

## Akeley Conservation Area



*Designated by the Council 5th March 2008  
following public consultation*



## Akeley Conservation Area



*The Square, Akeley*

CHAPTER 1 - INTRODUCTION	page
Introduction .....	1
CHAPTER 2 - PLANNING POLICY	
Planning Policy .....	2
CHAPTER 3 - SUMMARY	
Summary .....	2
CHAPTER 4 - LOCATION AND CONTEXT	
Location .....	4
Landscape Setting .....	4
CHAPTER 5 - GENERAL CHARACTER AND PLAN FORM	
General Character and Plan Form .....	6
CHAPTER 6 - HISTORIC DEVELOPMENT AND FORMER USES	
Origins and Ownership .....	6
History and Development .....	8
18th Century .....	8
19th Century .....	9
20th Century .....	9
Former Uses .....	12
CHAPTER 7 - ARCHAEOLOGY	
Archaeology .....	14
CHAPTER 8 - JUSTIFICATION FOR BOUNDARY	
Justification for Boundary .....	18
CHAPTER 9 - KEY VIEWS AND VISTAS	
Key Views and Vistas .....	20
CHAPTER 10 - OPEN SPACE AND TREES	
Open Space and Trees .....	22
CHAPTER 11 - PERMEABILITY	
Permeability .....	24

<b>CHAPTER 12 - ARCHITECTURAL FORM AND MORPHOLOGY</b>	
Architectural Form.....	25
Morphology.....	26
<b>CHAPTER 13 - KEY BUILDINGS</b>	
Key Buildings .....	28
<b>CHAPTER 14 - DETAILS AND MATERIALS</b>	
Roofs.....	30
Chimneys.....	31
Walls .....	32
Windows .....	33
Doors.....	34
Boundary Treatments.....	35
Surface Treatments.....	36
<b>CHAPTER 15 - NEGATIVE FACTORS AND ENHANCEMENT OPPORTUNITIES</b>	
Negative Factors and Enhancement Opportunities.....	37
<b>CHAPTER 16 - GLOSSARY OF TERMS</b>	
Glossary of Terms.....	38
<b>CHAPTER 17 - GUIDANCE AND USEFUL INFORMATION</b>	
Guidance and Useful Information .....	41
Bibliography.....	42
Acknowledgements.....	42
<b>APPENDIX I Map showing Conservation Area Boundary.....</b>	<b>43</b>
<b>APPENDIX II Conservation Area Constraints .....</b>	<b>44</b>
<b>APPENDIX III Planning Policy .....</b>	<b>45</b>
<b>APPENDIX IV Asset Sheets</b>	

*Designated by the Council 5th March 2008 following public consultation.*

*Information contained in this report is correct at the time of compilation, September 2007*

## CHAPTER 1 - INTRODUCTION

Akeley Village is an important historic settlement close to Buckingham in the north of Aylesbury Vale District. Following a full appraisal of the settlement it is considered that the surviving historic core of Akeley, by virtue of its architectural and historic interest, should be designated as a Conservation Area.

This designation partially fulfils the Council's obligations under the Planning (Listed Buildings and Conservation Areas) Act 1990 to identify areas of special architectural or historic character. This appraisal will also partially satisfy the requirements of the Best Value Performance Indicator BV 219 b.

This appraisal identifies those characteristics that make Akeley special and worthy of Conservation Area designation. It is acknowledged that this document cannot be comprehensive and where buildings, features and spaces etc have not been specifically identified it should not be assumed that they are without significance.

Wherever possible the boundary of the Conservation Area has been drawn tightly around the surviving historic buildings and features in the historic core of the settlement. Full justification for each inclusion will be discussed further in chapter 8.

Modern properties have, for the most part, been excluded from the Conservation Area. Although these properties demonstrate the ongoing development and organic growth of Akeley, in the context of the designation criteria, their historic interest is limited. In some cases modern construction has obscured the historic village plan and plot layouts, whilst others have been built to modern specifications that do not reflect the common property sizes and scales of the nearby historic buildings. The exclusion of these buildings is no reflection on the architectural aesthetics of the properties.

Where a modern property has been included within the Conservation Area boundary it is usually for one of the following reasons:

- The building is surrounded by historic buildings and its removal would result in a hole in the Conservation Area.
- The building occupies a plot which retains its original boundary layout.
- The curtilage structures of the building e.g. outbuildings or boundary walls are of historic or architectural interest.
- The building occupies a visually prominent plot and makes a positive contribution to the character of the surrounding area.



## CHAPTER 2 - PLANNING POLICY

Section 69 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990, places a duty on local planning authorities to determine which areas within their districts are of 'special architectural or historic interest the character or appearance of which, it is desirable to preserve or enhance'<sup>1</sup>. Once identified these areas should be designated as Conservation Areas and regularly reviewed. As part of the designation and review process it is important to produce up-to-date appraisal documents that support and justify designation and which can be used to inform planning decisions affecting Conservation Areas.

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

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

## CHAPTER 3 - SUMMARY

The Conservation Area boundary is a single small area in Akeley containing a large number of historic buildings. Originally the settlement was simply a collection of farmsteads, separated by areas of woodland. The first inhabitants of the village cleared a small area of the surrounding hillside of trees and cultivated the land for arable farming.

