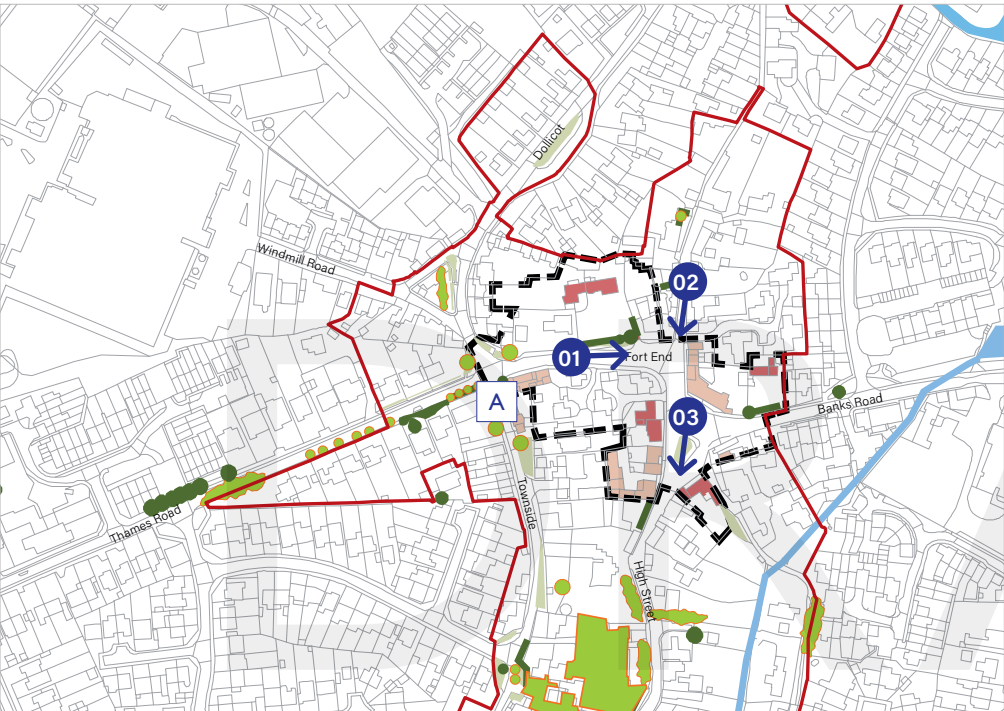


View 03: View of characterful cottages east of Dollicot

113



CHARACTER AREA 5: FORT END



CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
- Character Area
- Open green Spaces /grass
- Other Important Trees
- TPOs
- Street Views
- Grade I

- Grade II*
- Grade II
- Locally Listed
- Grade II Park and Garden

Local Landmarks:

- A The Rising Sun

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in Section 7.0 of this report. The boundary may be subject to change following consultation.

Summary

8.94 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.

Street Pattern and Topography

8.95 Fort End is roughly S-shaped formed by the staggered junctions of Thame Road and Fern Lane and High Street and Banks Road.

8.96 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.

8.97 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.

8.98 Fort End slopes gently from north to south, increasing in gradient at the southern end.

8.99 At the south-eastern corner of Fort End is a vehicular access leading to a narrow footpath which connects to Stockwell.

8.100 There is a strong visual contrast between the open space of Fort End and the road and narrow lanes which lead onto it.



CHARACTER AREA 5: FORT END

8.101 Relief from the hard edges of the buildings is provided by the small area of green at the southern end of Fort End.

Buildings

8.102 Buildings enclose Fort End and define the edges of the space, often filling their plot widths.

8.103 Historic buildings are generally aligned so that their principal elevations face onto the road creating active frontages, with ridgelines parallel to the carriageway.

8.104 Generally 2 storeys in height with limited examples of 1 and 1.5 storey buildings, a mixture of detached, semi-detached and rows of properties.

8.105 Mixture of domestic and commercial properties.

8.106 Buildings range from the 17th to the 20th centuries.

8.107 Roofs are gabled, with fairly consistent ridge and eaves heights on the northern and north-eastern sides of Fort End, and more staggered on the western and south-eastern sides.

8.108 Given their consistency in material, style and massing, and the curve of the road, no single building is constantly prominent, rather different strong building lines become apparent as one travels through the area. To the west, The Rising Sun public house forms a locally recognisable building in views from Thame Road.

Style, Materials and Detailing

8.109 Historic properties at Fort End are constructed from timber, brick, stone and a combination of these materials.

8.110 The majority of buildings are roofed in plain clay tile, with later properties covered in natural slate.

8.111 Evidence of steep roof pitches suggests that several properties were originally thatched.

Boundary Treatment and Street Surfaces

8.112 With the exception of the high wicket 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.

Issues and Opportunities

8.113 This area is generally well-conserved, though several issues remain that are common throughout the Conservation Area, which provide opportunities for improvement as outlined in the Management Plan. For this area specifically, the primary issue is related to heavy traffic passing east-west through the village along Thame Road, exacerbated by the blind corners of the S-shaped road and multiple junctions (see [Traffic and Parking](#)).

Key Views

8.114 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.



CHARACTER AREA 5: FORT END



A: The Rising Sun



View 01: Unfolding view from Thame Road along the S-shaped turn in the road at Fort End



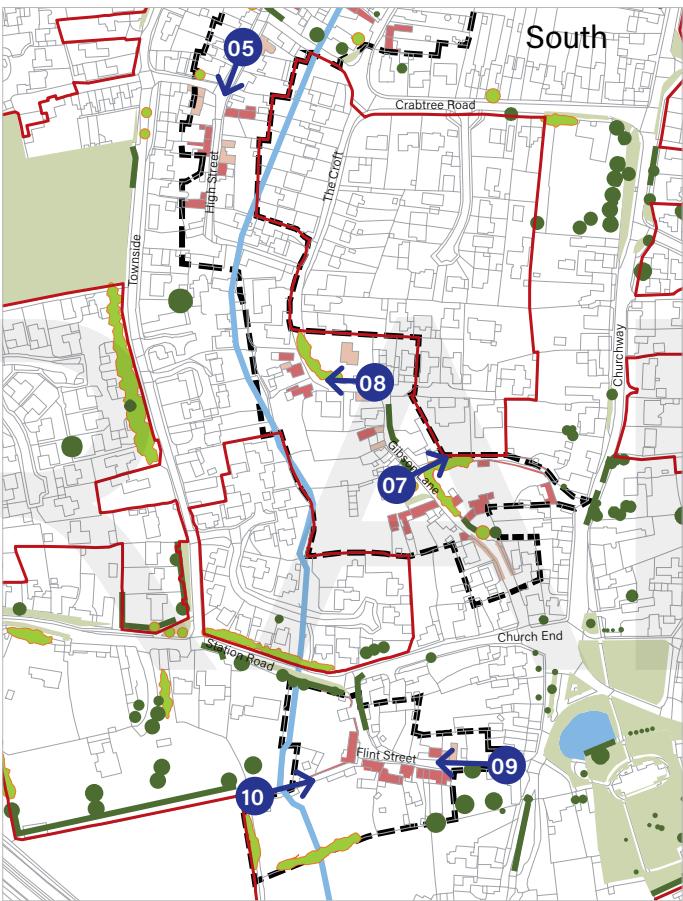
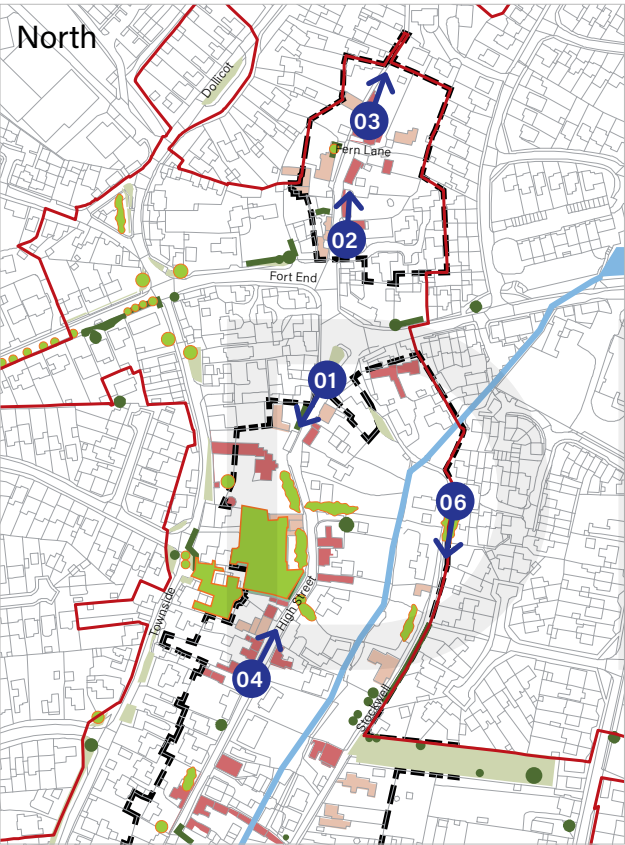
View 02: View channelled south from Fern Lane towards the sharp turn in the road at Fort End



View 03: View south across Fort End, funnelled towards the narrowing High Street and Stockwell



CHARACTER AREA 6: HIGH STREET, FERN LANE, GIBSON STREET & FLINT STREET



CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
- Character Area
- Open green Spaces /grass
- Other Important Trees

- TPOs
- Street Views
- Grade I
- Grade II*
- Grade II

- Locally Listed
- Grade II Park and Garden

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in Section 7.0 of this report. The boundary may be subject to change following consultation.

Summary

8.115 High Street, Fern Lane, Gibson Street and Flint Street arguably represent the essential street character of Haddenham. They are intimate, winding thoroughfares, with a close-knit appearance and layout that runs like the twisting spine of the village north to south, lined by road-fronting buildings and high witchert walls. This area contains the historic main street and many of the early domestic buildings. As it is now bypassed by later wide roads, this area provides well-preserved evidence of Haddenham’s pre-twentieth century planform.

Green Spaces

8.116 Small areas of street-fronting grass, like at Skittle’s Green, create pockets of relief from overwhelmingly narrow streets. Given the road-fronting nature of properties and high witchert walls, private gardens are characterised by mature trees and vegetation that overhang boundary walls, often hanging over the road, providing a green backdrop to views and creating a feeling of further enclosure.



CHARACTER AREA 6: HIGH STREET, FERN LANE, GIBSON STREET & FLINT STREET

8.117 The registered park and garden at The Turn is blocked from view by boundary wall and mature boundary vegetation, though the stretch it occupies is a notable gap without buildings, dominated by its foliated boundary.

Street Pattern and Topography

8.118 Generally, thoroughfares run roughly north-south, with the High Street forming the main axis.

8.119 All thoroughfares in the area, though having short straight runs, curve both gently and sharply, creating a consistent feeling of expectation.

8.120 Fern Lane, Stockwell, and Duck and Donkey Alley and Dragon Tail are vehicular dead-ends/footpaths, turning to alleys, all of which are lined by tall witchert walls.

8.121 The narrow, enclosed feeling of the area is reinforced by tall boundary walls and street-fronting buildings.

Buildings

8.122 Buildings along this north-south axis range in orientation, and have an unplanned quality, though most front directly onto the road with plots running backwards.

8.123 Most buildings are residential with the exception of the former Methodist Schoolroom, now the Haddenham Museum, and the King's Head Public House.

8.124 Buildings range between 1 and 2 storeys in height.

8.125 Roofs are mainly hipped or gabled in form.

Local Landmarks

8.126 Given the winding nature of the thoroughfares, views are channelled and unfolding, meaning few buildings form consistent features. Exceptions include the King's Head and the Old Brewery, both of which bookend the High Street and Fern Lane respectively.

8.127 The elaborate decoration of Bone House at 10 using sheep bones pressed into the render, High Street makes it a prominent feature looking northwards.

Style, Materials and Detailing

8.128 Buildings are primarily domestic and vernacular, though there are some examples of larger buildings of a more Polite design.

8.129 A range of roof coverings include thatch, plaintile, pantile and slate. Steep pitches suggest where not thatched, many once were.

8.130 Many buildings and walls are constructed of witchert. Some examples of box timber framing are visible.

8.131 Most buildings are rendered, with isolated examples of pargeting.

Boundary Treatment and Street Surfaces

8.132 Many buildings front directly onto the street, which is tarmacked.

8.133 Where they have boundary walls, many are tall and of witchert construction.



CHARACTER AREA 6: HIGH STREET, FERN LANE, GIBSON STREET & FLINT STREET

8.134 Some examples of ornate metal railings, such as the northern end of Fern Lane.

8.135 Particularly where streets funnel into narrow alleys or become driveways, traditional stone setts and paving forms a common feature, many of which are locally listed.

Issues and Opportunities

8.136 This area is generally well-conserved, though several issues remain that are common throughout the Conservation Area, which provide opportunities for improvement as outlined in the Management Plan. For this area specifically, issues include excessive road parking on very narrow roads (see [Traffic and Parking](#)) and some examples of poorly maintained witchert buildings and walls (see [Wichert and its Care](#)).

