



# GREAT BRICKHILL PARISH

## Character Appraisal

November 2025 V5

# HOW TO USE THIS DOCUMENT

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**Applicants,  
Developers and  
Landowners**



Applicants will be expected to use this document as a guide in the early stages of design to be confident in meeting design expectations within the neighbourhood plan area.

**Great Brickhill  
Parish Council**



To use as a guide when commenting on planning applications to ensure that design guidance is complied with.

**Buckinghamshire  
Council**



To discuss the design guide with applicants at the pre-application stage and to use as a reference when assessing planning applications.

**Community  
Organisations**



To use as a reference when commenting on planning applications and to encourage design to respond to community aspirations.

**Statutory  
Consultees**



To use as a reference when commenting on planning applications.

# INTRODUCTION

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The aim of this Character Appraisal is to provide a description of the character of the parish and how it is perceived by its residents.

In order to successfully plan for the future growth and development of the parish it is imperative that there is a clear understanding of its character and what makes it unique.

## What is a Character Appraisal?

A Character Appraisal is a document which sets out the special interest, character and appearance of a particular place to highlight its local distinctiveness and identity.

The appraisal itself is a factual and objective analysis which seeks to enable an understanding of the wider qualities of a place by defining the physical elements that contribute to its special characteristics. Essentially, it identifies the qualities that help define and make a place unique, such as open space, materials, property type, maintenance and age of the structures.

In this instance, the study will define the character of the parish's settlements as a series of character areas. Each character area is described against a series of common physical characteristics.

Whilst this appraisal seeks to assess the area's special interest as comprehensively as possible, it cannot cover the minutiae of all issues. Consequently, any omission of a particular building, feature or space should not be taken to imply that it has no value or interest. The appraisal is the starting point; all development proposals should fully consider the appraisal, having regard to national and local policies. Such proposals should be informed by an individual assessment commensurate with the scale of the project proposed.

The information within the appraisal will comprise

descriptive text supported by photographs, maps and other graphical material. It will also identify opportunities for future enhancement if considered necessary.

## Purpose of the Character Appraisal

This appraisal serves multiple purposes, with its primary role being to inform the development of the emerging Great Brickhill Neighbourhood Plan. By identifying key issues, the appraisal will help shape the content, priorities and direction of the Plan.

Beyond this, the appraisal will act as a valuable tool for development management, supporting higher-quality, context-sensitive development. It will be a useful reference for residents and developers when preparing planning applications, as well as for individuals wishing to comment on current proposals.

Under the Localism Act 2011, communities have the right to shape their local areas by creating their own Neighbourhood Development Plan (NDP), and this appraisal will play a central role in guiding that process in Great Brickhill.

# PLANNING POLICY AND GUIDANCE

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This appraisal should be read in conjunction with the wider national and local planning policy and guidance.

## National Policy Guidance

The National Planning Policy Framework (NPPF) was adopted by the Government in March 2012 and revised on 12 December 2024. All of the policies in the

NPPF constitute the government's view of what sustainable development in England means in practice. One of the key dimensions of sustainability is that of design. This is supplemented by a second dimension of protecting and enhancing the historic environment. Development that fails to adhere to both the design and the historic environment policies is therefore not considered sustainable development.

The NPPF sets out how the government intends to deliver sustainable development through the planning process. It expressly states that sustainable development is about achieving positive growth and balancing economic, environmental and social considerations.

Whilst there is a strong presumption in favour of sustainable development, the framework also recognises the finite nature and value of the built heritage and natural environment.

Section 12 of the NPPF sets out the main policies in respect to the importance of design in the planning process:

- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- Permission should be refused for development of poor design that fails to take the opportunities presented by a site.
- Great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Specifically with regard to the historic environment, the key messages are:

- There should be a positive strategy for the conservation and enjoyment of the historic environment.
- When considering the impact of proposals on a designated heritage asset, great weight should be given to the asset's conservation. Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development.

## The National Design Guide

The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the NPPF as referred to in the previous section as well as sitting alongside the National Planning Policy Guidance (NPPG) in regard to design process and tools.

It is intended to be used by local authorities, applicants and local communities to establish the design expectations of the government.

It identifies ten characteristics which underpin good design:

- Context,
- Identity,
- Built Form,
- Movement,
- Nature,
- Public Spaces,
- Uses,
- Homes and Buildings,
- Resources, and
- Lifespan.

This appraisal will draw on the principles of this National Design Guidance to help inform the recommendations.

## **Local Policy**

The development plan for the parish currently comprises the Vale of Aylesbury Local Plan 2013-2033. The Local Plan identifies the development strategy to be delivered in the district for the period to 2033 and includes policies of relevance to Great Brickhill Parish.

Great Brickhill is classed as a smaller village (under Policy S3). The Local Plan requires a total of 709 housing to come forward across all the small villages. These houses are expected to be allocated within neighbourhood plans or come forward through the development management process.

The parish has a number of environmental designations including Priority Habitat and Priority Habitats and is partially within a Mineral Consultation Area (Policy NE1).

There are also several listed buildings and 3 Conservation Areas in the parish (Policy BE1).

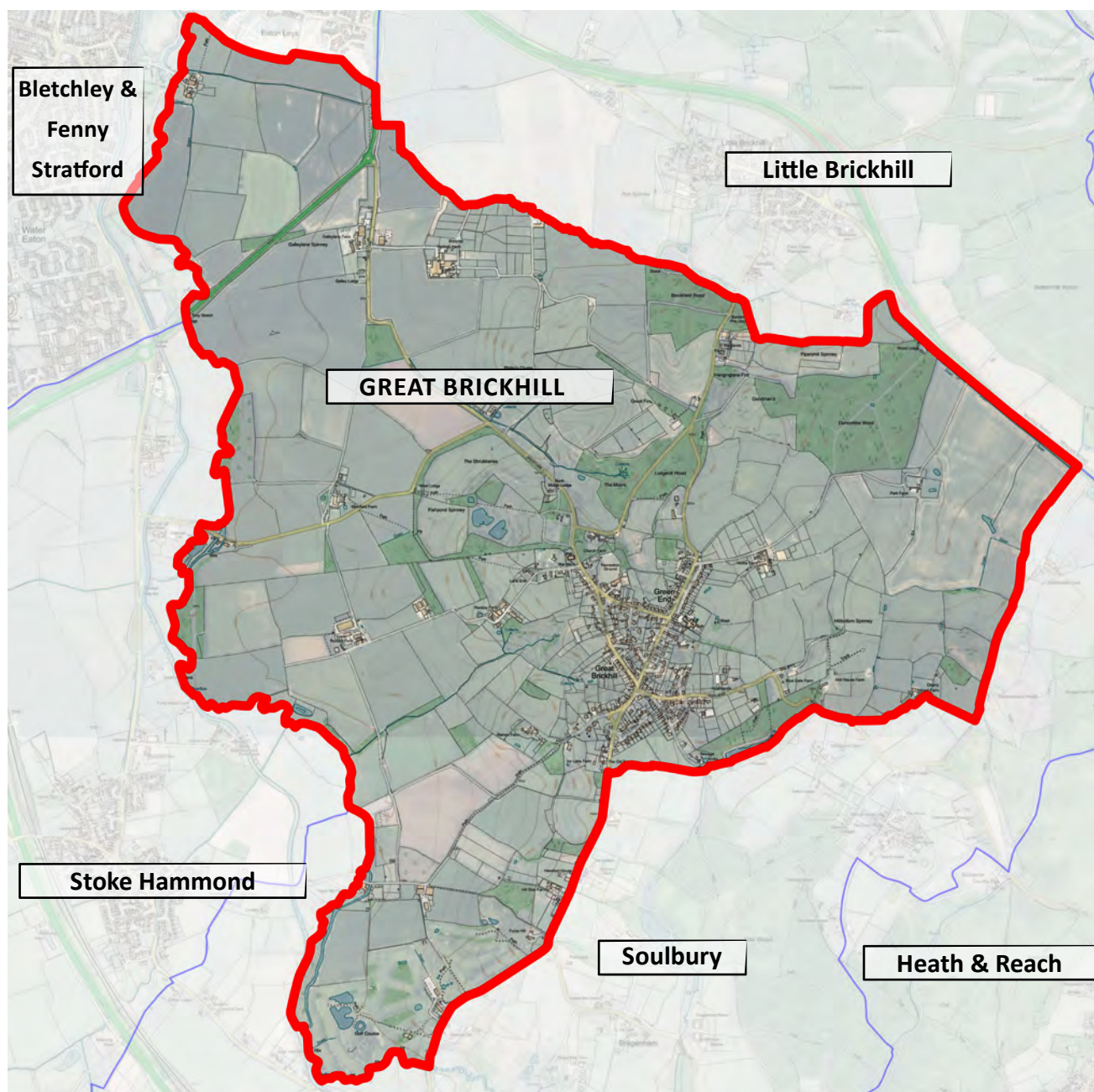
There are no designated housing or employment site allocations within the parish boundaries. However, development on the edge of Milton Keynes lies adjacent to the parish, and developers are now proposing new schemes for land located within the parish itself.

For a full list of relevant policies, please see the Great Brickhill Neighbourhood Plan.

## **Local Design Guidance**

There is a Vale of Aylesbury Design supplementary planning document which sets out design principles and explains how to develop a design that integrates well into its local context and surroundings.

# CONTEXT



Great Brickhill is succinctly summarised by the Parish Council on their website as:

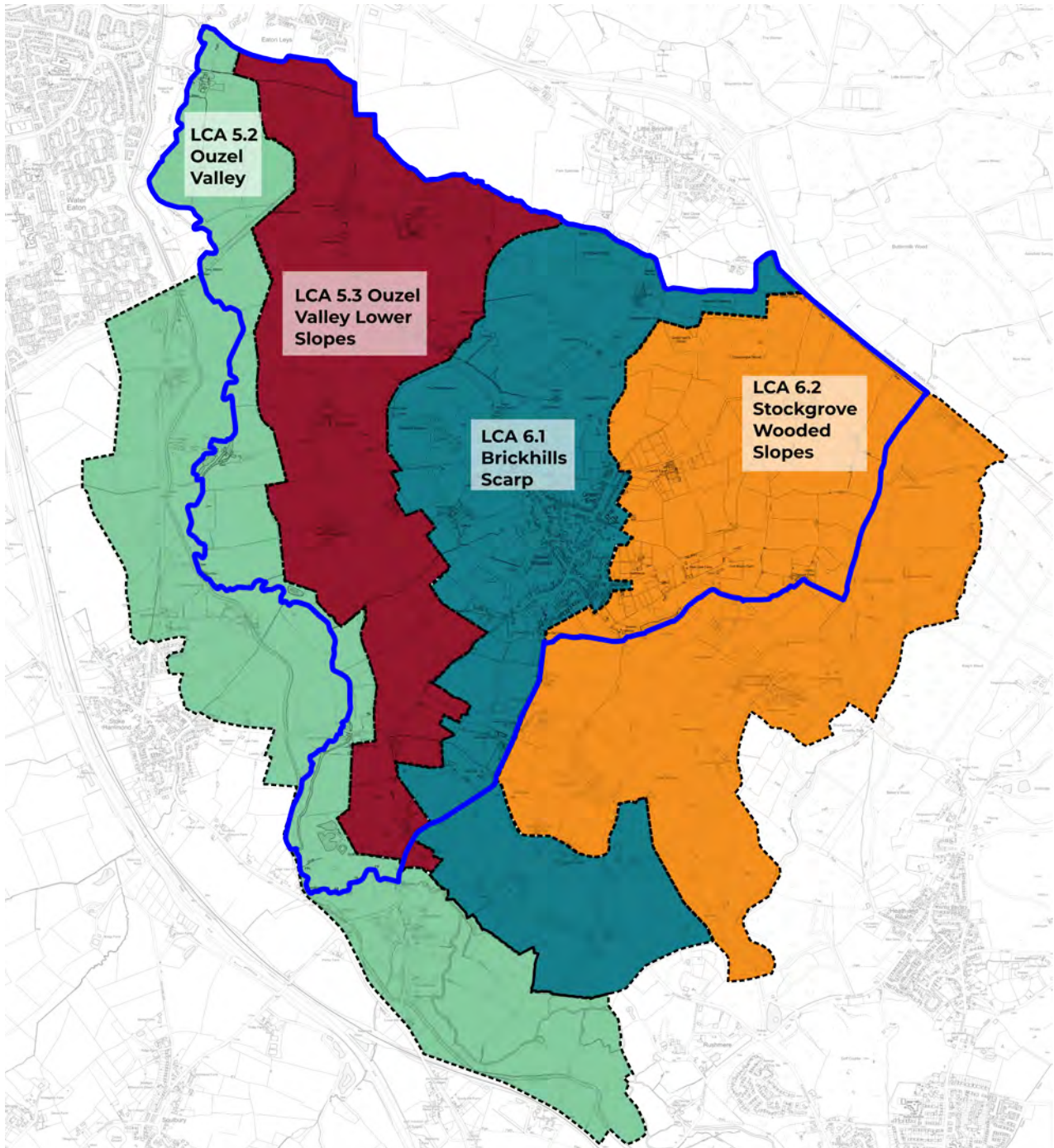
*“a village of just under 900 persons situated in North East Buckinghamshire, surrounded by an Area of Attractive Landscape.*

*The village is situated some 6 km to the North of Leighton Buzzard, 18 km North East of Aylesbury & 10 km South East of Central Milton Keynes and sits at an altitude of approximately 140m above sea level on Cretaceous aged sandstone known locally*

*as The Greensand Ridge.*

*The lower lying land to the North and North West of the village centre are comprised of Jurassic aged clays, which has been mined for many centuries in nearby Newton Longville as it forms an excellent raw material for brick making. Many of the stone buildings in the village are built from locally quarried sandstone, the brick buildings are formed from locally manufactured bricks and most probably the sand used in the mortar comes from quarries in nearby Heath & Reach”.*

# LANDSCAPE CHARACTER



## Landscape Character Areas

In 2008 Jacobs Engineering UK Ltd undertook a Landscape Character Assessment on behalf of the Aylesbury Vale District Council and Buckinghamshire County Council.

The assessment identified 79 character areas categorised within 13 landscape character types. Within Great Brickhill Parish, as shown above, there are 4 landscape character areas that are in

2 landscape character types.

### Type 5 Shallow Valleys

5.2 Ouzel Valley.

5.3 Ouzel Valley Lower Slopes.

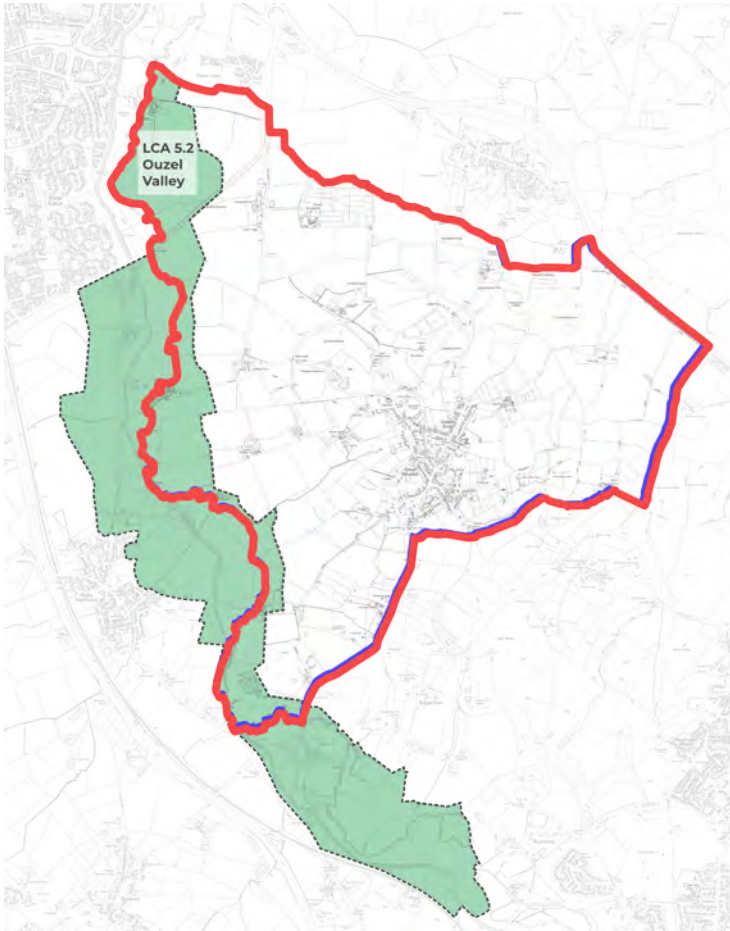
### Type 6 Greensand Ridge

6.1 Brickhills Scarp.

6.2 Stockgrove Wooded Slopes.

# LANDSCAPE CHARACTER

## Landscape Character Area 5.2 - Ouzel Valley



This LCA is the clay floodplain of the valley bottom. It follows the meandering course of the River Ouzel, which is fed by a number of smaller streams, providing aquatic habitats. The alluvium and river terrace drift lead to clayey and loamy soils that are seasonally waterlogged. The grasslands and small patches of woodland form the terrestrial habitats.

There are dispersed farmsteads and a former mill creating a landscape of mix of arable and grazing land, hedged with hawthorn and elm suckers. Mature tree belts of willow and ash are associated with the canal (which is outside the parish boundary), and somewhat to the river, which are both important for recreation.

There is evidence of prehistoric and Roman occupation, although again this is generally outside of the parish boundary.

The views of Milton Keynes and traffic associated to the A4146 are considered to be intrusive elements.

## Recommendations and Findings for the Neighbourhood Plan

### Retain the Key Characteristics and Features of:

- the River Ouzel valley bottom,
- large arable fields,
- willow and poplar trees along watercourses,
- narrow lanes crossing the river,
- historic meadows, and
- mixture of mature and clipped hedges.

### Issues:

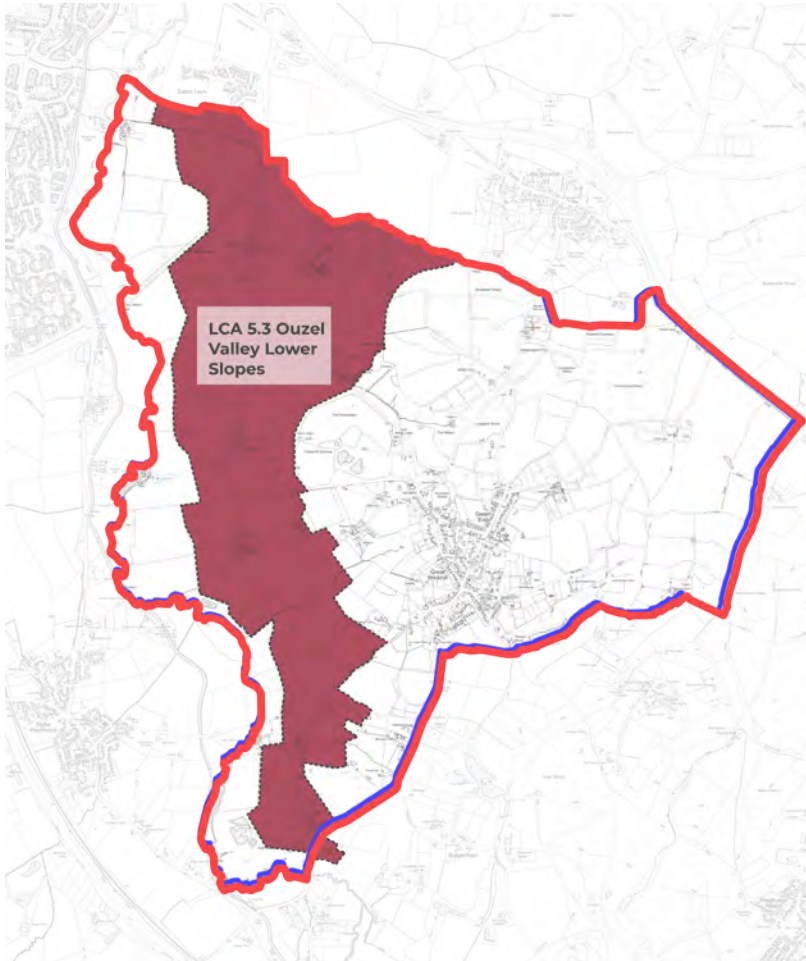
- protect the area from urban views of Milton Keynes,
- protect the area from traffic on A4146, and
- ensure that River Valley bottom does not become adversely impacted by development.



*View Northwards Along the River Ouzel*

# LANDSCAPE CHARACTER

## Landscape Character Area 5.3 - Ouzel Valley Lower Slopes



This LCA is west facing gentle clay slopes of the valley between the valley bottom and the ridge. The underlying land consists of Oxford Clay with deposits of head and river terrace on the slopes. Calcareous mudstone exists at the southern tip and there are some small water courses which drain into the River Ouzel.

The landscape is predominately arable land with a few pastures of which are predominantly parliamentary and 19th century enclosures, with some 18th century irregular enclosures.

Fields are hedged with hawthorn and occasionally elm, with varying presence of boundary trees. In places the fields are amalgamating due to loss of hedgerows. The land consists mostly of dispersed farmsteads with a few dispersed dwellings.

The views of Milton Keynes, traffic associated to the A4146 and Golf Course in the south are considered to be intrusive elements.

## Recommendations and Findings for the Neighbourhood Plan

### Retain the Key Characteristics and Features of:

- gently sloping valley side,
- large arable fields,
- small parcels of woodland and shelter belts, and
- narrow lanes climbing up the valley sides.

### Issues:

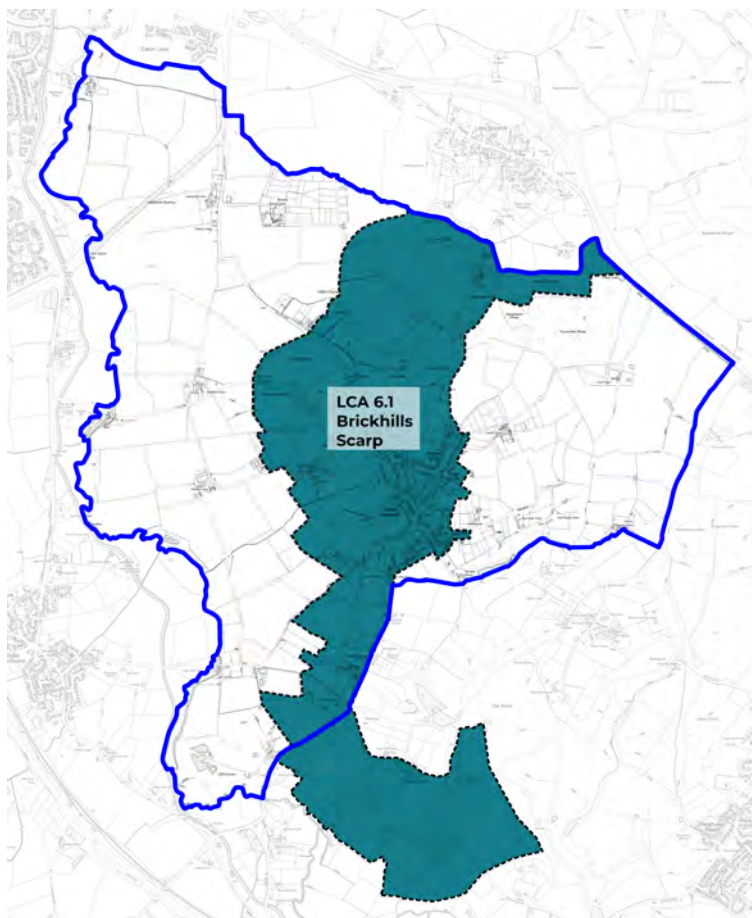
- protect the area from urban views of Milton Keynes,
- protect the area from traffic on A4146, and
- ensure that the golf course landscape to the south of the parish does not extend and become intrusive.



*Long Distance View from Mill Lane Looking South*

# LANDSCAPE CHARACTER

## Landscape Character Area 6.1 - Brickhill Scarp



This LCA is a dramatic scarp, which is sited on a deposit of Woburn Sand. It is highly visible from the west sitting at 164m AOD (on the Primary School site) and ranging to 100m AOD (see page 11 for topography).

The lower slopes are exposures of West Walton formation calcareous mudstones and Oxford clays whilst the top layer is overlain by glacial till and other glacial deposits.

Great Brickhill village is centrally positioned within the scarp and is highly visible from the western edges of the parish (although often hidden by woodland).

The landform is a mosaic of woodland, pasture and settlement. There is little arable cultivation due to the sandy acidic soils.

The long distance views to Milton Keynes and intermittent views of trains are considered to be intrusive elements in an area which is otherwise characterised by few visual detractors.

## Recommendations and Findings for the Neighbourhood Plan

### Retain the Key Characteristics and Features of:

- long distance views of, and from, the dramatic steep scarp,
- mixed deciduous and coniferous woodland,
- predominant pasture which has distinctive fine grasses reflecting their sandy/acid soils below (much of which is a priority habitat- see Page 12),
- narrow sunken lanes which connect Great Brickhill with surrounding settlements,
- the Parkland at the former Great Brickhill Manor,
- the layout and form of the historic settlement,
- the use of locally specific materials which either complement or utilise the distinctive red/brown sandstone,
- pockets of heathland, acid grassland and fens,
- maintain and improve the condition of existing mature trees and hedgerows, and
- support and promote the recreational use of the area with access and interpretation.