Key Views

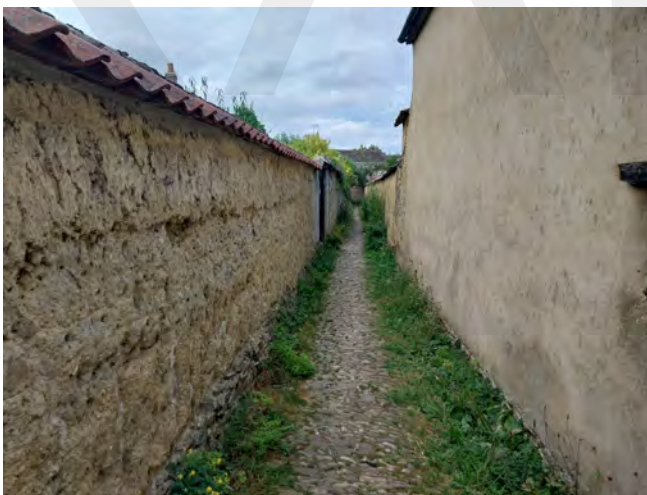
8.137 Views are ubiquitously unfolding and channelled down narrow roads and alleys. Where thoroughfares bend sharply, book-ending buildings become prominent. High witchert walls, dense street pattern and lack of longer views creates Haddenham's characteristic intimate character.



View 01: Channelled view south down the northern end of High Street from Fort End



View 02: View bookended to the north of Fern Lane by the Old Brewery



View 03: Channelled view where Fern Lane becomes a footpath bounded by high witchert walls towards fort End



View 04: View north from the middle of High Street, with the targetted Bone Cottage gable-on to the road providing a visual landmark



CHARACTER AREA 6: HIGH STREET, FERN LANE, GIBSON STREET & FLINT STREET



View 05: Channelled view to the southern end of High Street, bookended by the King's Head



View 06: Channelled and unfolding view down Stockwell, dominated by high witchert walls and paved with stone setts



View 07: Unfolding view south along Gibson Lane from Skittle's Green



View 08: Sharp corner of the Croft, featuring Croft Thatch cottage, with a stone sett driveway



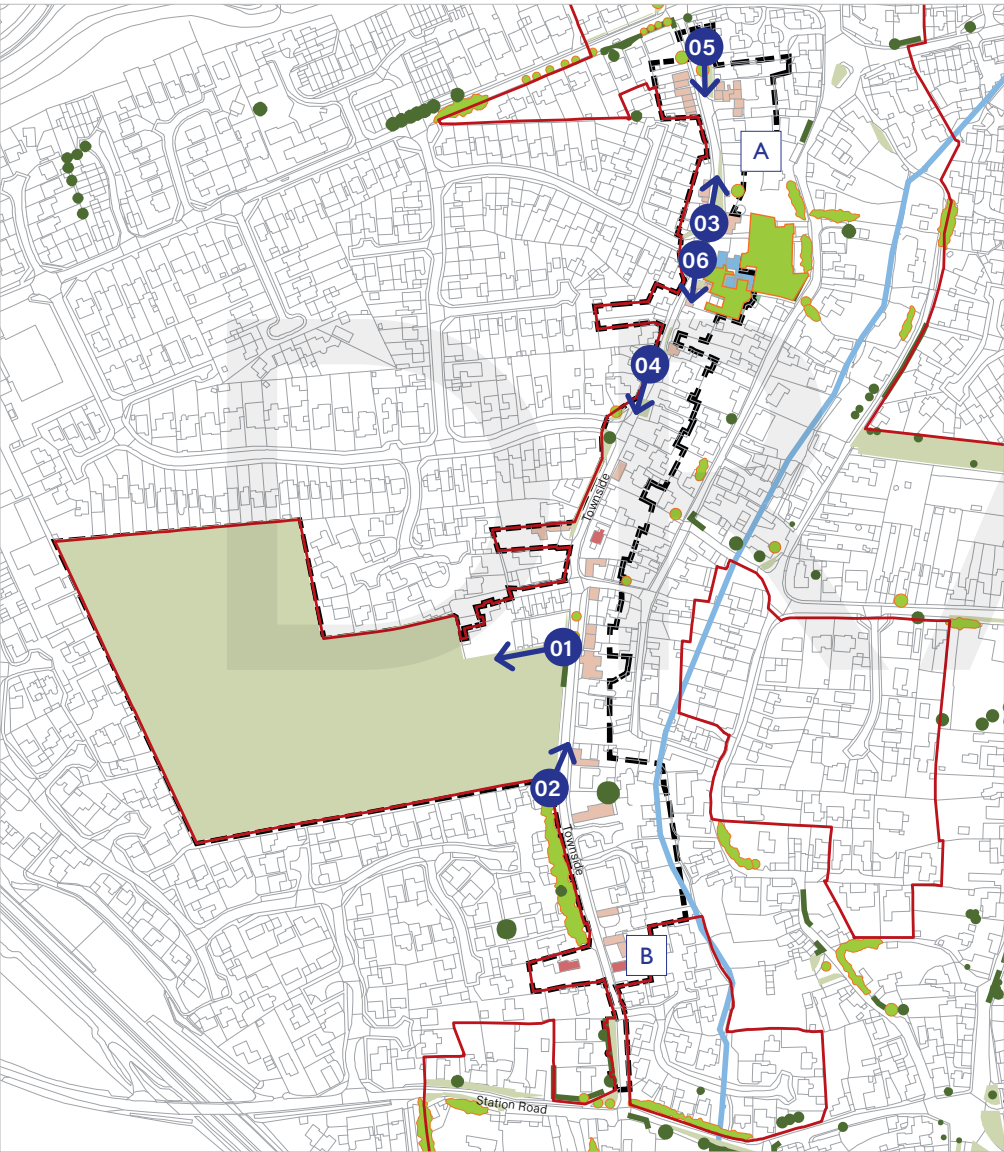
View 09: Terraced witchert cottages channel views west down Flint Street



View 10: Duck and Donkey Lane is bounded by high witchert walls



CHARACTER AREA 7: TOWNSIDE



CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
- Character Area
- Open green Spaces /grass
- Other Important Trees
- TPOs
- Street Views
- Grade I
- Grade II*

- Grade II
- Locally Listed
- Grade II Park and Garden

Local Landmarks:

- A Dove House Barn
- B 49, 51 and 57 Townside

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary

8.138 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.

Green Spaces

8.139 To the west of Townside is a large allotment that provides relief and a break from sprawling modern residential development to the west of the road. The western side of the road is generally lined by trees and hedgerows, creating a rural feeling to the road.



CHARACTER AREA 7: TOWNSIDE

8.140 The registered park and garden at Turn End provides a foliated backdrop to the listed building, though the whole garden itself is blocked from view by the building and good boundary tree coverage.

8.141 Wide grass verges and banks are a characteristic feature along the whole length of Townside. Often these are at the entrance into twentieth century development, providing a buffer from the histrionic streetscape.

8.142 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.

8.143 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.

Street Pattern and Topography

8.144 Townside is curvilinear with sweeping curves at its northern and central sections, and narrows at the northern end.

8.145 Townside is linked with High Street, approximately halfway along its length, by South End.

8.146 Modern roads and cul-de-sacs lead off both sides of Townside.

8.147 The modern development at The Turn sits well in its historic context, set back from the road and shielded by foliage.

Buildings

8.148 Historic buildings are primarily concentrated on the eastern side of Townside and interspersed between modern development, located generally at the front of plots.

8.149 The western side of the road is dominated by large areas of modern development.

8.150 Historic buildings are oriented both gable and front-on to the road.

8.151 Plots are irregular in size and width along the length of the street.

8.152 There is an eclectic mixture of domestic and utilitarian buildings.

8.153 Most buildings are between 1 and 2 storeys.



CHARACTER AREA 7: TOWNSIDE

Local landmarks

8.154 The steep pitch and large expanse of thatched gable roof at The Dove House Barn and 49, 51 and 57 Townside are key visual elements in the street, with strong visual character. Nos.49, 51 and 57 form a strong group of three constitutive prominent gables.



A: Dove House Barn



B: Three consecutive gables of 49, 51 and 57 Townside

Style, Materials and Detailing

8.155 Buildings tend to form small clusters linked by common scale, form and materials.

8.156 There is an eclectic mixture of materials used in the construction of buildings along Townside.

8.157 There are a number of witchert properties which are concentrated around the junction with Greenway and South End.

8.158 Nineteenth century clusters are primarily of red brick.

8.159 There are examples of tiled, slate and thatched roofs.

Boundary Treatment and Street Surfaces

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

8.161 Street and pavement surfaces are modern tarmac.

Issues and Opportunities

8.162 Several issues within this character area are common throughout the Conservation Area, providing opportunities for improvement as outlined in the Management Plan. For this area specifically, issues to highlight include primarily the derivative of the Conservation Area's setting by inappropriate formulaic development (see [Demolition, Extension, Alteration and New Development](#)).

Key Views

8.163 Views are contained by the curvilinear nature of the road. 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.



CHARACTER AREA 7: TOWNSIDE



View 01: Open view across the Allotments, with a sense of rural seclusion



View 02: The characterful Anvil Cottage with neutral twentieth century development in the background along the eastern side of Townside



View 03: Vernacular rendered and thatched cottages at the northern end of Townside



View 04: Where not well shielded, modern development causes a loss of enclosure and diminishes rural character



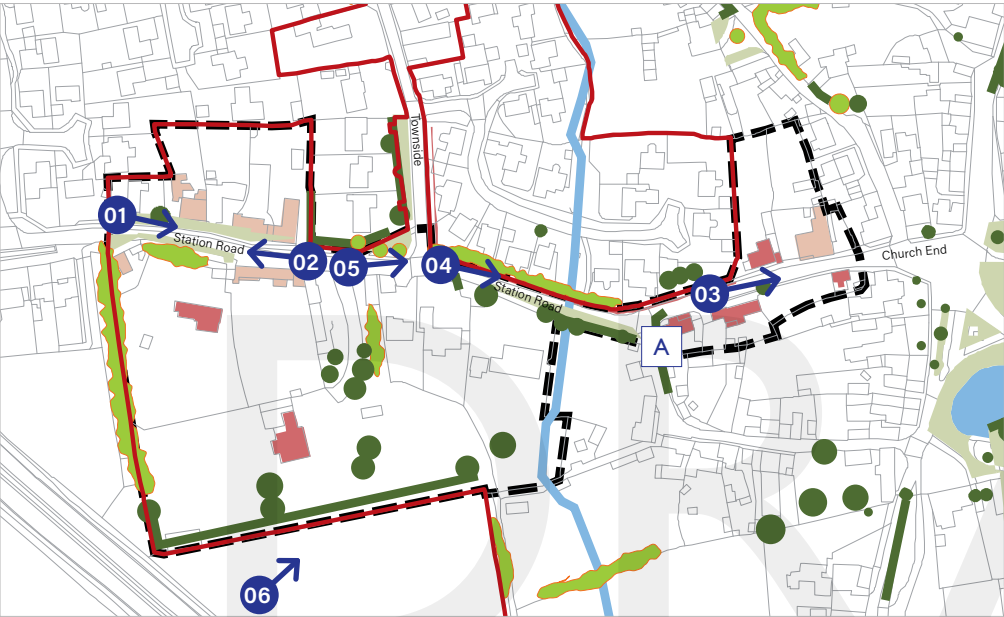
View 05: Victorian red brick cottages at the northern end of Townside



View 06: Historic farmstead at 9, Townside, now residential



CHARACTER AREA 8: STATION ROAD



CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
- Character Area
- Open green Spaces /grass
- Other Important Trees
- TPOs
- Street Views
- Grade I

- Grade II*
- Grade II
- Locally Listed
- Grade II Park and Garden

Local Landmarks:

A Baghill Barn

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in Section 7.0 of this report. The boundary may be subject to change following consultation.

Summary

8.164 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. The area retains a rural village-outskirts character, despite modern infill.

Green Spaces

8.165 There is a substantial volume of shrubbery and foliage hanging over strong building lines created by witchert walls in the central section, reinforcing an enclosed character and shielding modern buildings.

8.166 At the junction with Townside and at the western end of the area are sweeping verges and strong treelines.

8.167 No. 15 Station Road is set back and not visible from the road, though its extensive grounds are heavily tree-lined and they provide a backdrop to many views within the area and into the area from the south.

Street Pattern and Topography

8.168 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.

8.169 The road rises significantly and narrows towards Church End.



CHARACTER AREA 8: STATION ROAD

Buildings

8.170 Most buildings are domestic or converted agricultural, except from the currently vacant Rose and Thistle Public House.

8.171 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 the central section, modern buildings span either side of the road.

8.172 Plots are roughly rectilinear, of a similar depth with varying widths.

8.173 Hopefield House, Station Road is an exception and sits back from the road behind



A: Baghill barn

13-19, Station Road. Its plot is large and irregular and visible on late nineteenth century maps of the village.

8.174 Buildings tend to be detached and range between 1.5 and 2 storeys in height, with gabled roofs.

8.175 Buildings are a mixture of domestic and prominently positioned converted/former agricultural buildings.

Local landmarks

8.176 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.