### Issues:

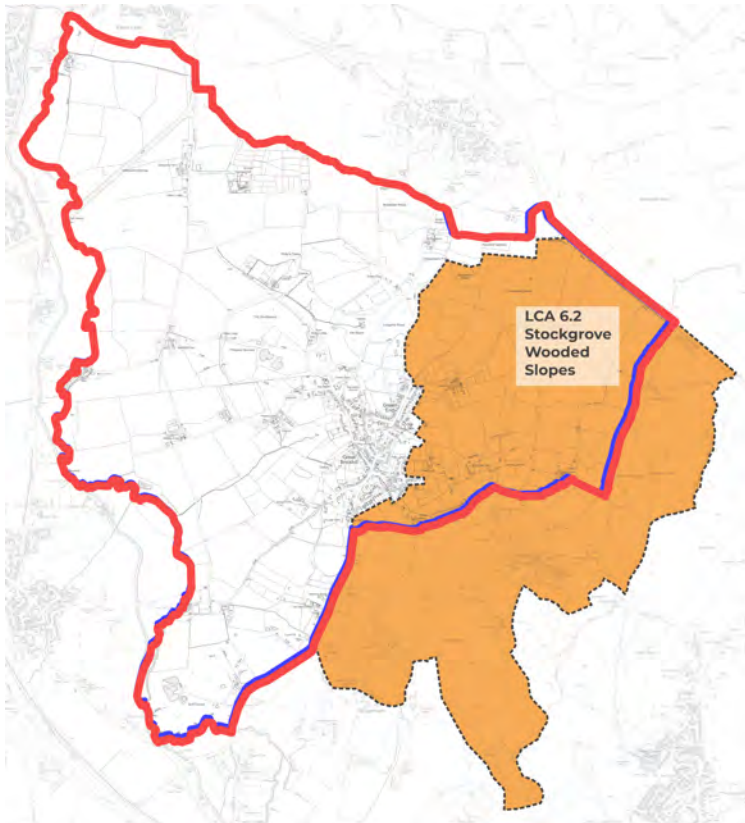
- protect the area from urban views of Milton Keynes.



*Long Distance View From the Cemetery Looking Southwest*

# LANDSCAPE CHARACTER

## Landscape Character Area 6.2 - Stockgrove Wooded Slopes



*View Northwards Along Heath Road*

The area exhibits a distinct topographic prominence due to its elevated landform compared to surrounding areas (although LCA 6.1 adjacent contains the highest point in the parish).

Watling Street Roman road forms the area's north eastern boundary but otherwise there is little known archaeology.

This characteristic is further emphasised by the presence of mature woodland cover such as Duncombe Wood and around Pochard Lake. Outside of the parish boundary, woodland is particularly concentrated within the Stockgrove area to the southeast.

However, the woodland cover is not uniform across the entire area. In the north it transitions to intermittent cover with large expanses of open arable fields.

The elevated position and sparse tree cover in the north contribute to high levels of visual permeability. This means long-distance views are prevalent, particularly from the fringes of the parish, offering vistas of the surrounding landscape.

Due to these combined factors, the overall landscape sensitivity of the area remains high. This signifies a greater importance placed on preserving the existing character during any development considerations.

## Recommendations and Findings for the Neighbourhood Plan

### Retain the Key Characteristics and Features of:

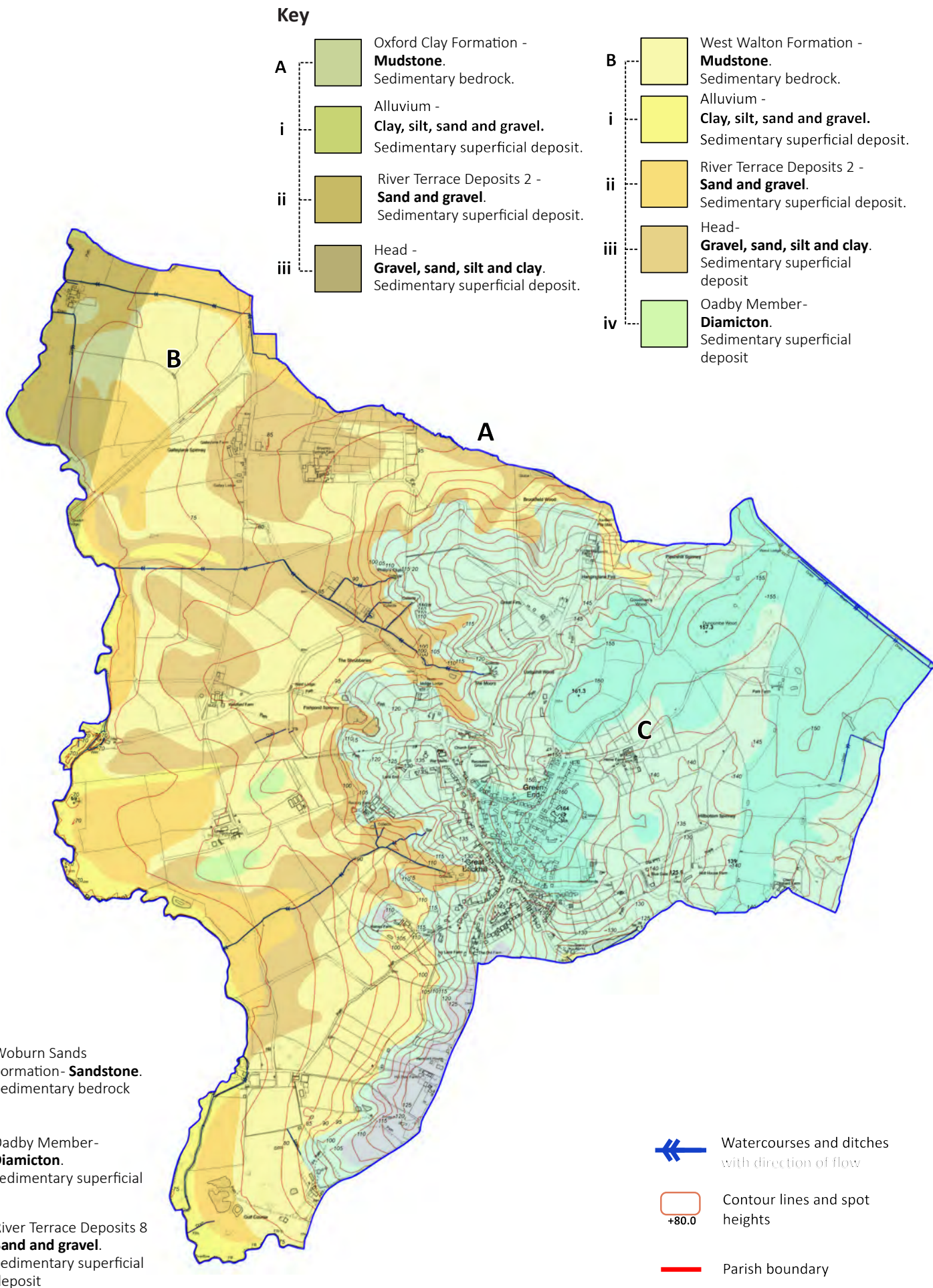
- undulating landform,
- extensive woodland cover,
- sparse settlement pattern and dispersed farmsteads,
- pasture land set within woodland setting,
- narrow winding lanes connecting Great Brickhill with Heath and Reach,
- pre-18th century irregular fields,
- views to Stockgrove Country Park,
- adjacent to Rammamere heathland,

- forms part of a wider network of lakes,
- extensive areas of acid and neutral grassland,
- small areas of bracken,
- large areas of neutral grassland, acidic grassland, Fen, and
- support and promote the recreational use of the area with access and interpretation.

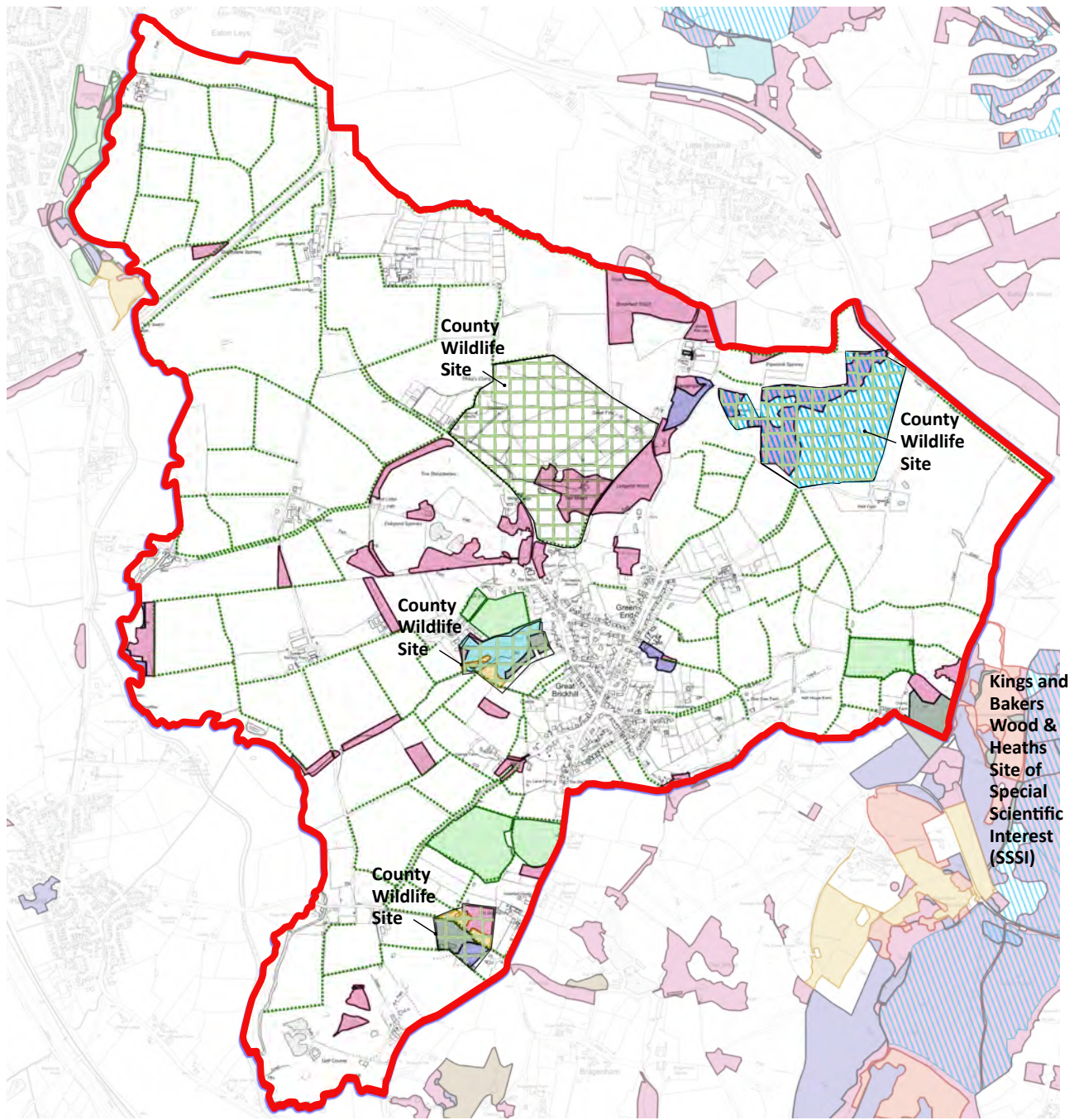
### Issues:

- traffic on A5.










# GEOLOGY AND TOPOGRAPHY



# BIODIVERSITY



## Key

 Deciduous Woodland Priority Habitat	 Good Quality Semi-Improved Grassland Priority Habitat	 Lowland Dry Acid Grassland Priority Habitat
 Ancient Woodland	 Purple Moor Grass and Rush Pastures Priority Habitat	 County Wildlife Site
 Mixed Priority Habitat	 Lowland Meadows Priority Habitat	 Hedgerow

In Great Brickhill Parish there is a large area of Ancient Woodland at Duncombe Wood to the north east.

There are also many Priority Habitats spread throughout the parish and four County Wildlife Sites. Priority Habitats are crucial for maintaining healthy ecosystems. They provide vital resources and shelter for a diverse range of plant and animal species, some of which might be themselves be rare or threatened.

There are opportunities for creating buffer zones, managing invasive species or implementing habitat restoration projects within and around these identified areas.

Adjacent to the parish boundary lies Rammamere Heath which forms part of a Site of Special Scientific Interest (SSSI). The eastern part of the parish is within the impact zone for the SSSI, where development may adversely impact the biodiversity on the site.

# NATURAL FEATURES



## Tree Canopies and Hedgerows

Many of the arable and pasture fields are lined with mixed hedgerows and contribute to connecting the habitats acting as wildlife corridors. It is particularly important to ensure that potential wildlife corridors are identified in the Great Brickhill Neighbourhood Plan to link nationally important sites and foraging routes for species together.