Style, Materials and Detailing

8.177 Buildings along Station Road are constructed in witchert, brick and stone.

8.178 Many of the historic buildings along Station Road are rendered and / or painted.

8.179 Roofs are typically laid in clay tiles, slate or thatch.

Boundary Treatment and Street Surfaces

8.180 High witchert boundary walls line both sides of Station Road from the west of the junction with Townside to a short distance to the east of the junction with Flint Street.

8.181 The boundary walls are set behind pavements on the northern side of the street and grass verges on the southern.

8.182 The witchert boundary walls create a continuous and visually strong building line, mitigating the impact of modern infill.

Issues and Opportunities

8.183 This area is generally well-conserved, though several issues remain that are common throughout the Conservation Area, which provide opportunities for improvement as outlined in the Management Plan. For this area specifically, the primary issue is related to heavy traffic passing east-west through the village along Station Road and Aston Road (see [Traffic and Parking](#)). Witchert walls in areas look to be in need of maintenance (see [Witchert and its Care](#)). The Rose and Thistle public house is currently vacant, which creates issues and provides opportunities (see [Vacancy](#)).



CHARACTER AREA 8: STATION ROAD

Key Views

8.184 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 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 01: Channelled view from the western edge of the Conservation Area, with strong treelined roadway



View 02: A cluster of converted agricultural buildings at the western end of Station Road



View 03: Views are guided upwards towards Church End as the ground rises steeply flanked by street-fronting buildings and tall witchert walls



View 04: In the middle section, modern buildings are set behind walls and garden foliage, channeling views of the church tower



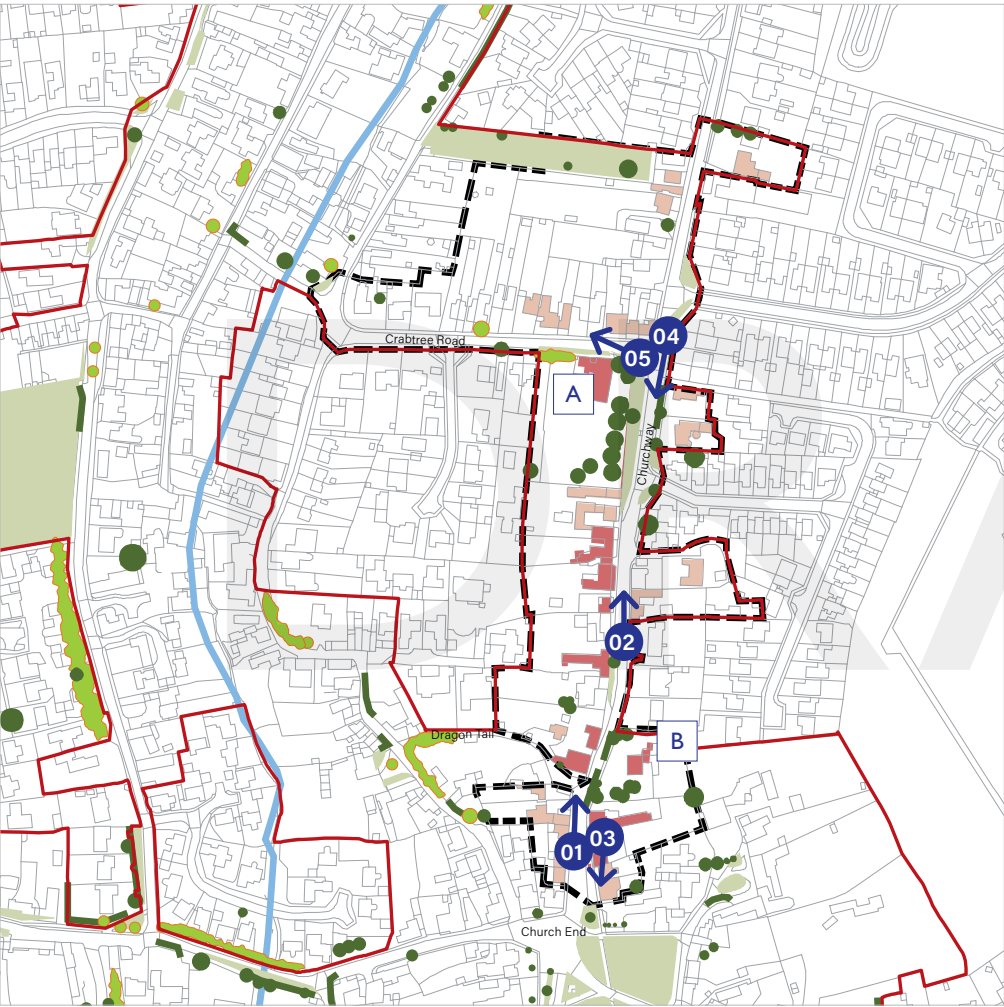
View 05: Sweeping grass verge containing trees at the junction with Townside



View 06: The heavily tree-lined 15, Station Road provides strong background foliage



CHARACTER AREA 9: CHURCHWAY



CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
- Character Area
- Open green Spaces /grass
- Other Important Trees
- TPOs
- Street Views
- Grade I
- Grade II*

- Grade II
- Locally Listed
- Grade II Park and Garden

Local Landmarks:

- A Haddenham Hall
- B 10, Churchway

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in [Section 7.0](#) of this report. The boundary may be subject to change following consultation.

Summary

8.185 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.

Green Spaces

8.186 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.

8.187 Where properties are set back in more generous plots on the eastern side of Churchway, they often have mature foliage in their front gardens, giving a sense of natural enclosure. Haddenham Hall specifically has a strong witchert boundary, overhung with mature trees.



CHARACTER AREA 9: CHURCHWAY

Street Pattern and Topography

8.188 Churchway runs in a roughly north-south direction, with a gentle bend near its junction with Dragontail.

8.189 The road is narrow and lined on both sides to the south, (though not as narrow as the High Street) but widens north of 13, Churchway towards Haddenham Hall, with further openness exaggerated by grass verges on both sides.

Buildings

8.190 Historic buildings located along Churchway primarily date from the 18th and 19th centuries, concentrated to the south.

8.191 Buildings line both sides of the street, generally orientated to face onto the street, with ridgelines running parallel with the carriageway. Roofs are generally gabled, with some nineteenth century hipped roofs.

8.192 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. These are typically 1.5 to 2 storeys.

8.193 To the north, buildings are set back behind strong boundary treatments, typically two to two and a half-storeys.

Local landmarks

8.194 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, forming notable landmarks.

Style, Materials and Detailing

8.195 Buildings on Churchway are generally built of brick, witchert or stone.

8.196 A number of the buildings at the southern end of the street are rendered and/or painted.

8.197 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.

8.198 The roofs of the buildings along Churchway are typically covered in slate or clay tile.

Boundary Treatment and Street Surfaces

8.199 Boundary walls become an important part of the visual streetscape between the junction with Dragontail and Crabtree Road.

8.200 The building lines along Churchway are maintained at Haddenham Hall by a high witchert boundary wall and at 10, Churchway by railings.

8.201 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).

Issues and Opportunities

8.202 This area is generally well-conserved, though the general maintenance of buildings, and witchert specifically, are likely issues that may arise as outlined in the Management Plan (see [Condition and Maintenance](#), and [Witchert and its Care](#)).



CHARACTER AREA 9: CHURCHWAY

Key Views

8.203 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 01: View enclosed and funneled as the road narrows at Dragon Tail, with the frontage of 2, Dragon Tail prominent



View 02: Historic buildings along the western side of Churchway are located close or onto the road



View 03: Towards Church End views open up as the distance between road-fronting buildings widens over the green



View 04: Sweeping verges and strong boundary vegetation provide around Haddenham Hall



View 05: Buildings along the northern side of Crabtree Road



CHARACTER AREA 9: CHURCHWAY



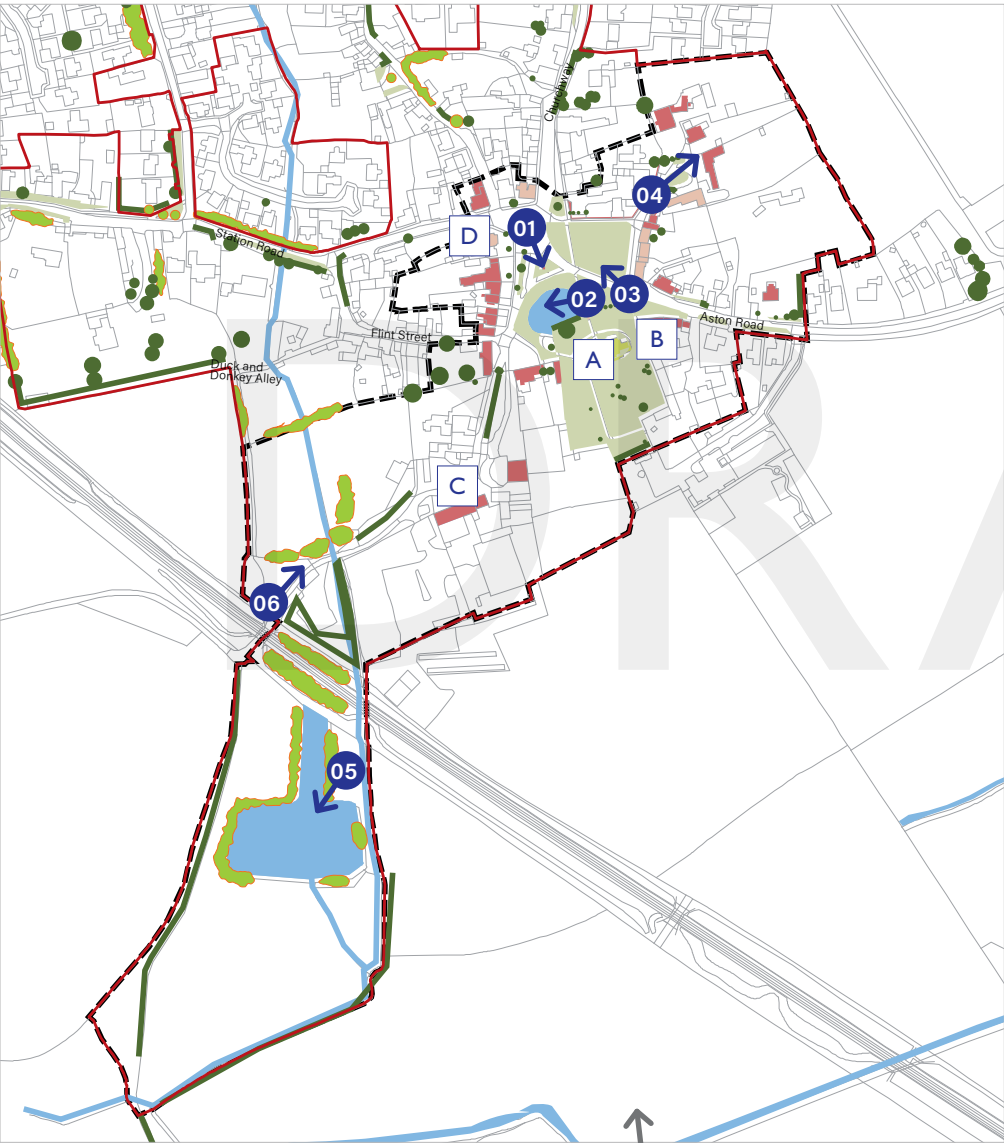
A: Haddenham Hall



B: No.10 Churchway



CHARACTER AREA 10: CHURCH END AND THE DUCK PONDS



CHARACTER AREAS PLAN

- Proposed Haddenham Conservation Area
- Character Area
- Open green Spaces /grass
- Other Important Trees
- TPOs
- Street Views
- View from location off map
- Grade I
- Grade II*

- Grade II
- Locally Listed
- Grade II Park and Garden

Local Landmarks:

- A St. Mary's Church
- B Church Farmhouse
- C Church End Manor
- D St. Mary's Centre

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in Section 7.0 of this report. The boundary may be subject to change following consultation.

Summary

8.204 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. The area was likely the earliest settled in the village and contains the village church of St. Mary.

8.205 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 after the late 18th century.



CHARACTER AREA 10: CHURCH END AND THE DUCK PONDS

Green Spaces

8.206 The green is large and irregular in shape, split in two by Aston Road. A duck pond is located in the south of the green.

8.207 As many buildings front onto the green or road, private gardens are less visible. The most prominent are the small front gardens west of Church End that contain mature trees, and the trees in The Paddocks that hang over the witchert wall north of the green.

8.208 St Mary's Church is set within a graveyard raised behind a retaining wall, surmounted with pollarded trees.

8.209 Two further small, grassed areas are formed on the west side of the green, one contains the village War Memorial.

8.210 At the north-east corner of Church End is a short narrow road. This leads to another, smaller and more intimate triangular shaped north-east corner of Church End space with a central grassed area enclosed by buildings and walls.

8.211 A large fish 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. Although dissected by the railway to the north, agricultural fields stretch all around the pond's other sides, which are heavily treelined.