The parish has good levels of tree coverage within the settlement where streets are lined with mature trees. Many trees are protected by virtue of being located within a Conservation Area where permission needs to be sought for works to a tree, in the same way as if covered by a Tree Preservation Order (TPO).

To the north and east of the village there are pockets of deciduous woodland which as mentioned earlier are of high biodiversity value, as well as providing excellent leisure and recreation opportunities being well connected

by Public Rights of Way (PRoW).

The Parish Council have put together a series of circular walks and these are highlighted overleaf.

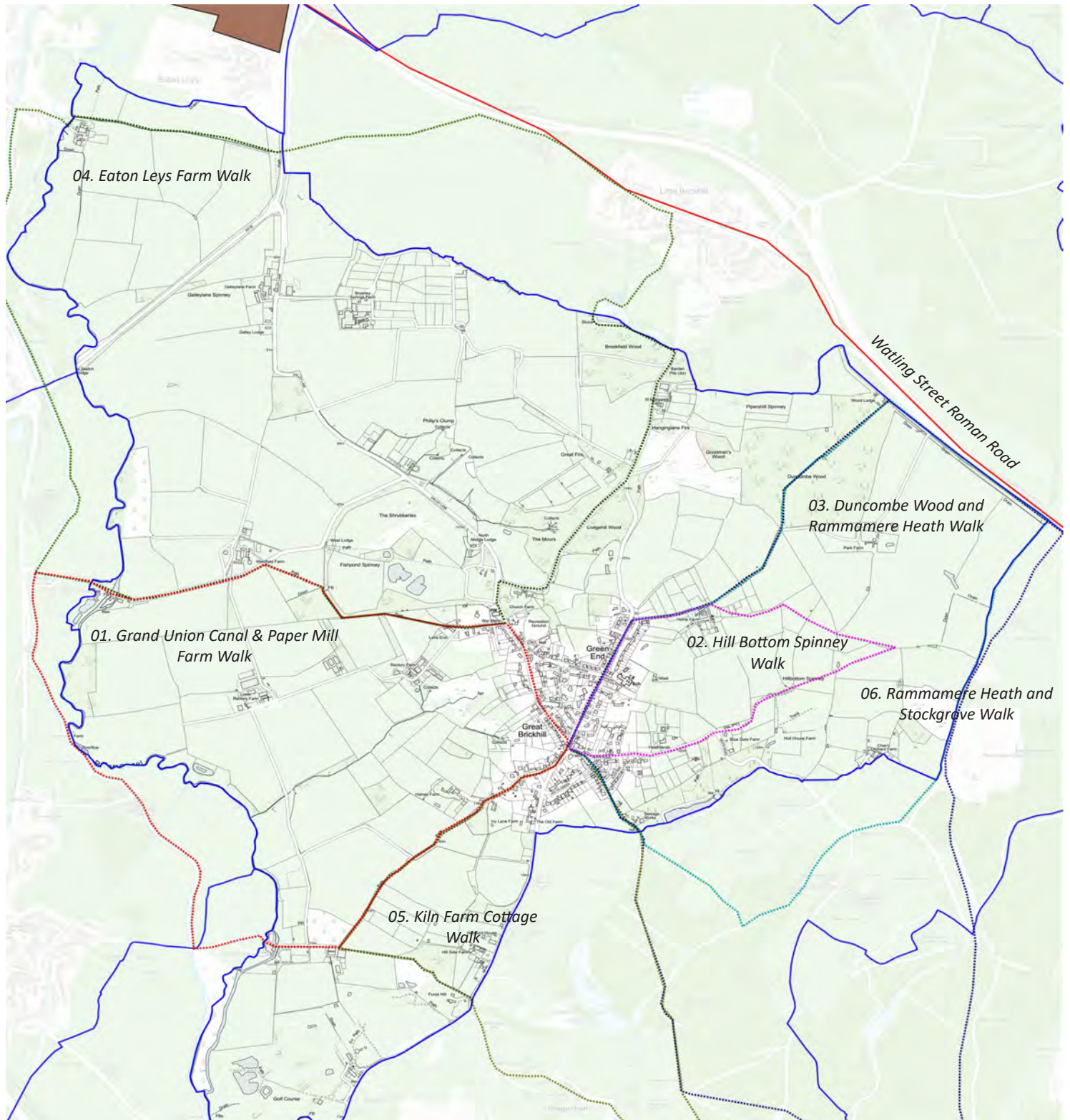
## Water Courses and Water Bodies

The western boundary of Great Brickhill Parish follows the River Ouzel, of which the meandering boundary is attributed to.

There are several streams within the parish which drain east to west to eventually meet the River Ouzel in addition to other water bodies and courses disbursed throughout.

Although a man-made feature, the Grand Union Canal sits just west of the River Ouzel and is outside the Parish. Both the river and canal offer leisure and recreation opportunities.

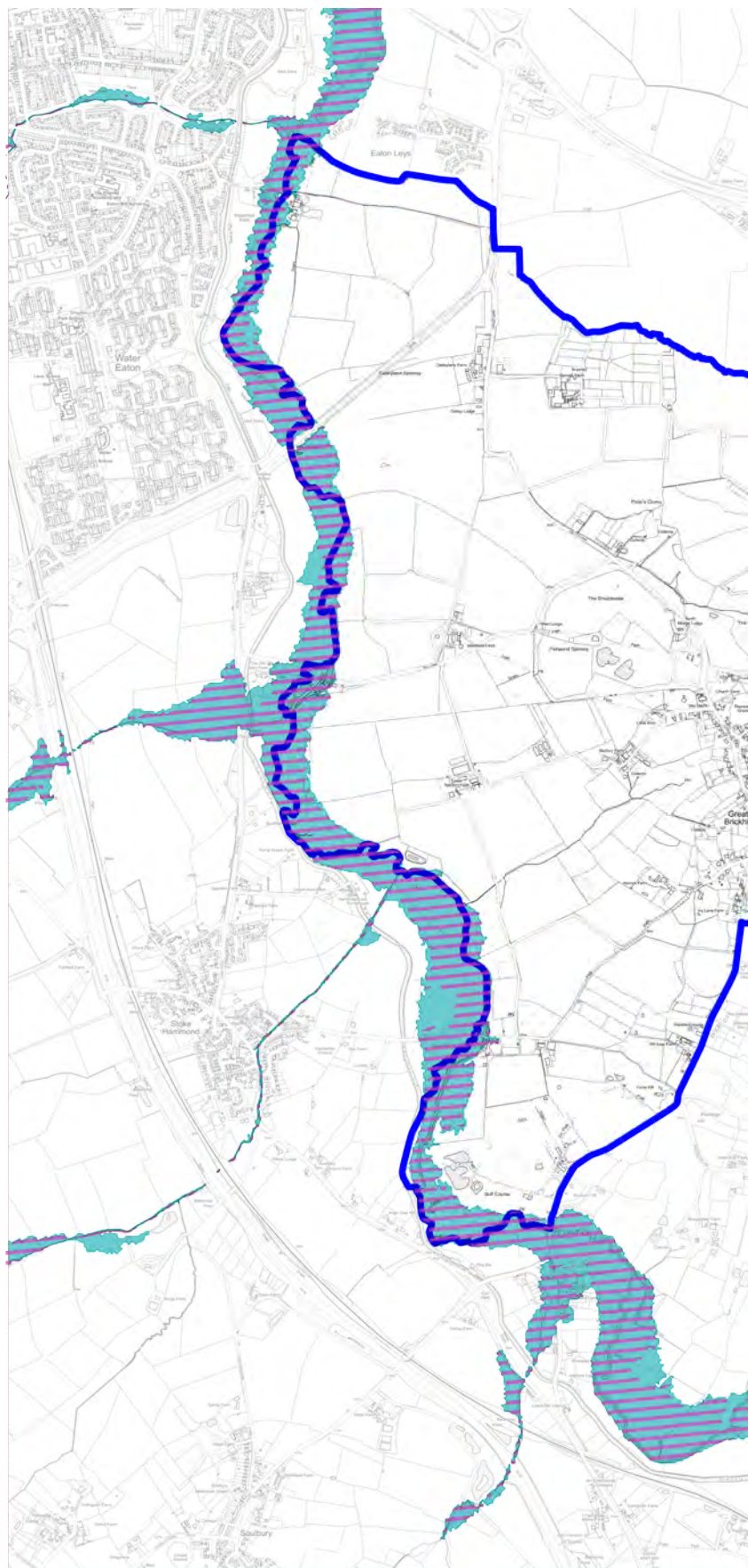
# PUBLIC RIGHTS OF WAY



## Key

<span style="color: red;">⋯</span>	<span style="color: magenta;">⋯</span>	<span style="color: cyan;">⋯</span>	<span style="color: green;">⋯</span>	<span style="color: yellow;">⋯</span>	<span style="color: blue;">⋯</span>
Walk 1: Grand Union Canal and Papermill Farm (distance 4 miles)	Walk 2: Hill Bottom Spinney (distance 2 miles)	Walk 3: Duncombe Wood and Rammamere Heath (distance 4 miles)	Walk 4: Eaton Leys Farm (distance 6 miles)	Walk 5: Kiln Farm Cottage (distance 3.2 miles)	Walk 6: Rammamere Heath and Stockgrove (distance 5.5 miles)

# FLOODING AND DRAINAGE



## Key

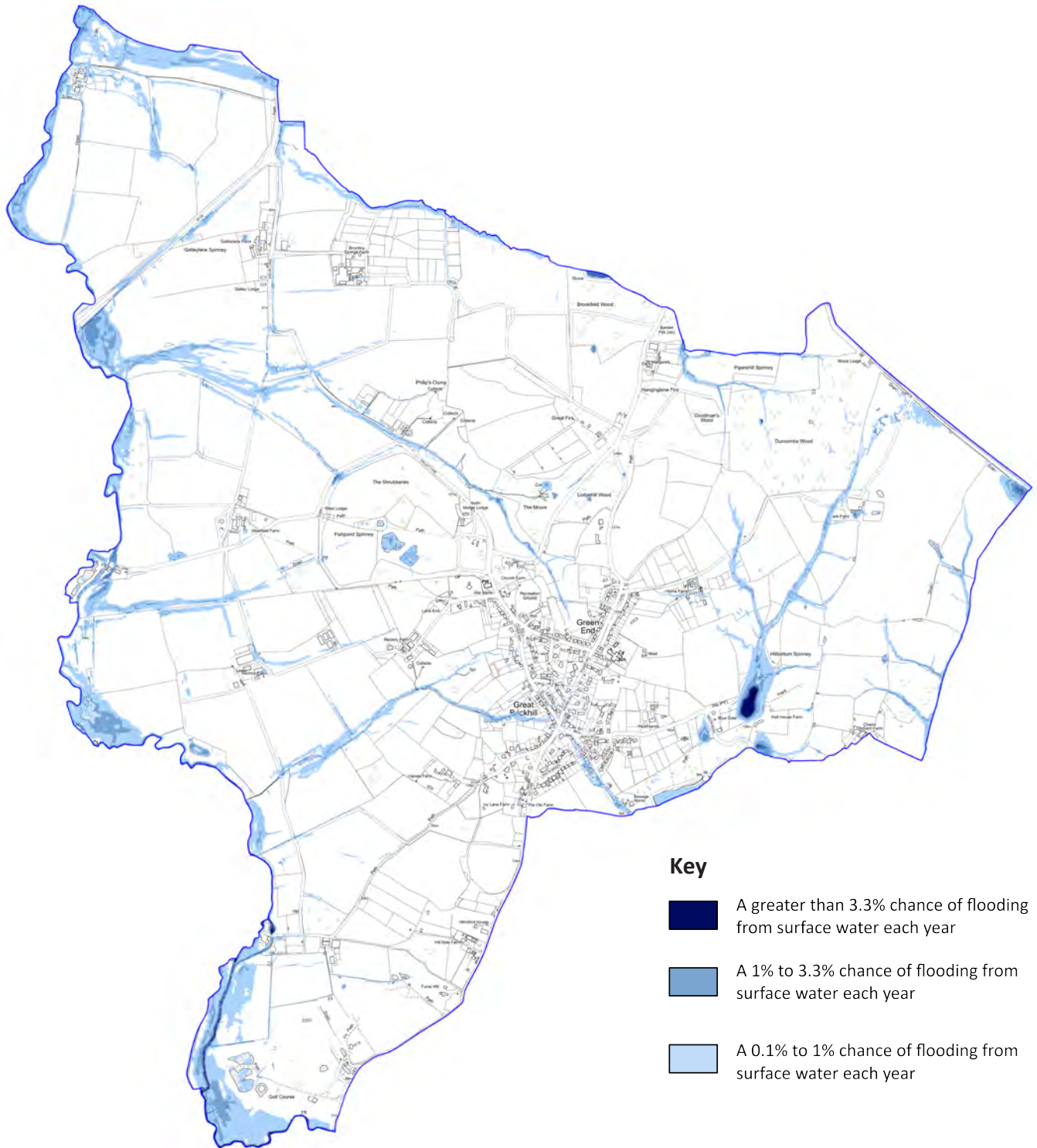


## Fluvial Flooding

The majority of the parish is in Flood Zone 1 and as such is unlikely to flood from fluvial sources.