Street Pattern and Topography

8.212 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.

8.213 Aston Road cuts through Church End in a south-east to north-west direction dissecting it into two irregularly shaped grassed areas.

Buildings

8.214 There is a mixture of ecclesiastical, commercial, domestic agricultural and utilitarian buildings of different architectural periods and styles fronting onto the green.

8.215 St. Mary's dominates the southern side of the green.

8.216 There are a mixture of detached and adjoining properties around the green.

8.217 With the exception of no. 6, on the west side, all the properties are orientated to face onto the green.

8.218 Historic development on Aston Road extends to both sides of the street, it is interspersed with modern development.

8.219 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.

8.220 Buildings are 1.5 or 2 storeys in height with varying ridgelines, predominantly gabled.



CHARACTER AREA 10: CHURCH END AND THE DUCK PONDS

Local landmarks

8.221 The south side is dominated by St. Mary's church and its tall tower. The tower is visible both from across the Conservation Area and from the surrounding countryside, particularly to the south.

8.222 The oldest domestic building in the village is a timber framed Wealden House called Church Farmhouse, east of the church, and is a notable feature.

8.223 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.

8.224 The polychromy and bell tower of the St Mary's Centre draws the eye looking westwards.



A: St Mary's Church



B: Church Farmhouse



C: Manor Farm



D: St. Mary's Centre



CHARACTER AREA 10: CHURCH END AND THE DUCK PONDS

Style, Materials and Detailing

8.225 Buildings are constructed of witchert, timber, brick and stone or a combination of these materials, the majority are rendered and/or painted.

8.226 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.

8.227 Roofs are predominantly tiled with some examples of thatch and slate.

Boundary Treatment and Street Surfaces

8.228 The north side of the green is contained principally by a 2m high witchert wall.

8.229 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.

8.230 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.

8.231 Boundary walls in front of Nos.3 and 14, Aston Road help to create a sense of enclosure.

8.232 Historic rubble stone paths cross the green north-south and form the main pedestrian public thoroughfare from Churchway.

Issues and Opportunities

8.233 This area is generally well-conserved, though several issues remain that are common throughout the Conservation Area, which provide opportunities for improvement as outlined in the Management Plan. For this area specifically, the primary issue is related to heavy traffic passing east-west through the village along Station Road and Aston Road and excess street parking around the green that detract from the area's visual amenity (see [Traffic and Parking](#)).

Key Views

8.234 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. From the surrounding countryside, views of the Conservation Area are unspoilt by modern development and the relationship with its agricultural setting is strong.



View 01: Vista of St Mary's Church from the war memorial, looking over the duck pond



View 02: Vista looking west across the duck pond, lined with historic buildings facing the green



CHARACTER AREA 10: CHURCH END AND THE DUCK PONDS



View 03: View from Aston Road north towards Churchway, with the tall witchert wall and road fronting buildings creating a strong boundary to the green



View 04: View of the small green towards the padocks, entirely enclosed by buildings and high walls



View 05: Vista across the fish ponds, looking south



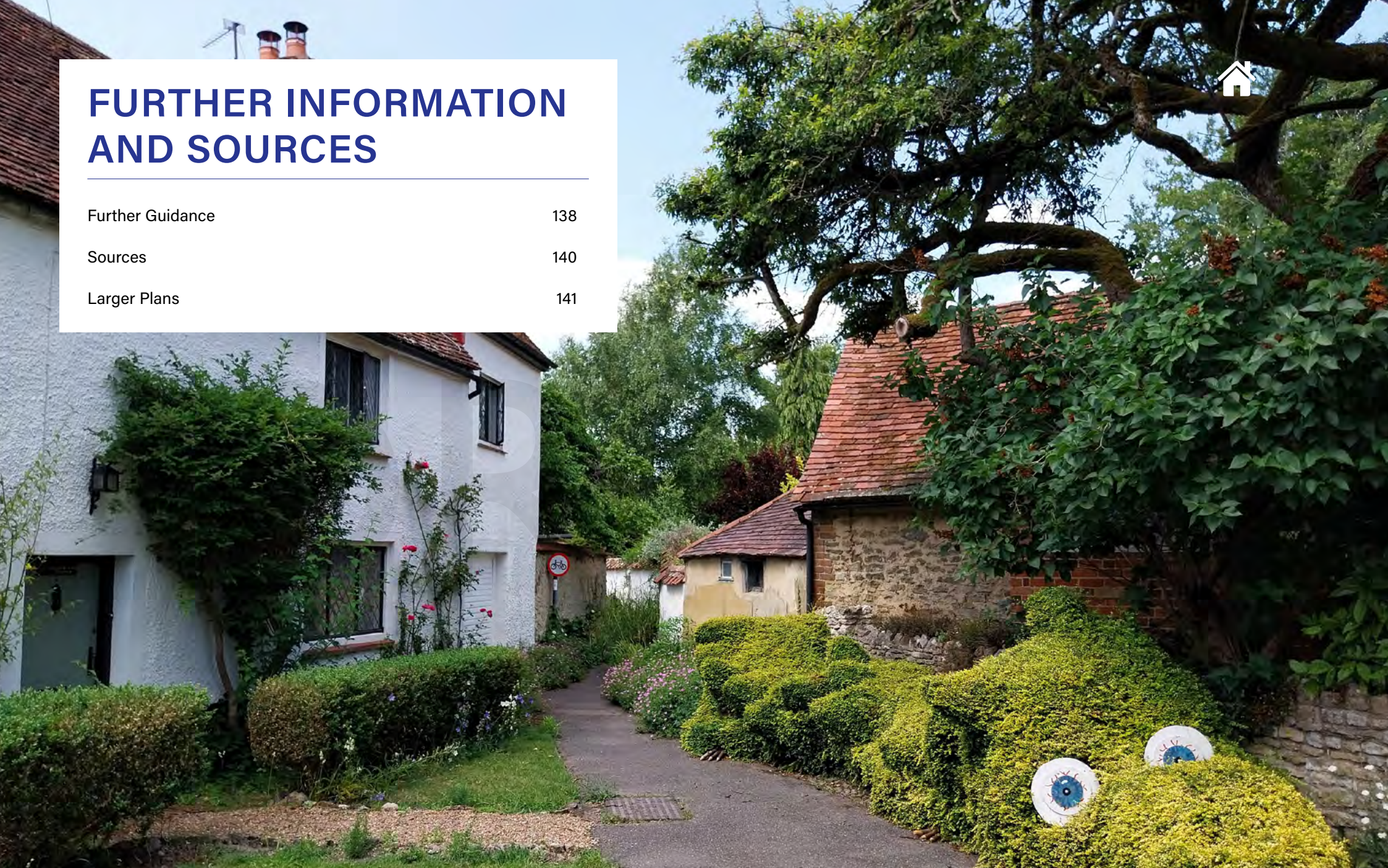
View 06: View northwards across field from the railway line, where a lively roofscape defines the location of Church End and Flint Street



View 07: View from public footpath within the strong agricultural setting to the south, where the Church Tower remains prominent with no intervening modern infill or development

FURTHER INFORMATION AND SOURCES

Further Guidance	138
Sources	140
Larger Plans	141





Further Guidance

Guidance For Repair Of Historic Buildings

- Historic England provides digestible guides to maintaining and repairing an older home. These include maintenance checklists, the use of the right materials, and repairs to windows, walls and roofs. <https://historicengland.org.uk/advice/your-home/maintain-repair/tips/>
- SPAB Technical Advice Notes. This suite of advice notes provide practical guidance on repair of wood windows and control of dampness, amongst other elements relating to the care and repair of historic buildings. <https://www.spab.org.uk/advice/technical-advice-notes>
- The articles page on the Building Conservation website includes a range of articles on conservation and repair of historic buildings. <https://www.buildingconservation.com/articles/articles.htm>

Guidance On Historic Buildings And Energy Efficiency

- Adapting Historic Buildings for Energy and Carbon Efficiency, Advice Note 18. The Advice Note provides: advice on what permissions, such as listed building consent, are needed for some of the common changes required to decarbonise and improve the energy efficiency of historic buildings; advice to assist local planning authorities – and other parties involved in the planning process – in determining proposals to decarbonise and improve the energy efficiency of historic buildings to enable positive climate action. Some typical building adaptations in response to climate change impacts are also included, signposting to other relevant information, advice, and guidance. <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/>
- Energy Efficiency and Traditional Homes, Advice Note 14. This advice note considers energy efficiency improvements to traditional homes that are heritage assets. The importance of the “whole building approach” lies at the heart of the advice note, which seeks the best balance

between saving energy, maintaining a healthy indoor environment and sustaining heritage significance, all by understanding the building in its context. <https://historicengland.org.uk/images-books/publications/energy-efficiency-and-traditional-homes-advice-note-14/heag295-energy-efficiency-traditional-homes/>

- Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency. This guidance is for anyone who wishes to improve energy efficiency in an historic building. It is underpinned by the “whole building approach” and provides guidance on ensuring energy-efficiency measures are suitable, robust, well-intergrated, properly coordinated and sustainable. Section 3 is particularly useful in summarising practical energy efficiency improvements and considers their respective benefits, costs and technical risks. <https://historicengland.org.uk/images-books/publications/eehb-how-to-improve-energy-efficiency/heag094-how-to-improve-energy-efficiency/>



- Traditional Window: their care, repair and upgrading. This useful guidance is aimed at building professionals and property owners and provides detailed technical advice on the maintenance, repair and thermal upgrading of windows as well as on their replacement. <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/>
- Modifying Historic Windows as Part of Retrofitting Energy-Saving Measures. This advice sets out Historic England's position and advice on the care and repair of old windows and improving their thermal performance both within Listed Buildings and Conservation Areas. Historic England encourage owners to conserve significant historic windows wherever possible; repair, maintenance and adaption are often more sustainable than replacement. <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/modifying-historic-windows-as-part-of-retrofitting-energy-saving-measures/>
- Energy Efficiency and Historic Buildings: Solar Electric (Photovoltaics). This guidance describes different solar panels available and provides advice on minimising the potential damage to fabric and the visual impact of a renewable installation. It sets out that steps should be carried out to cut energy consumption prior to consideration of installation of renewables in line with a 'whole building approach'. <https://historicengland.org.uk/images-books/publications/eehb-solar-electric/heag173-eehb-solar-electric-photovoltaics/>
- How to Save Energy in an Older Home. This provides information on saving on energy bills or cutting carbon emissions for people living in older buildings, listing options and considering their benefits, costs and risks. <https://historicengland.org.uk/advice/your-home/energy-efficiency/making-changes-to-save-energy/>

Other useful guidance is provided by:

- The Society for the Protection of Ancient Buildings (SPAB), which carries out periodical research relating to energy efficiency in old buildings and prepares briefings, research reports and advice on the subject, encouraging the holistic understanding of a building, how it performs, how it is used and how it is inhabited prior to making interventions. <https://www.spab.org.uk/advice/energy-efficiency-old-buildings>
- The Building Conservation website, which features a useful article, Retrofit in Heritage Buildings. The article stresses the importance of the 'whole building approach', when improving the energy performance of buildings, to enable informed decisions to be taken. <https://www.buildingconservation.com/articles/retrofit-heritage-buildings/retrofit-heritage-buildings.htm>



Sources

Literature

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Victoria History of the County of Buckinghamshire, Vol.4, Dawsons of Pall Mall

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Whitney, Michael, *Haddenham in Camera, Quotes Limited of Buckingham*, 1990

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Rose, Walter, *Reflections of Life in Haddenham*, 1980

Primary Sources

Photographs

phHaddenham25 (Buckinghamshire Archives)

phHaddenham49 (Buckinghamshire Archives)

1945 Aerial of Haddenham (Google Earth)

2003 Aerial of Haddenham (Google Earth)

2024 Aerial of Haddenham (Google Earth)

Historic Environment Record (HER)

HER records relating to Haddenham were accessed through Buckinghamshire Council's Heritage Portal, which is compiled, maintained and developed by the Archaeology Service of Buckinghamshire Council:

<https://heritageportal.buckinghamshire.gov.uk/>

Mapping

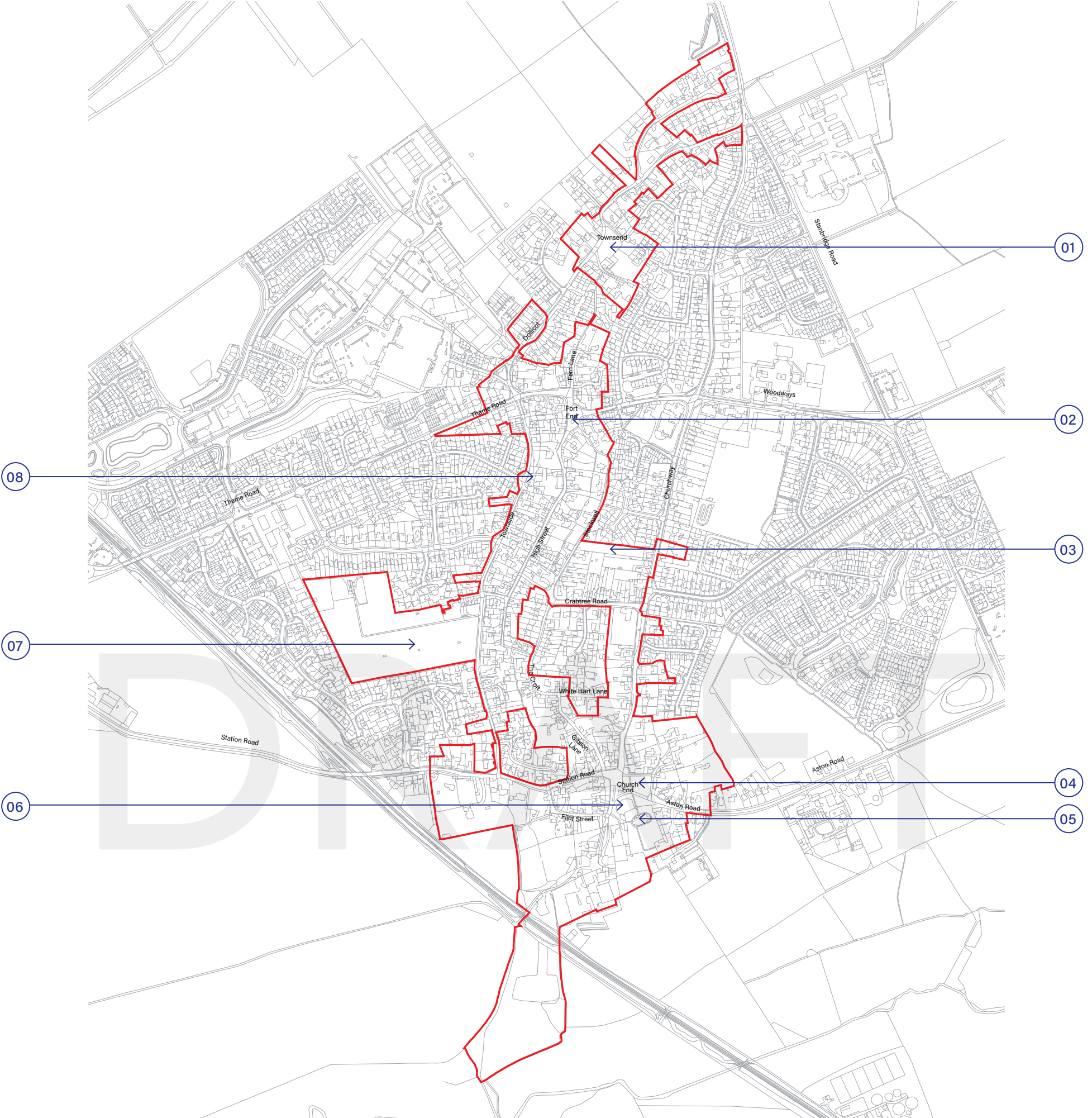
Reproduction of the 1820 Pre-Enclosure Biddle Map (Haddenham Museum)

Jeffery's Map of Buckinghamshire, 1770 (Buckinghamshire Archaeological Society)

6-inch OS Map, Buckinghamshire Sheet XXXII, surveyed: 1878 to 1880, published: 1885 (National Library of Scotland)

6-inch OS Map, Buckinghamshire Sheet XXXII. SE, revised: 1919, published: 1922 ((National Library of Scotland)

1:25,000 OS Map, SP70 – D, revised: 1956, Published: 1960 (National Library of Scotland)



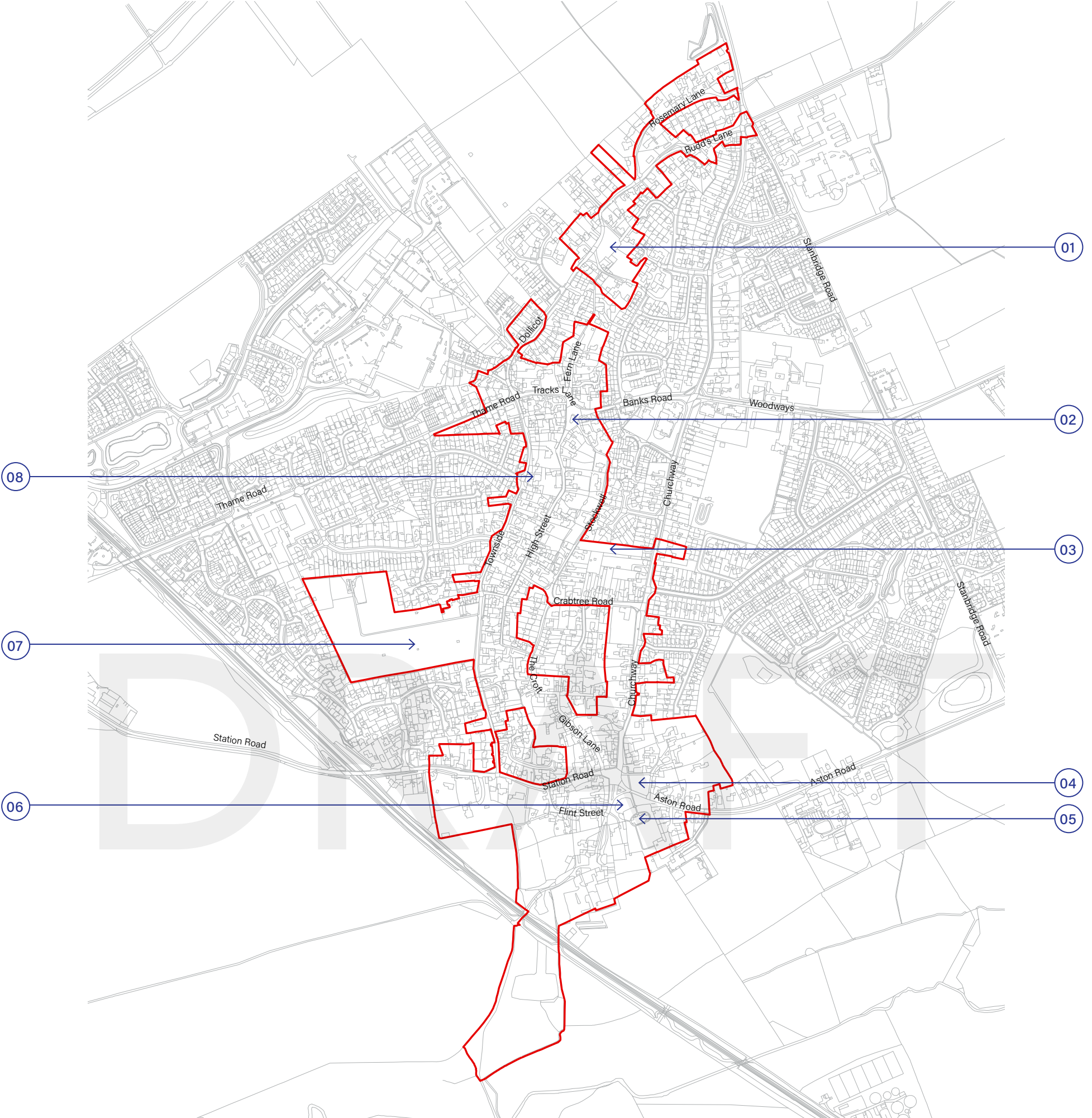
Current Boundary Plan

— Current Haddenham Conservation Area Boundary

- 01 Townsend
- 02 Fort End
- 03 Baptist Burial Ground
- 04 Church End
- 05 St Mary's Church
- 06 Church End Pond
- 07 Allotments
- 08 The Turn

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in section 8 of this report. The boundary may be subject to change following consultation.



Proposed Boundary Plan

- Proposed Haddenham Conservation Area Boundary
- 01 Townsend
- 02 Fort End
- 03 Baptist Burial Ground
- 04 Church End
- 05 St Mary's Church
- 06 Church End Pond
- 07 Allotments
- 08 The Turn

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in section 7 of this report. The boundary may be subject to change following consultation.

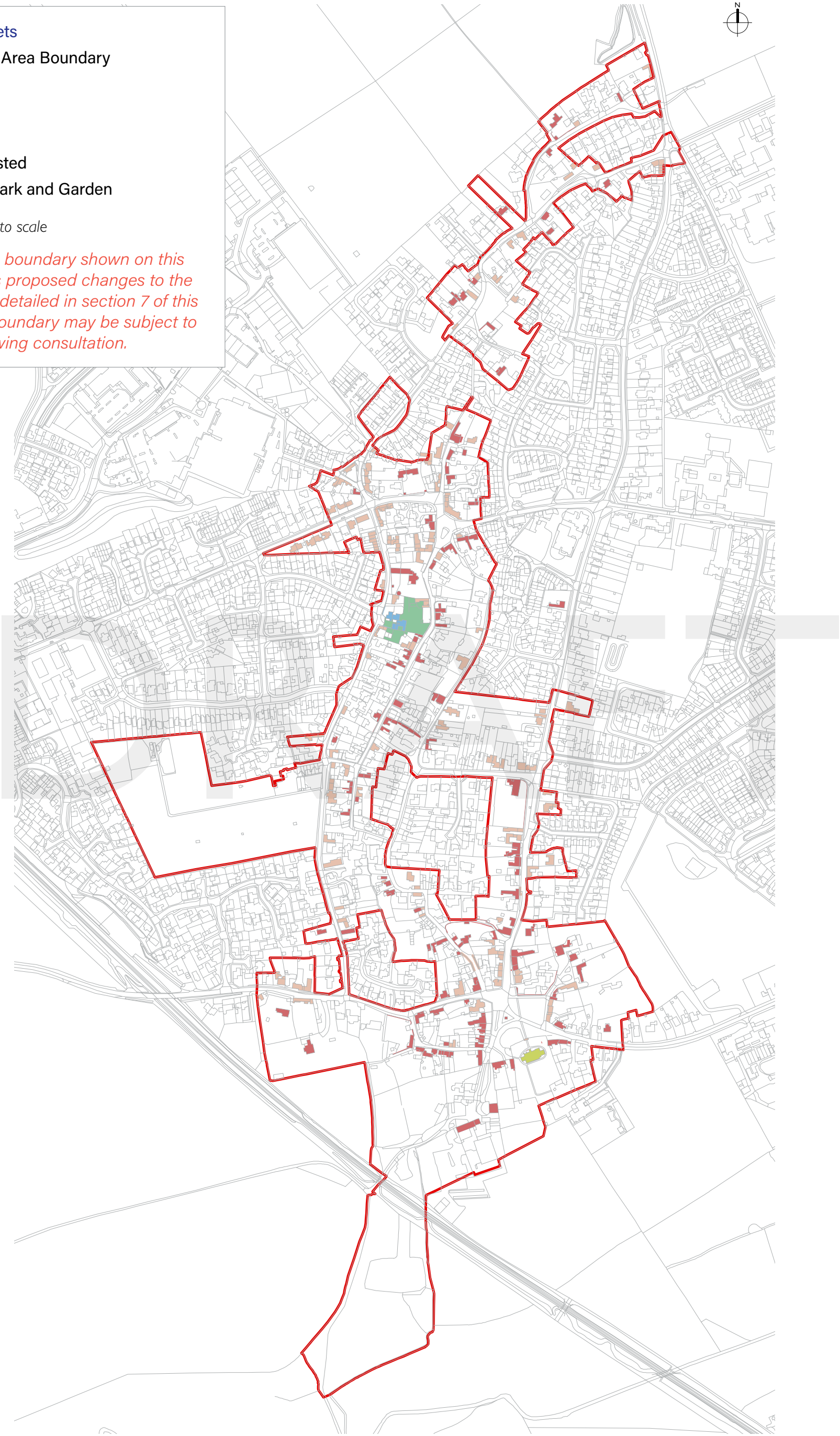


Heritage Assets

- Proposed Area Boundary
- Grade I
- Grade II*
- Grade II
- Locally Listed
- Grade II Park and Garden

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in section 7 of this report. The boundary may be subject to change following consultation.



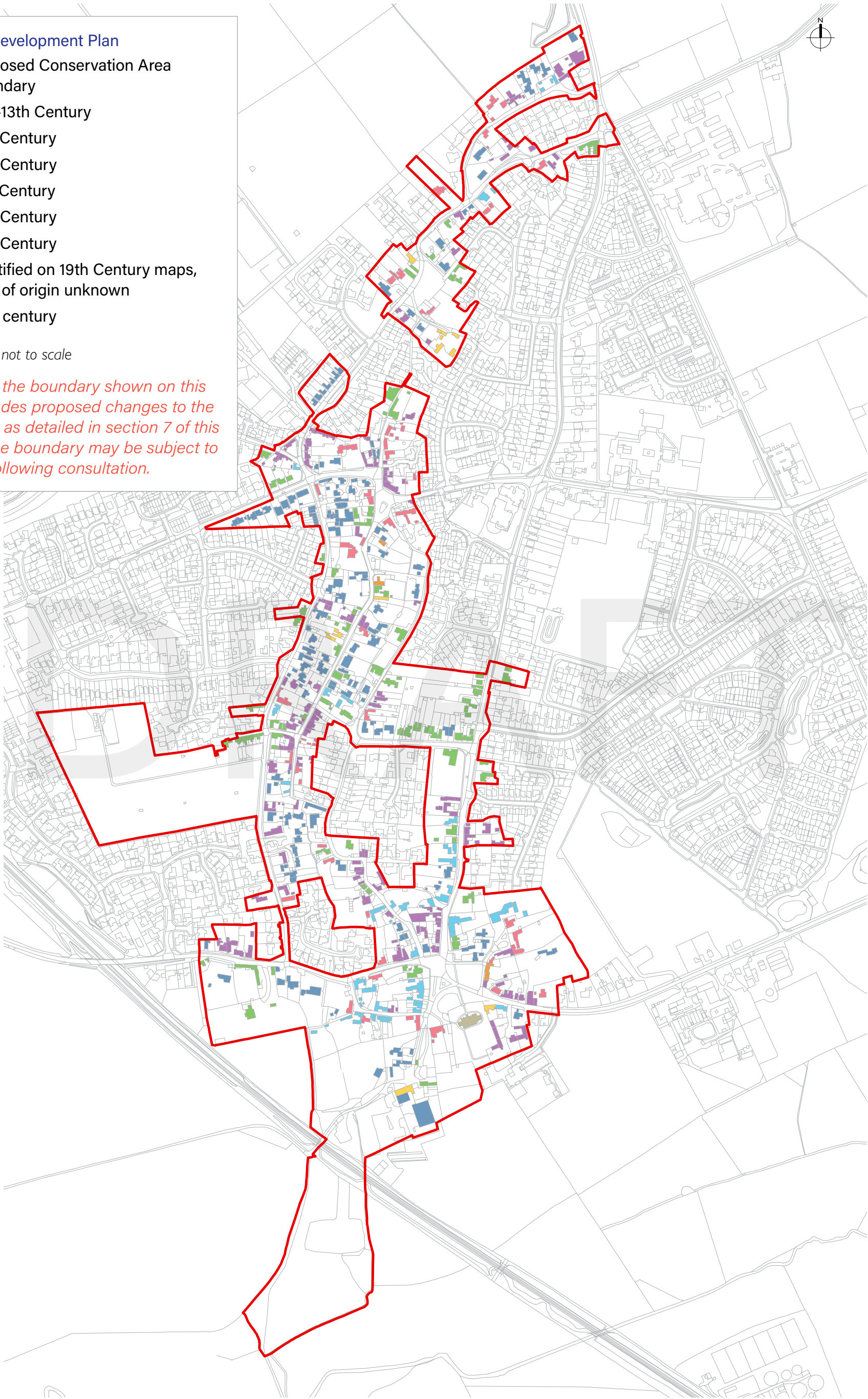


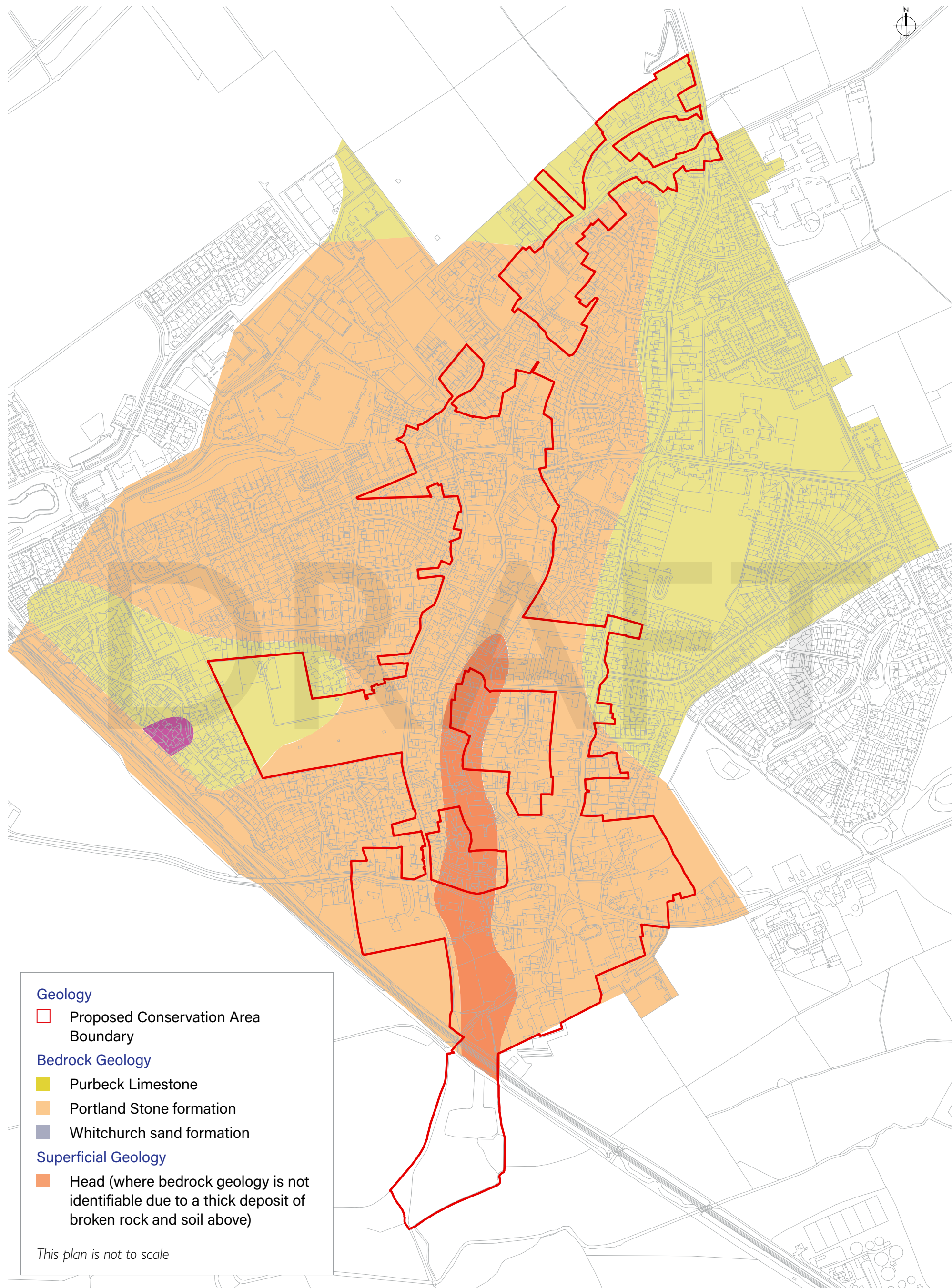
Historic Development Plan

- Proposed Conservation Area Boundary
- 12th-13th Century
- 15th Century
- 16th Century
- 17th Century
- 18th Century
- 19th Century
- Identified on 19th Century maps, date of origin unknown
- 20th century

This plan is not to scale

Note that the boundary shown on this map includes proposed changes to the boundary as detailed in section 7 of this report. The boundary may be subject to change following consultation.





Geology

- Proposed Conservation Area Boundary

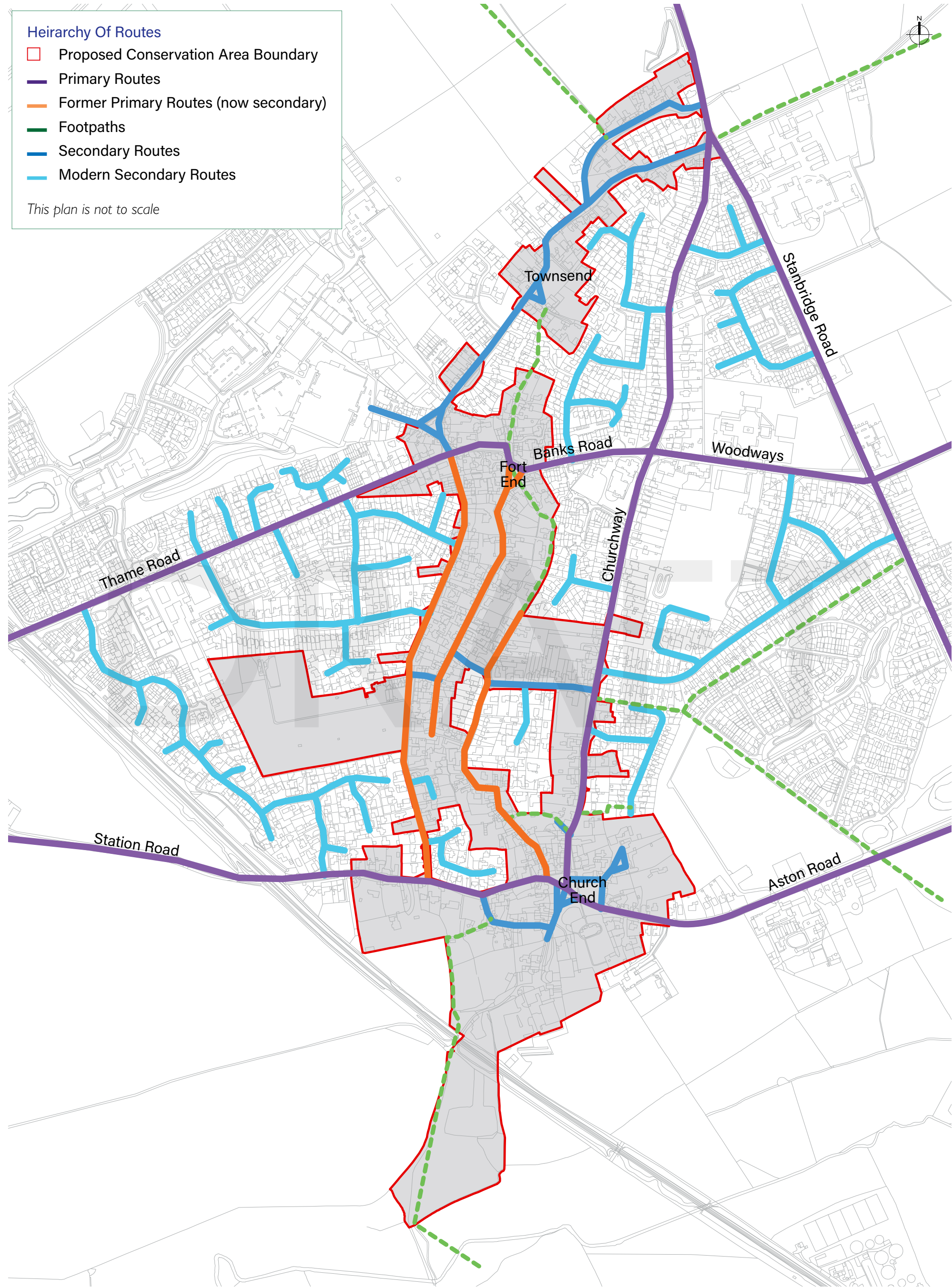
Bedrock Geology

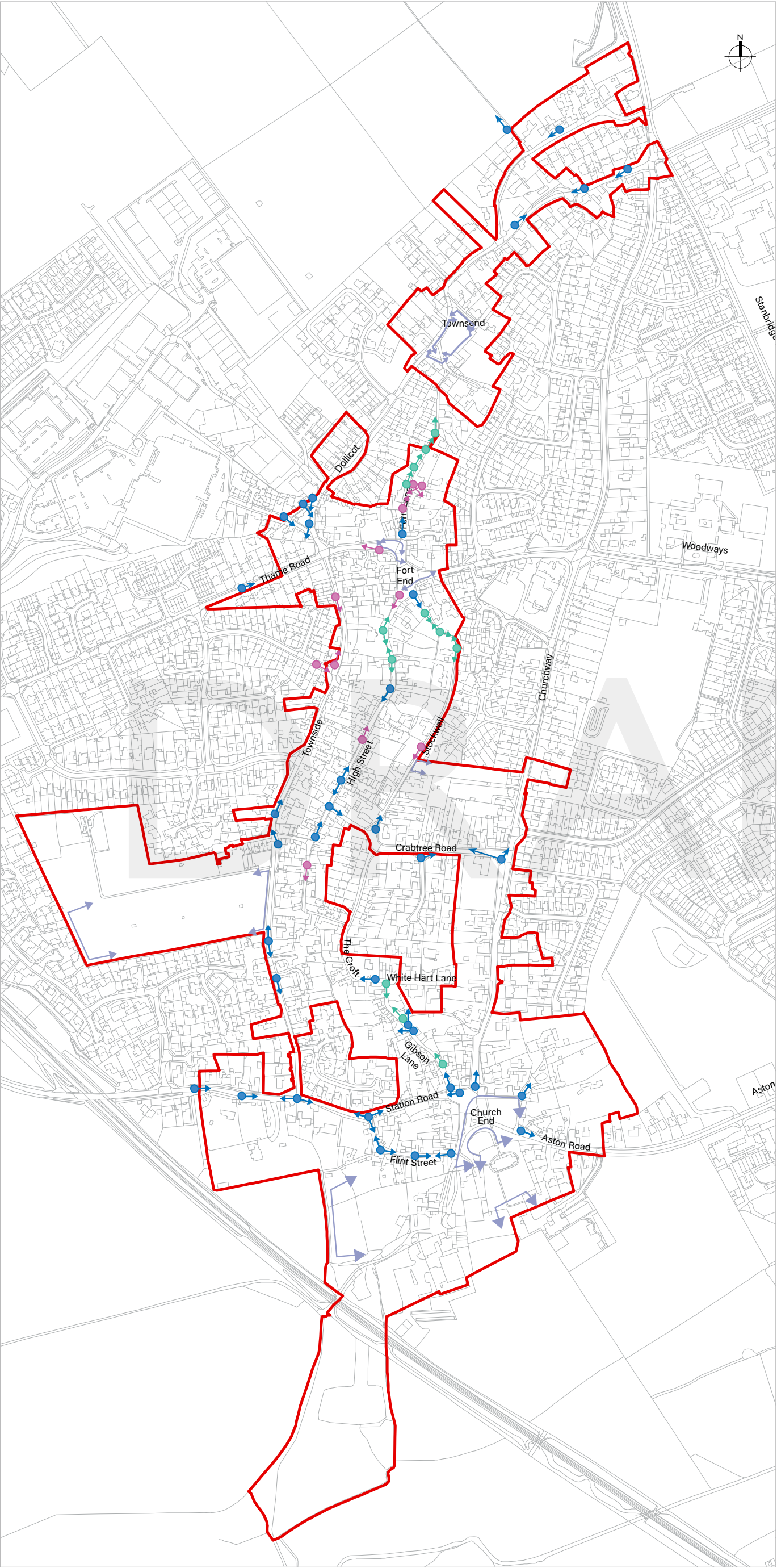
- Purbeck Limestone
- Portland Stone formation
- Whitchurch sand formation