The River Ouzel increases the risk of flooding along the western parish boundary. As such, areas within Flood Zones 2 & 3 can be found to the western boundary and part of the southern boundary of the parish, but they do not extend far into the parish due to the topography.

# FLOODING AND DRAINAGE



## Surface Water Flooding

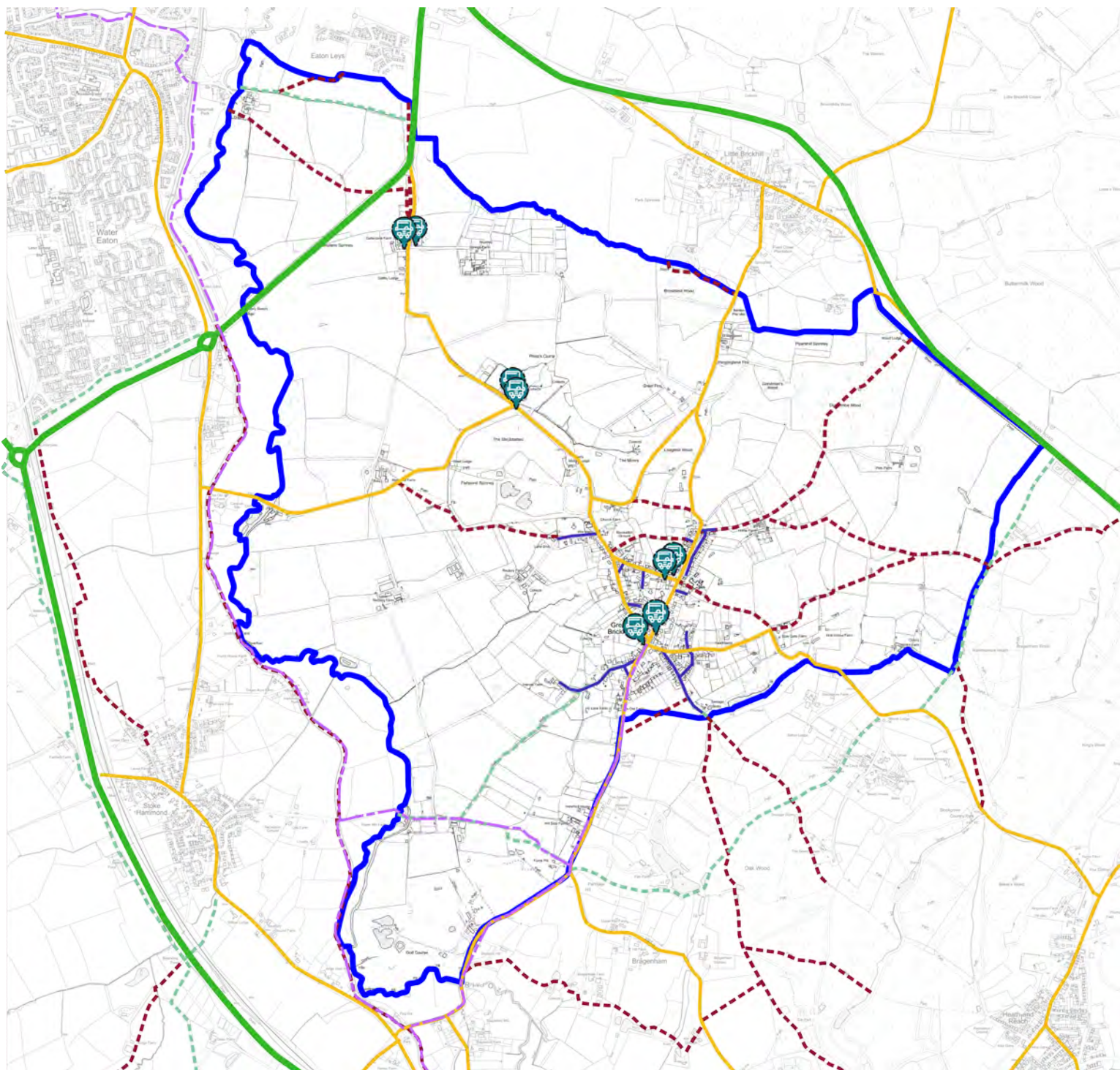
As demonstrated by the map above, in addition to areas adjacent to the river, there are other locations within the parish that are susceptible to surface water flooding.

These areas tend to be around the minor watercourses as well as drains and ponds around the parish.



Surface water also collects where the topography dips towards the valley bottoms.

The majority of these areas comprise farm land, however there are a smaller number of residential areas that are susceptible to surface water flooding, including Cuff Lane and small pockets around Pound Hill and Lower Way.

# MOVEMENT



## Key

-  Bus Stops
-  Footpaths
-  Bridleways
-  No Through Roads
-  Local Roads
-  A Roads
-  Cycle Networks

The rural nature of the parish means there is a high level of car dependency. Despite the proximity to Milton Keynes, public transport services are infrequent. However there are connections to the National Cycle Network and a good level of footpath connectivity.

The roads within the parish are predominately historic local roads and as such are very narrow and winding in places.

Some of the modern cul-de-sacs which are latter additions accommodate housing growth in the parish.

The A4146 and the A5 are the main roads connecting Great Brickhill to the wider area. The A5 skims part of the eastern border while the A4146 passes through the parish in the north and acts as a barrier between Great Brickhill and Milton Keynes.

# HISTORIC DEVELOPMENT

## Palaeolithic Period to Beginning of the Medieval Period

There is some evidence of human activity just outside the parish from the old stone age and middle stone age period, with artefacts being unearthed in Fenny Stratford and Bow Brickhill.

The earliest archaeological discovery found in the parish are axes from the Bronze Age. Despite the Roman Road 'Watling Street', which linked London with Chester and the Roman Camp of Magiovinium, discovered at Fenny Stratford and along the River Ouzel outside the parish boundaries, there has been little evidence of Roman activity within the parish, barring at Holt's Green in which a Roman cremation burial was discovered in 1978.

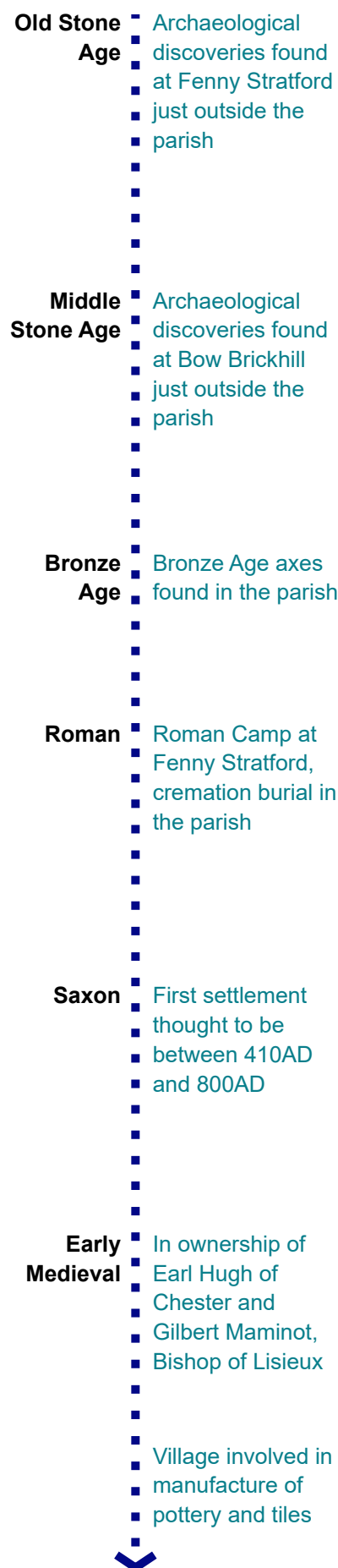
The settlement at Great Brickhill is estimated to have been between 410AD and 800AD, with the Saxons of whom favoured hilltop sites which afforded views over the landscape. The name 'Great Brickhill' is thought to have derived from the Saxon word Hyle or Hulle meaning Hill and the Old English Brig or Bryh meaning top or summit.

In 800 AD Alfred the Great subdivided the country into Hundreds with 100 hides (120 acre per hide) representing 100 households. Great Brickhill was part of the Hundred of Moulsoe which later merged into the Newport Hundred.

These hundreds were then divided into parishes and subdivided into farms and common land.

At the time of the Domesday book, which was written by William the Conqueror in 1086, the village was known as Brichella or Brichelle- with no distinction between Little Brickhill and Great Brickhill. Before the successes of William the Conqueror, Brichella or Brichelle was in the hand of Earl Tostig, the younger brother of King Harold.

After William the Conqueror came to power, he gifted his victorious captains, knights and bishops with manors. It was noted within the Domesday Book that Earl Hugh of Chester held 9 hides and Gilbert Maminot, Bishop of Lisieux, also held a great portion of Brichelle. At this time the Manor included 200 acres of woodland and the two Saxon, Swenes Mill and Orchard Mill offering a great income of 30 shillings per year.



*Adapted from Great Brickhill Heritage Project (2025), accessed at: <https://gbhp.info/>*

# HISTORIC CHARACTER

## The Manor House and Duncombe Influence

Great Brickhill first acquired its prefix in 1197 (Magna Brikehille), changing in the 1600s to Much Brickhill.

The manorial lands of Great Brickhill have been passed on or sold on numerous occasions where eventually William Duncombe purchased Great Brickhill in 1549.

In the early 1800s, Great Brickhill Manor House was constructed (although it is understood that a house has been on the site since the 1300s, but of little value). The new property was a substantial country house, faced in stucco over brick as shown in the adjacent photo.

In addition to the house, stables, a church lodge, laundry lodge and a lower lodge were also constructed. A gas works was also built to provide power for the manor and lodge buildings. The grounds were formally landscaped and contained a turreted wall folly called 'The Battlement'.

The Manor House was demolished in 1937 and the Duncombe family moved into the 18th Century Rectory, which was then renamed 'Great Brickhill Manor'.

The Duncombe family had a great influence over the character of development. The early Victorian buildings still show many of the classic Duncombe architectural features, such as date stones highlighting 'PD 18xx' for example. This makes each of the buildings easily identifiable from their decorative bargeboards and inscriptions.



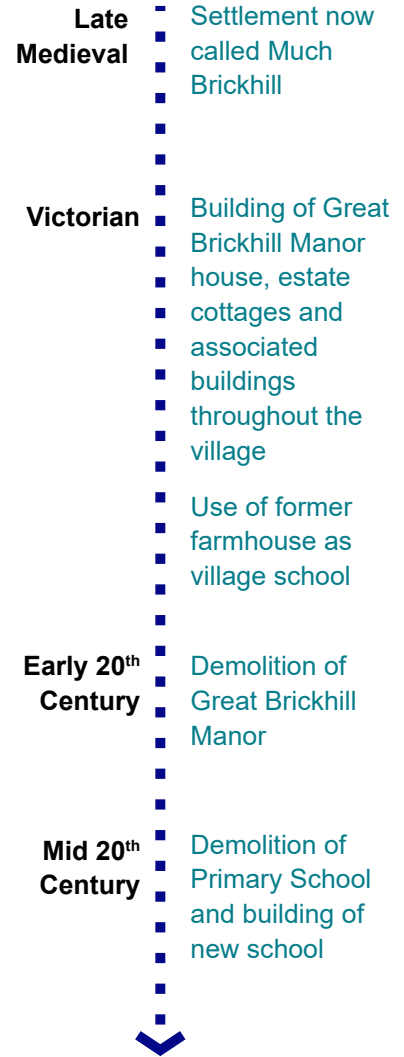
Great Brickhill Manor



The Old Rectory, Later to Become Great Brickhill Manor House



*This estate cottage has been much altered and extended, but still retains many of the original features. The local brick contrasts with red/orange brick quoins, with windows having stone lintels. Decorative barge boards are found on each gable. A new side porch has been constructed to match the one removed from the front of the property*



*Dated 1818, this estate cottage features decorative timber bargeboards and finials with brick detailing around the windows and contrasting brick arches above windows and doors.*



*This estate cottage features decorative brick gable with dentilation and diaper work patterns with contrasting brick. Window arches feature the same contrasting brick, giving the property a distinctive and recognisable neo Gothic 'Estate' image.*



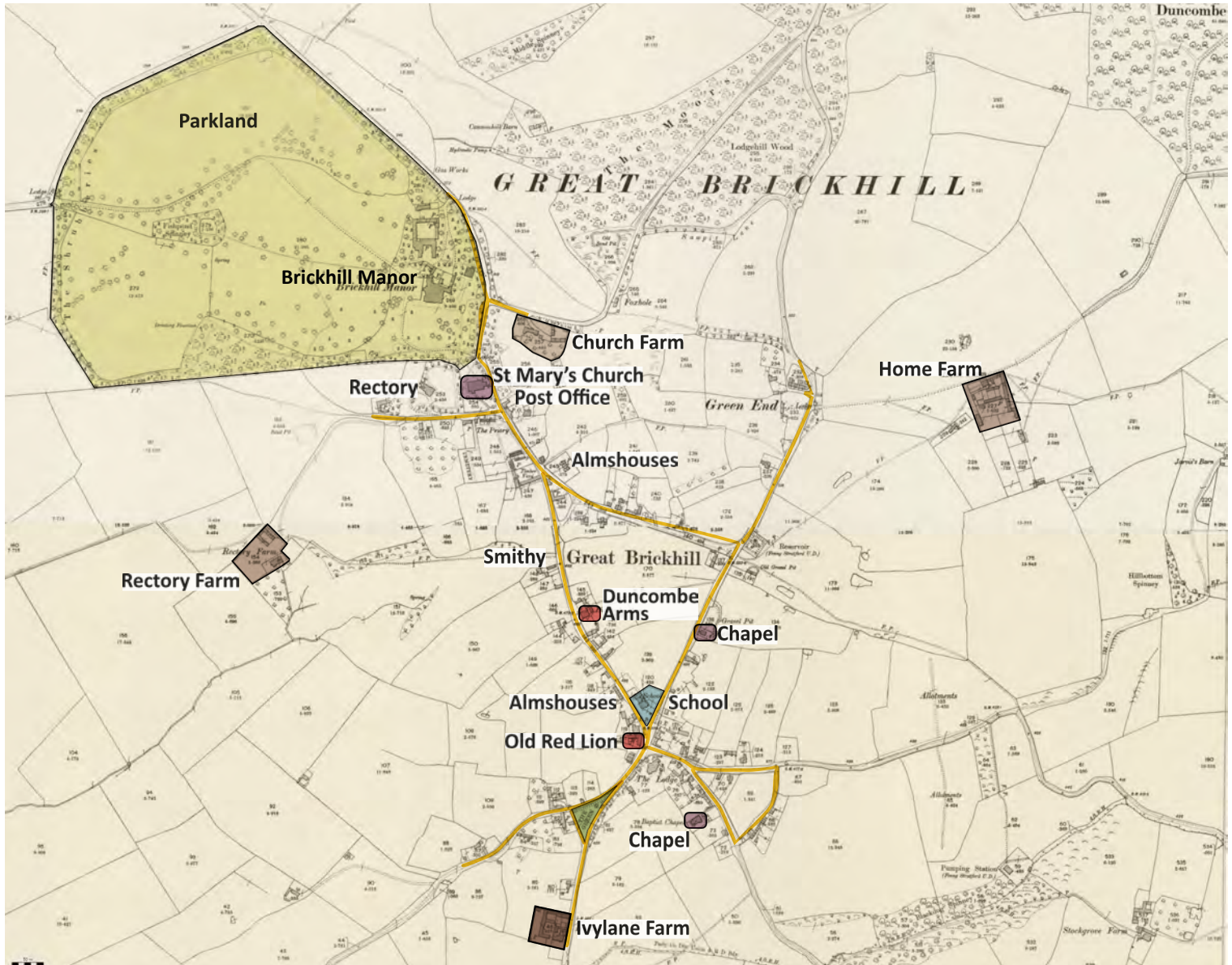
*The same property from the front with gable and dormer features and decorative timber porch. A sandstone capped front garden wall surrounds the property.*



*Shallow pitch roofs are common on the properties, particularly on 'lodge' buildings.*

# HISTORIC SETTLEMENT PATTERN

## Development Growth from 1880's to Present Day



### Key

- Farms
- Pubs
- Parkland
- Schools
- Places of Worship

The 1880's map above is compared to the present day map overleaf. The two demonstrate the growth of the settlement over time.

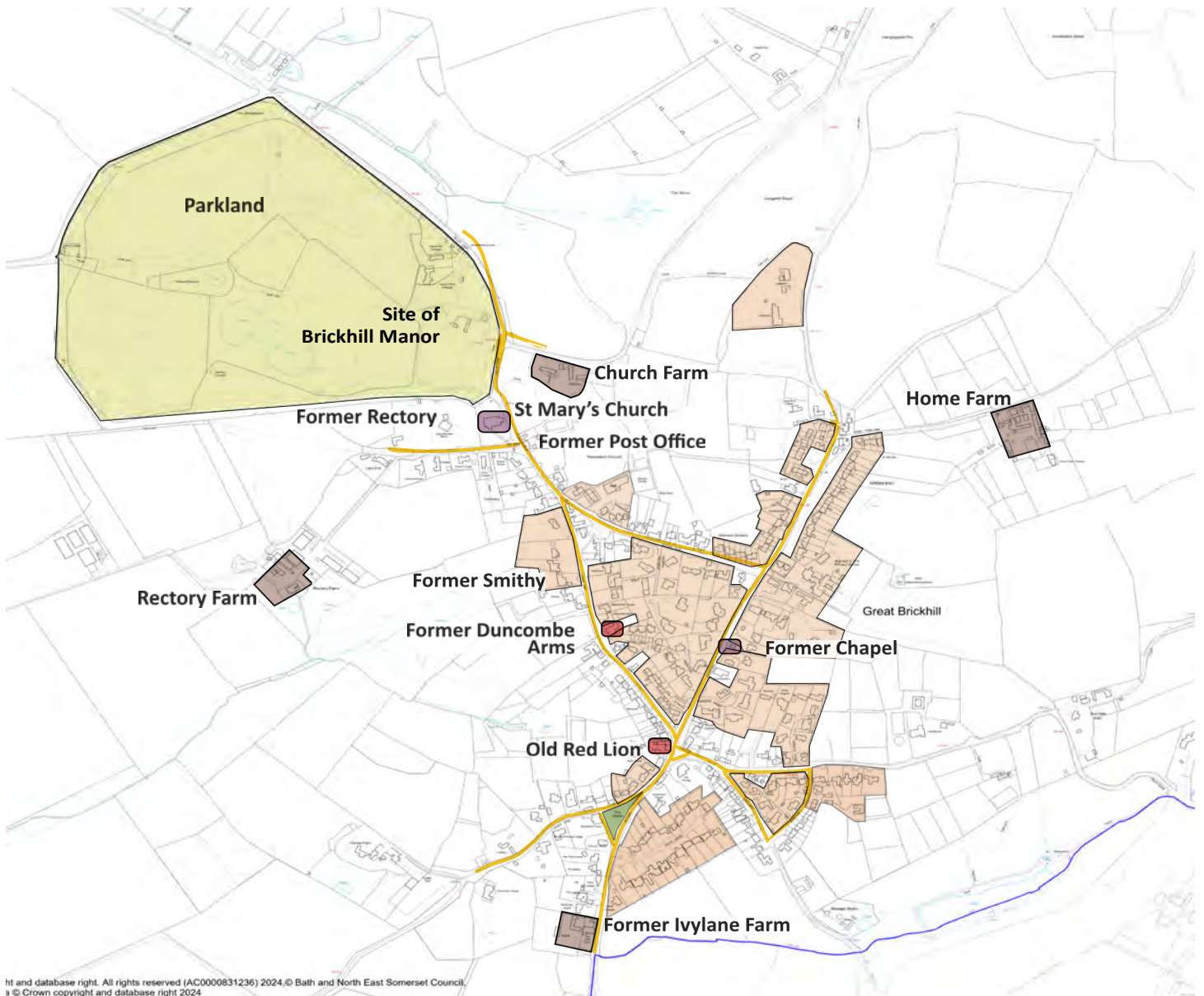
The village then forms a diamond-shaped settlement, with the Methodist Chapel on Pound Hill and the reservoir beyond, before turning west along Rotten Row, which is lined with cottages, and continuing to the junction with Lower Way, where Duncombe Estate properties bookend the entrance.

The Duncombe Arms and the Old Smithy and Bakery are key properties on Lower Way, with a number of Almshouses.

To the north of the village, the Post Office can be found on the eastern side of Lower Way. The Church and Brickhill Manor and its parkland dominate the scene. Although it should be noted that many of the properties including The Manor, The Rectory and The Priory are enclosed by high brick walls.

# PRESENT SETTLEMENT PATTERN

## Development Growth from 1880's to Present Day



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### Key

■ Farms ■ Pubs ■ Parkland ■ Places of Worship

In contrast to today's village, many buildings have been demolished or have changed uses, however there are a number still present. These contribute to the present day character of the Conservation Areas.

The present day map above highlights those key properties which still exist today.

It is clear that there have been large areas of infilling and development throughout the central and southern parts of the village. Whilst the majority of gaps have been infilled, a small number remain and provide important views out to the longer distance beyond from the high village vantage points.

There has been the introduction of modern culs-de-sac, which has significantly altered the character of the original single plot depth village.

Brickhill Manor is no longer in existence (demolished in 1937), but the walled parkland remain an integral part of the character of the village.

The former Rectory is now somewhat confusingly called Great Brickhill Manor and many commercial and agricultural buildings have been converted to residential use. Further detail of the individual properties can be found overleaf.

# CHANGE OVER TIME

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*Historic View of the Junction of Heath Road and Ivy Lane (Early 1900s)*



*Present Day View of the Junction of Heath Road and Ivy Lane with New Tree Planting and Grass Verges*



*The New Inn/Duncombe Arms (Early 1900s)*



*Present View of the Now Residential Property Following Conversion From Public House*



*The Spinning Wheel Public House (Early 1890s) With the Grange (Formerly The Lodge) Visible Beyond*



*Present View of the Now Residential Property Following Conversion From Public House With the Grange (Formerly The Lodge) to the Rear  
Note - the improved grass verges and mature trees remain.*

*Great Brickhill Heritage Project (2025), accessed at: <https://gbhp.info/>*

# CHANGE OVER TIME

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Great Brickhill Heritage Project (2025), accessed at: <https://gbhp.info/>

# HERITAGE OVERVIEW



31. Broagh Hill House pictured in 1982.

## Listed Buildings in the Parish

Historic England assigns grades to listed buildings based on their architectural or historical significance on a national level. There are three grades, with Grade I being the most prestigious

**Grade I:** these buildings are considered to be of exceptional interest. They represent the most significant architectural or historical achievements in England. Only about 2.5% of listed buildings Nationally fall under this category.

**Grade II:\*** these buildings are classified as particularly important buildings of more than special interest. They hold significant value but are not quite as rare or exceptional as Grade I. Roughly 5.8% of listed buildings belong to this grade.

**Grade II:** this is the most common category, encompassing around 91.7% of listed buildings. These structures are considered to be of special interest and warrant preservation due to their architectural or historical significance.

While there is no strict technical criteria for

grading, factors including architectural style, innovation, rarity, association with historical figures or events and overall contribution to the national heritage.

There are 20 listed buildings in the parish, of which 19 are Grade II listed and 1 (St. Mary the Virgin Church) is Grade II\* listed.

There are also 3 Conservation Areas in the parish which contain 19 of the 20 listed buildings.

Most of the historical development are contained within the Conservation Areas, however there are some Duncombe Estate developments and other buildings outside of the Conservation Area which add to the rich heritage of Great Brickhill.

"Also notable are the many historic walls throughout the parish, which contribute significantly to its historic development. While some are listed, others are not but may still warrant preservation.

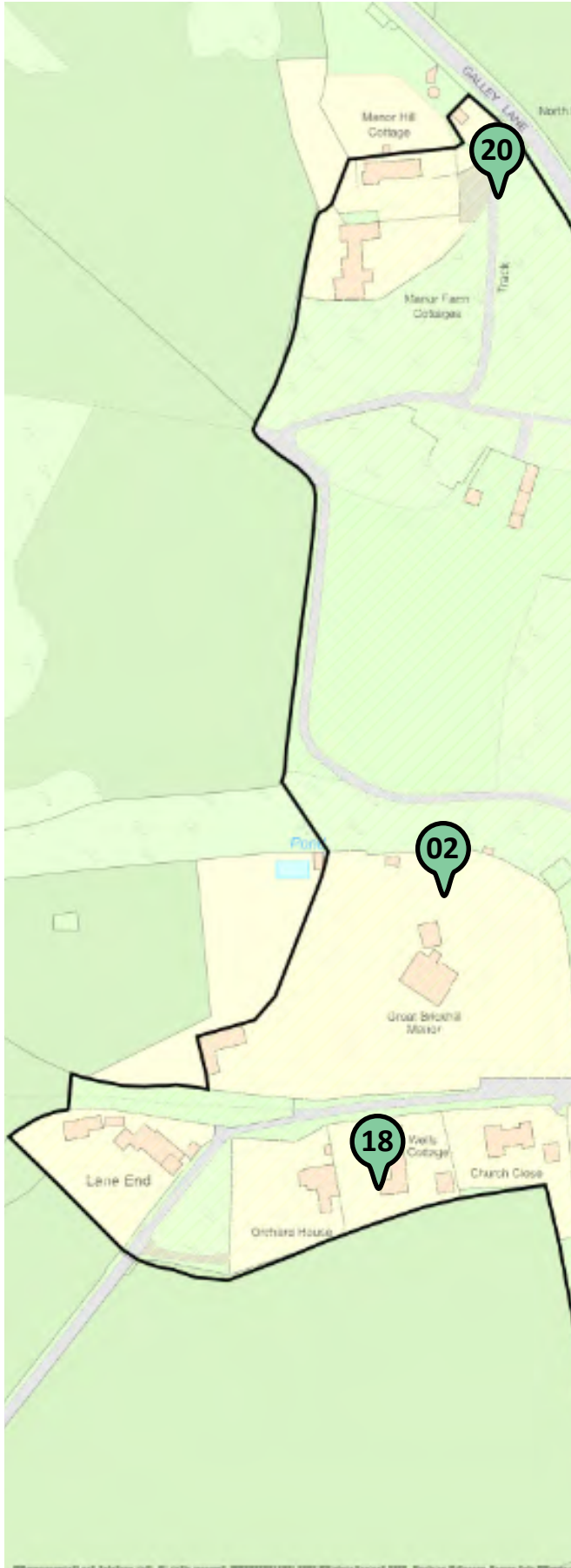
More detail is found on the following pages.