Superficial Geology

- Head (where bedrock geology is not identifiable due to a thick deposit of broken rock and soil above)

This plan is not to scale





Views and Vistas

- Proposed Conservation Area Boundary
- General View
- View to specific object/landmark
- Unfolding views
- Vista

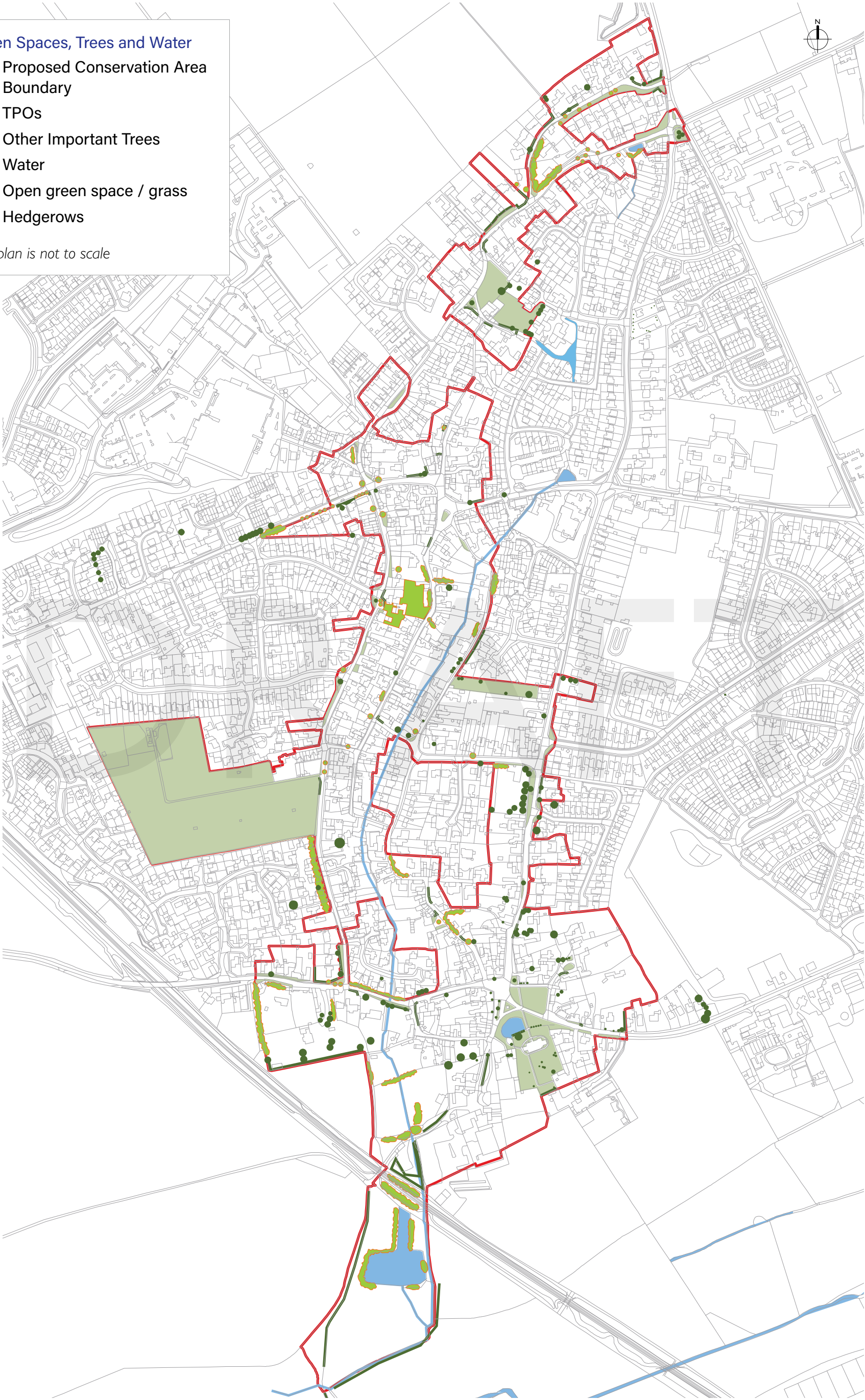
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Green Spaces, Trees and Water

- Proposed Conservation Area Boundary
- TPOs
- Other Important Trees
- Water
- Open green space / grass
- Hedgerows

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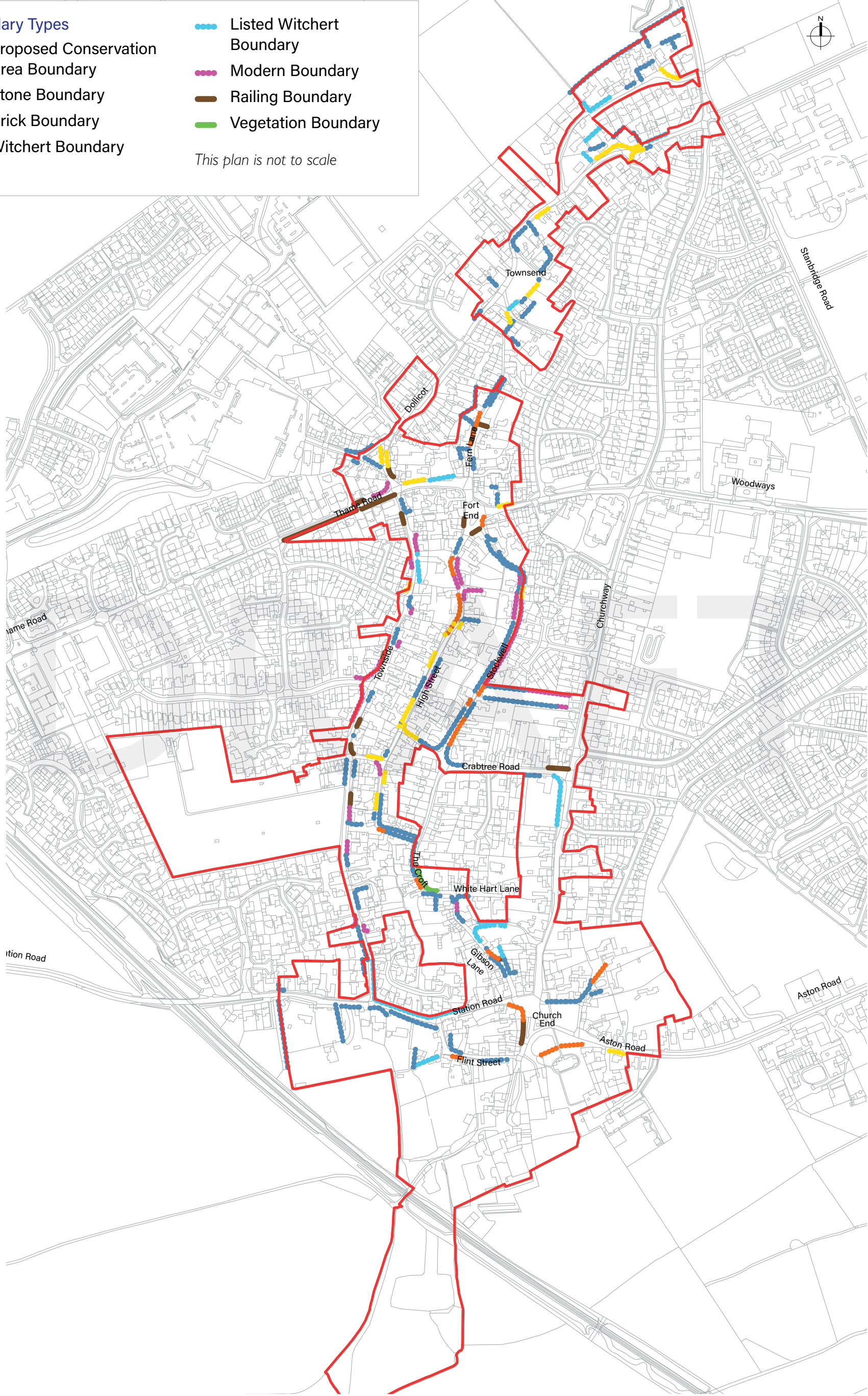




Boundary Types

- Proposed Conservation Area Boundary
- Stone Boundary
- Brick Boundary
- Witchert Boundary
- Listed Witchert Boundary
- Modern Boundary
- Railing Boundary
- Vegetation Boundary