St. Mary the Virgin and the old Post Office



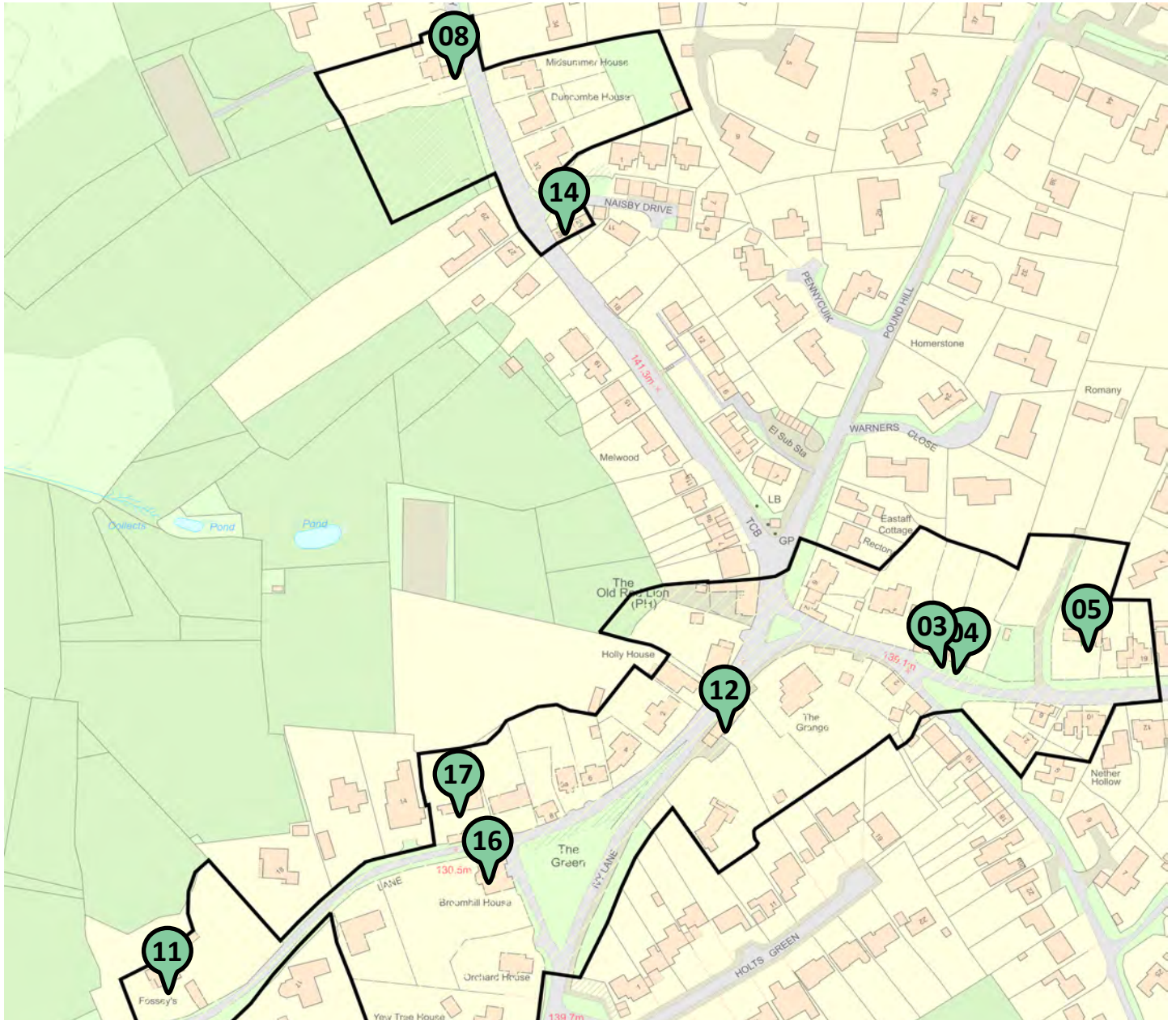
# DESIGNATED HERITAGE ASSETS



Map No.	Name	Listing Grade	Link to Historic England website for full details
1.	Church of St Mary	II*	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1115994">https://historicengland.org.uk/listing/the-list/list-entry/1115994</a>
2.	Garden Wall 40 Metres to North Of Brickhill Manor	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1115995">https://historicengland.org.uk/listing/the-list/list-entry/1115995</a>
3.	7, Heath Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1115996">https://historicengland.org.uk/listing/the-list/list-entry/1115996</a>
4.	9, Heath Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1115997">https://historicengland.org.uk/listing/the-list/list-entry/1115997</a>
5.	15, Heath Road	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1115998">https://historicengland.org.uk/listing/the-list/list-entry/1115998</a>
6.	Cherry Orchard Farmhouse	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1115999">https://historicengland.org.uk/listing/the-list/list-entry/1115999</a>
7.	Farm Cottage	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1116000">https://historicengland.org.uk/listing/the-list/list-entry/1116000</a>
8.	Robin Cottage	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1116001">https://historicengland.org.uk/listing/the-list/list-entry/1116001</a>
9.	The Rectory	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1116002">https://historicengland.org.uk/listing/the-list/list-entry/1116002</a>
10.	Number 58 And Wall Attached to North West Corner	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1116003">https://historicengland.org.uk/listing/the-list/list-entry/1116003</a>
11.	Fossey's	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1116004">https://historicengland.org.uk/listing/the-list/list-entry/1116004</a>
12.	Cromwell Cottages	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1219245">https://historicengland.org.uk/listing/the-list/list-entry/1219245</a>
13.	Church Farmhouse	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1219248">https://historicengland.org.uk/listing/the-list/list-entry/1219248</a>
14.	28 Lower Way	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1219256">https://historicengland.org.uk/listing/the-list/list-entry/1219256</a>
15.	56, Lower Way	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1219261">https://historicengland.org.uk/listing/the-list/list-entry/1219261</a>
16.	Broomhill House	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1219272">https://historicengland.org.uk/listing/the-list/list-entry/1219272</a>
17.	Green Farmhouse	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1291557">https://historicengland.org.uk/listing/the-list/list-entry/1291557</a>
18.	The Wells and Barn Attached to South	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1320147">https://historicengland.org.uk/listing/the-list/list-entry/1320147</a>
19.	6, Rotten Row	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1320148">https://historicengland.org.uk/listing/the-list/list-entry/1320148</a>
20.	Middle Lodges Southern Lodge	II	<a href="https://historicengland.org.uk/listing/the-list/list-entry/1320174">https://historicengland.org.uk/listing/the-list/list-entry/1320174</a>

 Grade II Listed
  Grade II\* Listed
  Conservation Area

# DESIGNATED HERITAGE ASSETS

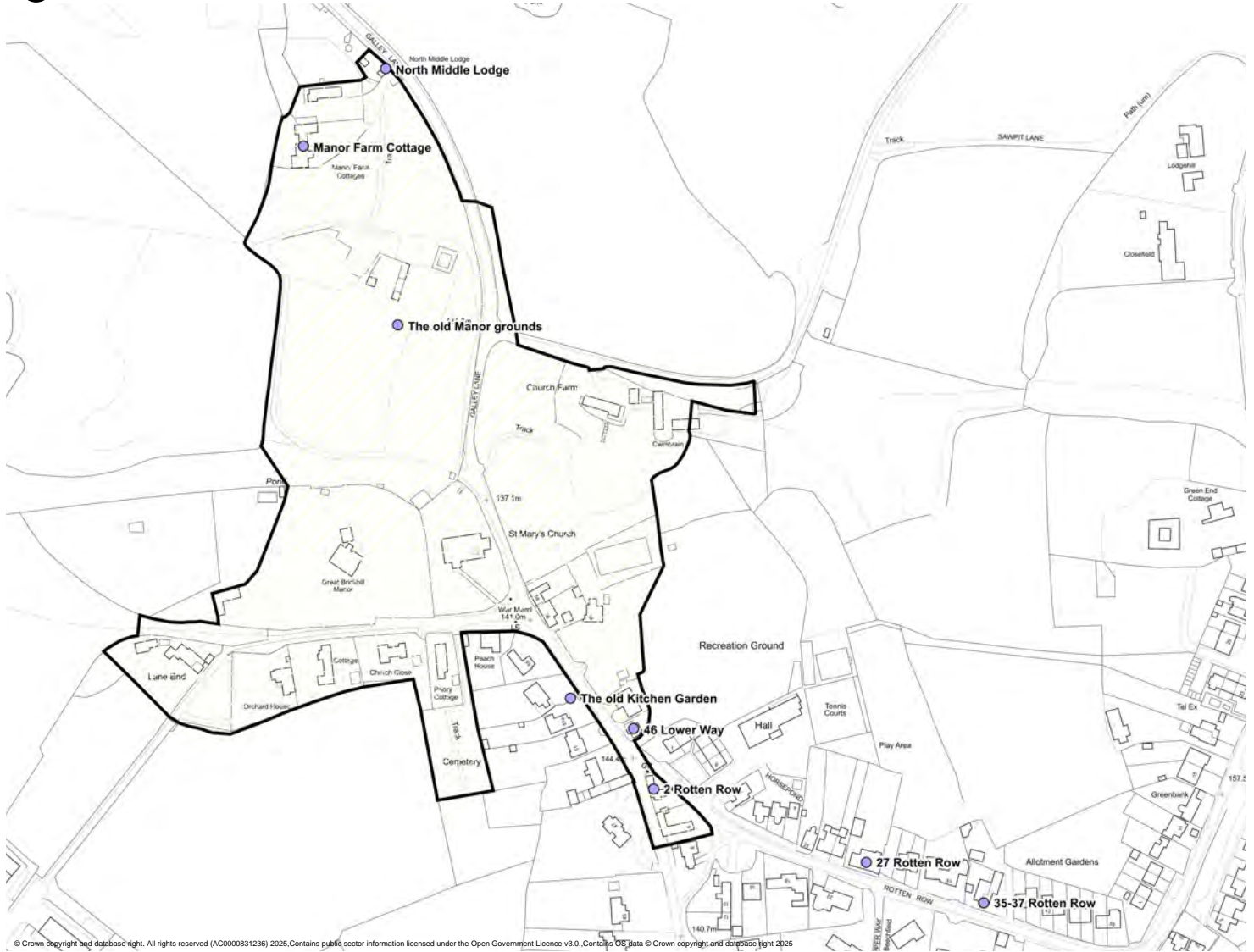


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Grade II Listed
 Grade II\* Listed
 Conservation Area

# NON-DESIGNATED HERITAGE ASSETS

● Non-Designated Heritage Assets



## What is a Non-Designated Heritage Asset (NDHA)?

In simple terms, it is a building, monument, site or even a piece of landscape that the community believe has historical or cultural value to their neighbourhood. It is important because it deserves some consideration when making decisions about future development in the area.

## Why Aren't NDHAs Formally Listed?

NDHAs might not meet the strict criteria for the heritage protection such as a Listed Buildings or

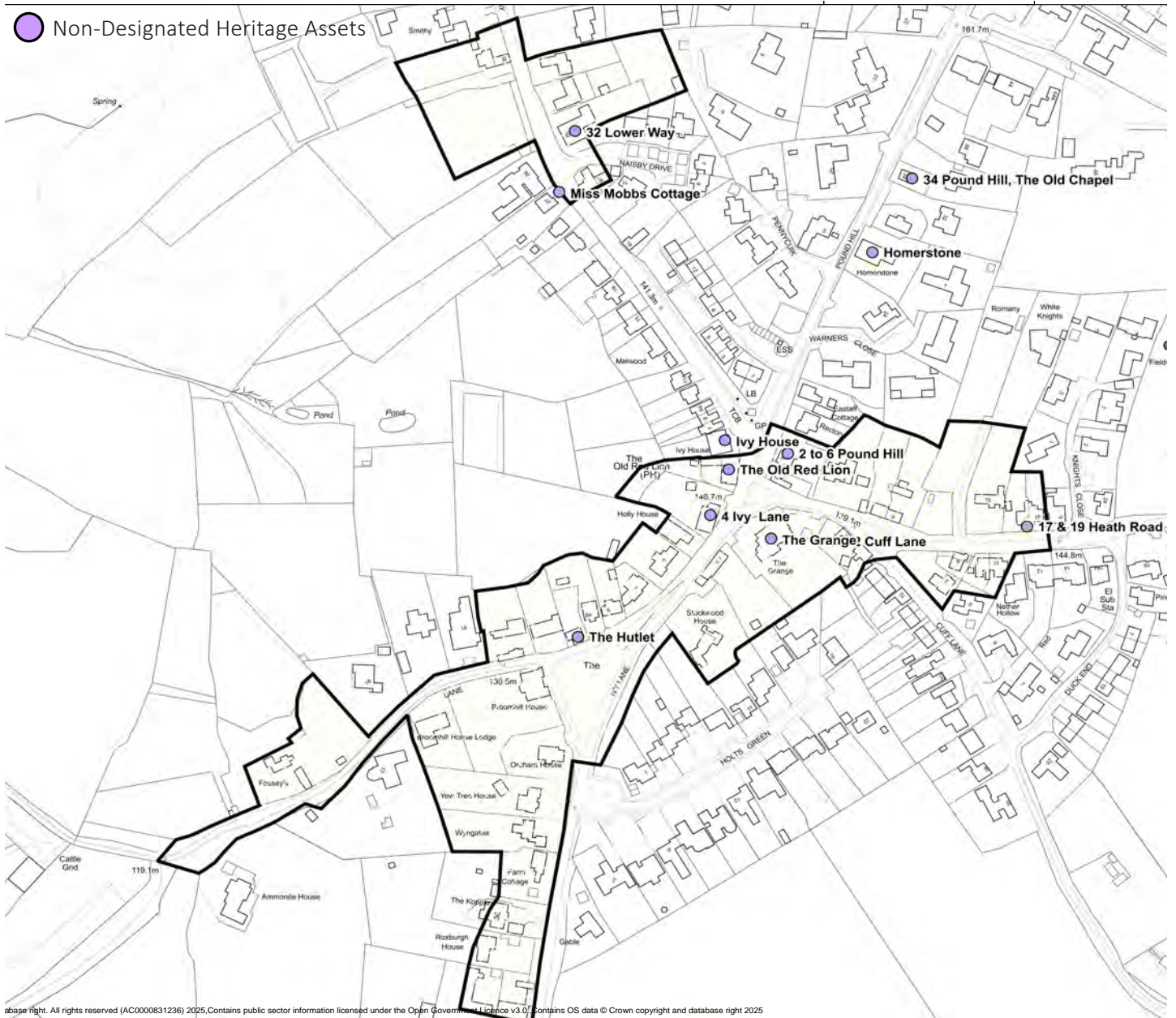
Scheduled Monument. This however does not mean it is of no value. Such assets add character and unique history and identity to a parish.

## How Could NDHAs Be Considered in Our Neighbourhood Plan?

Through identifying NDHAs in the Neighbourhood Plan it can be ensured that any future development plans take their heritage value into account. This could involve elements such as sympathetic design, preserving architectural features or even finding ways to highlight their history for the community.

# NON-DESIGNATED HERITAGE ASSETS

 Non-Designated Heritage Assets

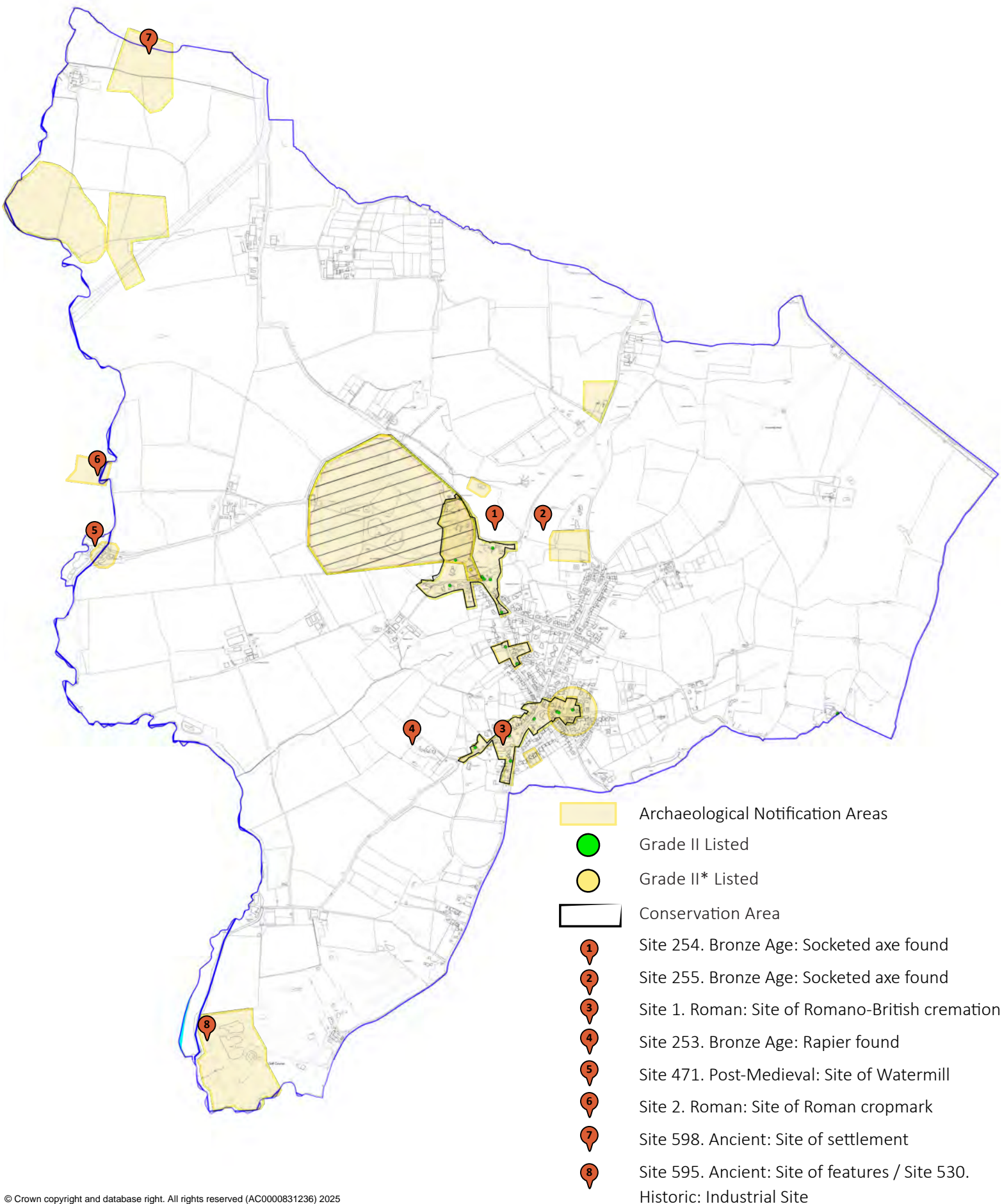


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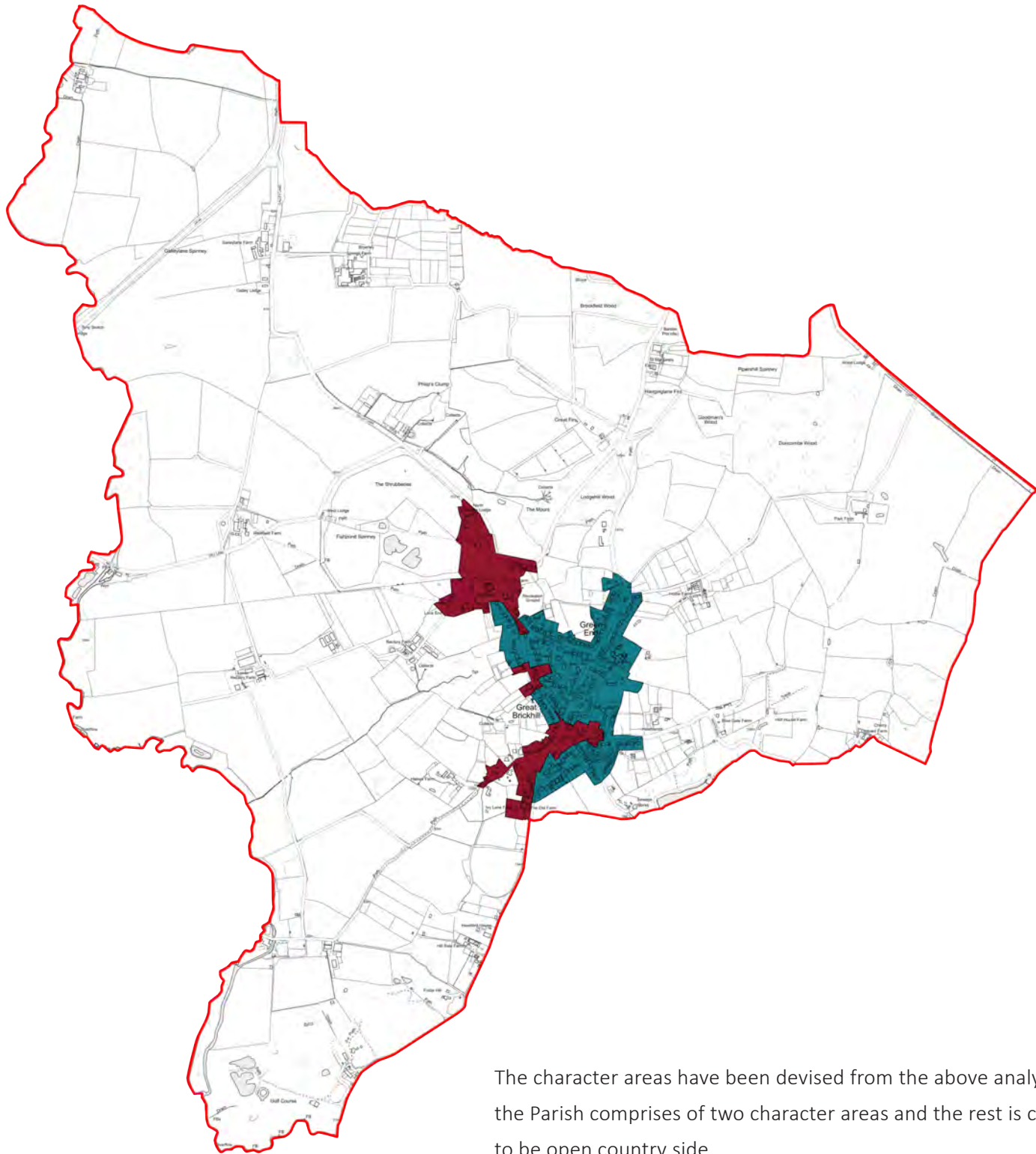
## Non-Designated Heritage Assets in the Parish and Reasons for Inclusion



No	Name	Age				Appearance	Historic or Cultural Association
		Pre 1850	1851 - 1900	1901 - 1950	1951 +		
		Y				<b>Criteria for NDHA</b> <ul style="list-style-type: none"> <li>Ornate detailing – such stone carving / contrasting stone quoins around windows and doors. Decorative barge board, porches, roof forms, window designs etc.</li> <li>Provides group value</li> <li>Setting value to neighbouring listed buildings</li> <li>Good example of use of local materials</li> <li>Good example of local design (i.e. obviously related to this area)</li> <li>Unique or individual design worthy of merit</li> <li>Garden or landscaping of importance or related to a well known designer</li> </ul>	<b>Criteria for NDHA</b> <ul style="list-style-type: none"> <li>Use associated with locally historic trade, industry or use</li> <li>Association with locally important property or person of interest</li> <li>Former Public House</li> <li>Former community building or trade of interest</li> <li>Former Farm / or farming related activity</li> <li>Use associated with River</li> <li>Memorial</li> <li>WWI or WW2 related</li> <li>Associated with important historical event</li> </ul>

# ARCHAEOLOGY



# CHARACTER AREAS



-  Area Type 1
-  Area Type 2
-  Area Type 3

The character areas have been devised from the above analysis and the Parish comprises of two character areas and the rest is considered to be open country side.

Understanding the character areas will be key to the successful integration of any future development within the Parish.

Whilst there may be some similarity and overlap, there are a number of factors used to analyse each area, as set out in more detail below.

The following section identifies the differing features present across the Parish's character areas.