This plan is not to scale



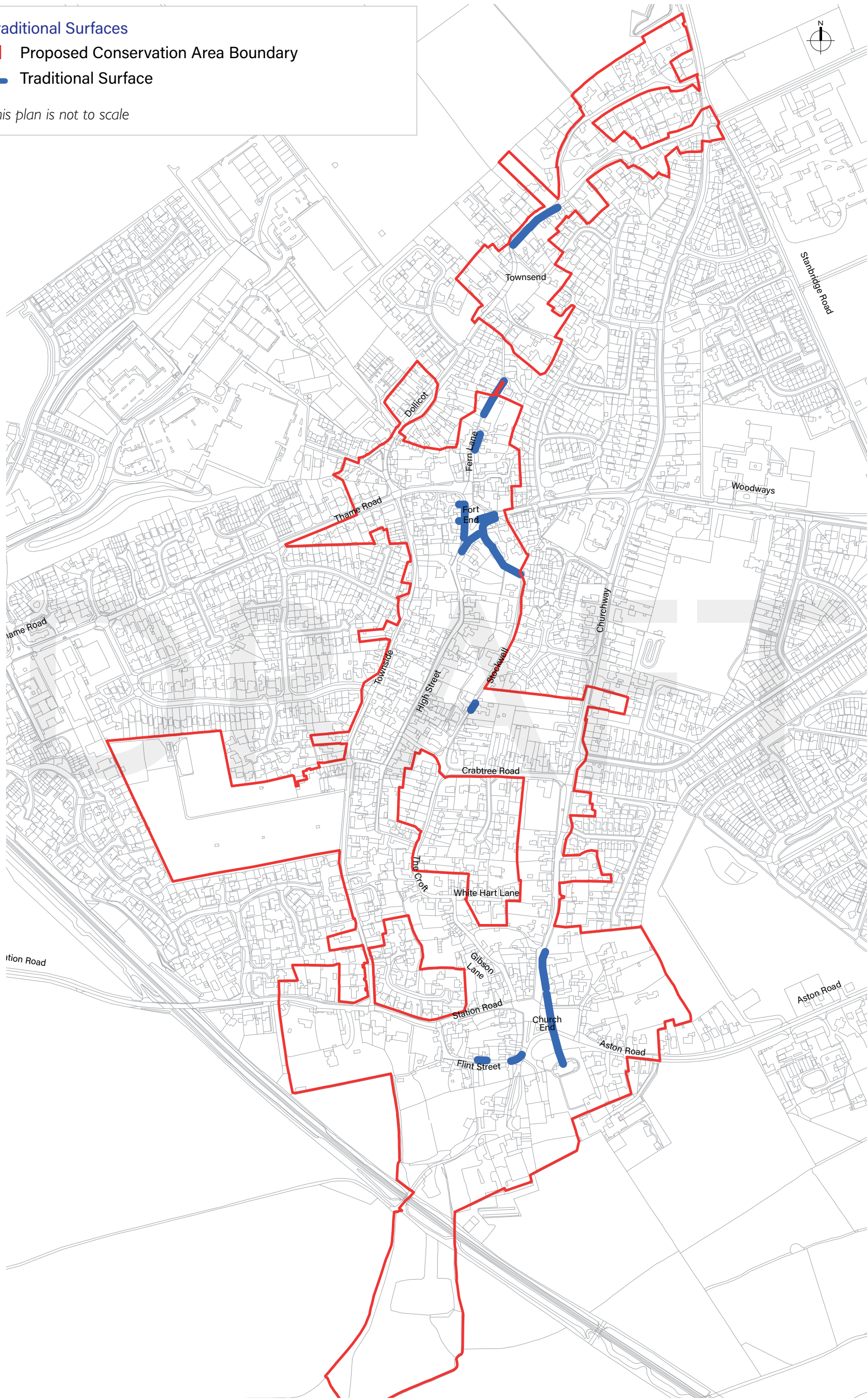


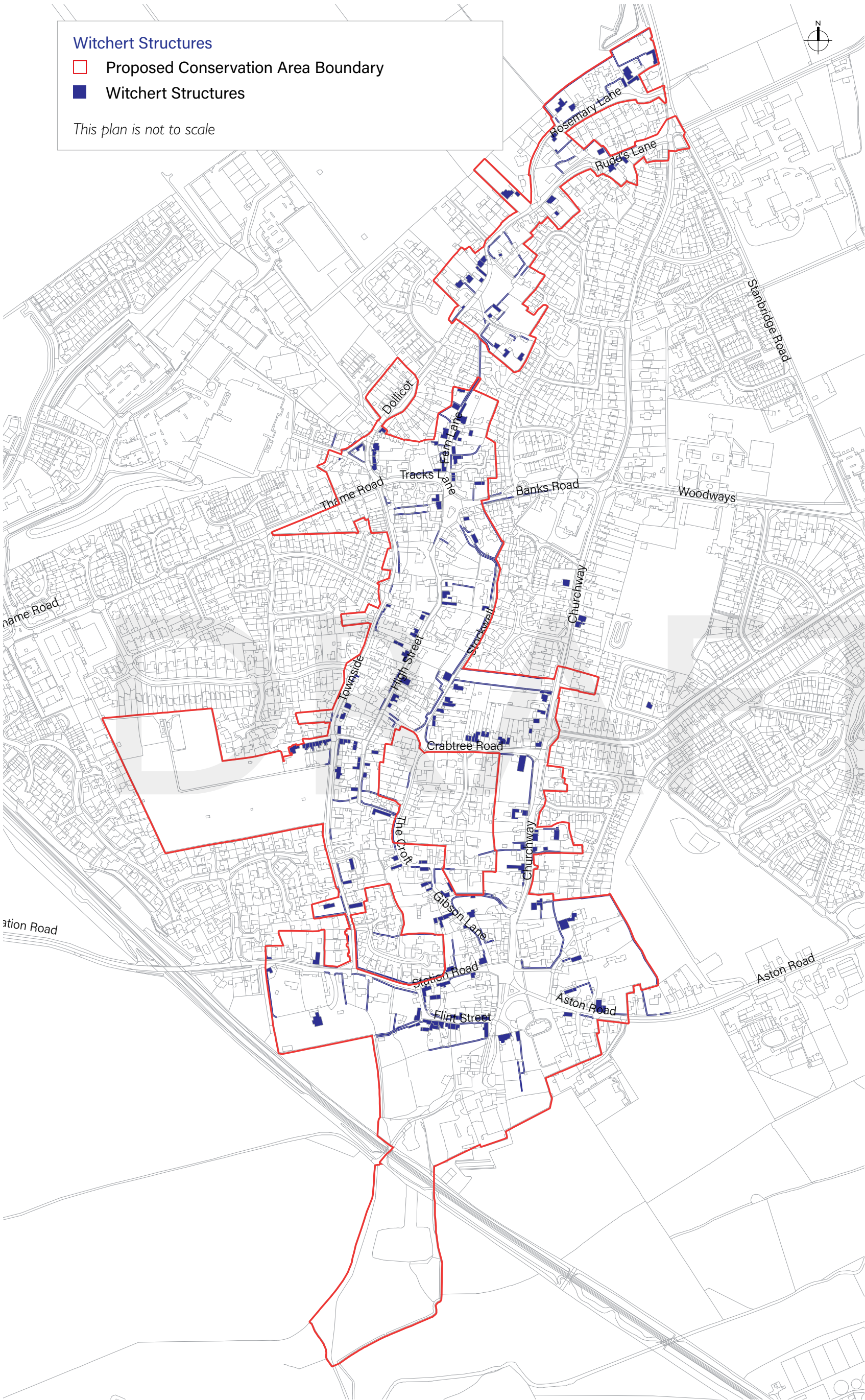
Traditional Surfaces

Proposed Conservation Area Boundary

Traditional Surface

This plan is not to scale



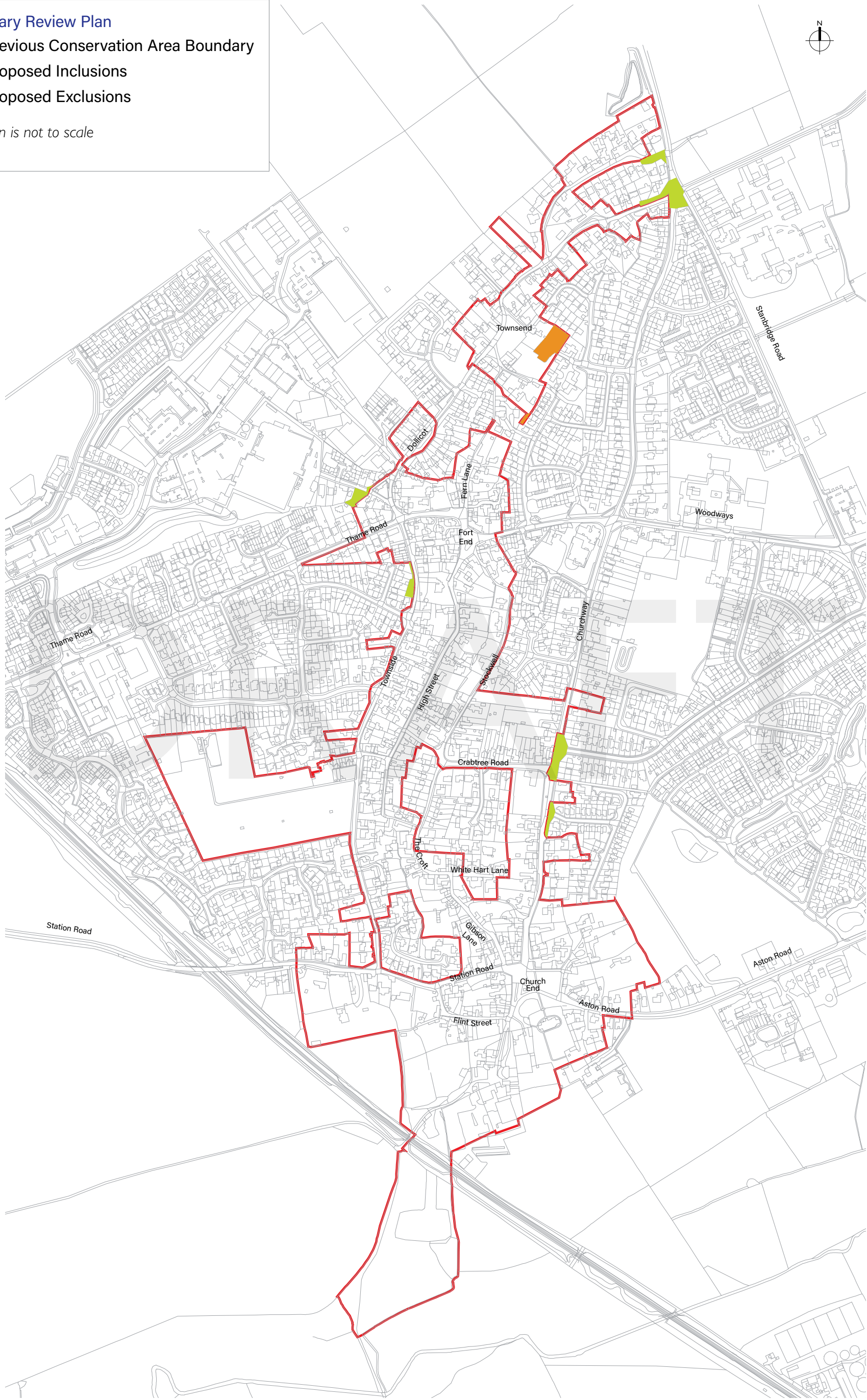




Boundary Review Plan

- Previous Conservation Area Boundary
- Proposed Inclusions
- Proposed Exclusions

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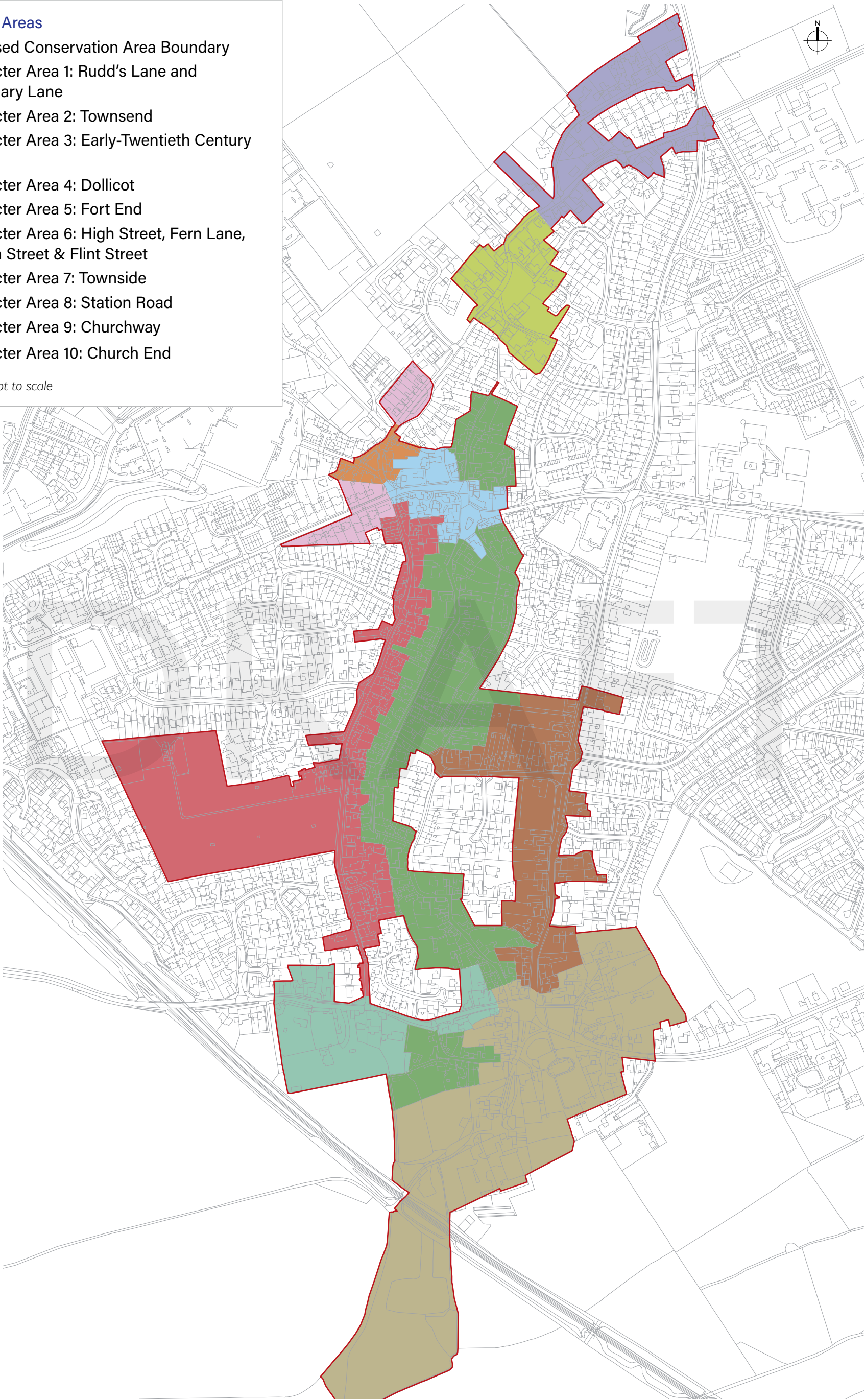




Character Areas

- Proposed Conservation Area Boundary
- Character Area 1: Rudd's Lane and Rosemary Lane
- Character Area 2: Townsend
- Character Area 3: Early-Twentieth Century Villas
- Character Area 4: Dollicot
- Character Area 5: Fort End
- Character Area 6: High Street, Fern Lane, Gibson Street & Flint Street
- Character Area 7: Townside
- Character Area 8: Station Road
- Character Area 9: Churchway
- Character Area 10: Church End

This plan is not to scale



DRAFT

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