The pattern of development in Akeley is fairly simple. At the time of the Domesday Survey in 1086 Akeley was a small settlement comprising a number of discrete farmsteads, possibly set around an area of common land or meadow. The surrounding, heavily wooded area may have been managed, and was recorded as containing 806 pigs. A small area of land wrapping around the village to the north, east and west, had been cleared for agriculture. Between the 11th century to the late 18th century Akeley experienced gradual changes in population and size, and the area around the village was slowly cleared to provide more arable and pasture. The archaeological record suggests that in the later middle ages the village experienced some population shrinkage, reflecting a pattern seen across the England. It was not until the late 18th and early 19th centuries that the village saw more rapid population growth again and the survival rate of buildings, coupled with historical map evidence suggest that a great deal of new development occurred during this period. The village has continued to grow at a steady rate since the mid 19th century, particularly in the latter part of the 20th century.

<sup>1</sup> Planning (Listed Building and Conservation Areas) Act 1990 Section 69.1a

The early 19th century road layout of Akeley survives largely unchanged. Main Street follows a fairly flat line, curving around the sloping hillside and avoiding the steepest gradients. The other streets spring off it at 90°, following the slope down the hillside. The undulating roads in Akeley produce a number of distinctive views along streets, and are a characteristic of hillside settlements like Akeley.

There is limited green space within the Conservation Area. With the exception of the churchyard, and grass verges all the green space within the area is private garden. Outside the Conservation Area there is a recreation ground to the east of Church Hill. To the south west of the Conservation Area there is another area of green space. This area is in private ownership, although it may originally have been part of a larger public common. It has been split into private paddocks, but is criss-crossed with public footpaths. The many tall trees and hedges that run along property boundaries frame views around the area. There is a strong sense of enclosure along the length of Main Street, which contrasts with the open feeling of The Square.

There is a strong sense of ownership throughout Akeley, and local residents value their village highly. Strong boundaries delineate properties providing enclosure around the public spaces and residents take good care of their houses and gardens. All these features contribute to the special character of the village.

Main Street is a busy main road, and is often used by large vehicles as well as cars and bikes. The other streets around the village are less busy, although a fair amount of passing traffic travels through Akeley each day. Within the village permeability is high, and there are a number of well used footpaths across the open spaces as well as along the main roads.

Conservation Area designation cannot prevent development, nor should it endeavour to do so as it would prevent further organic growth of the settlement. However, it is important that designation and other forms of protection inform planning decisions and prevent modern construction from obscuring that which is special about the area. In the case of Akeley this would include the historic plan form and architectural variety, the green and open character of the surrounding area, and the intangible aspects of character such as the sense of movement through and around the village.

## CHAPTER 4 - LOCATION AND CONTEXT

### Location

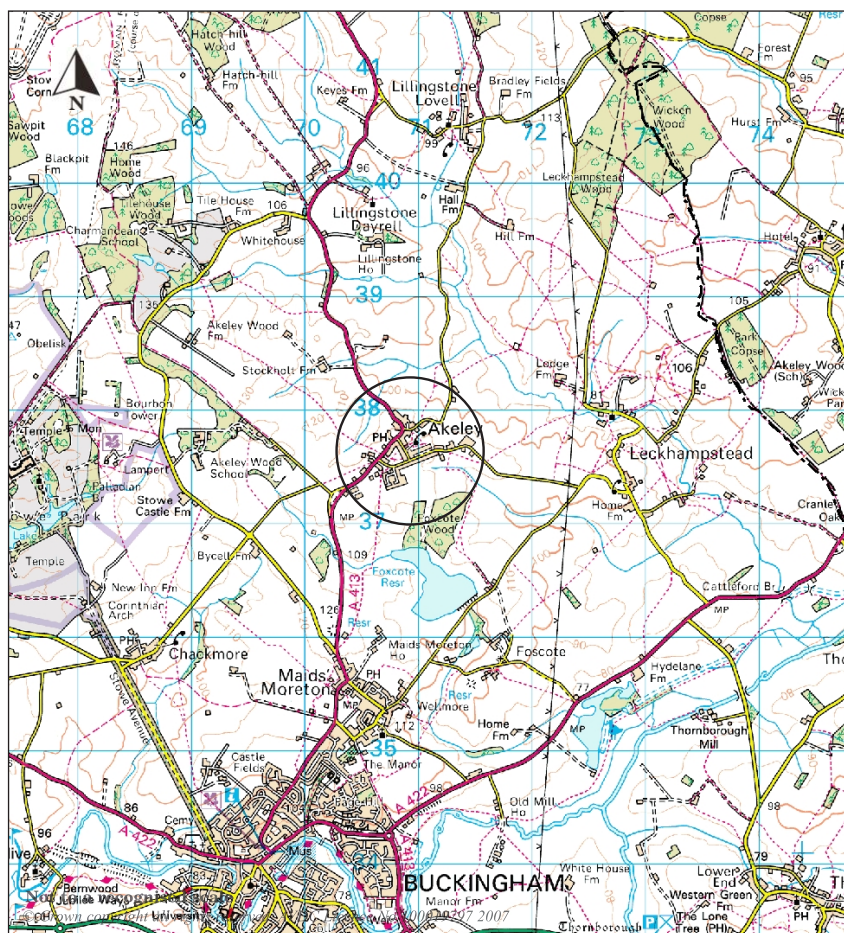
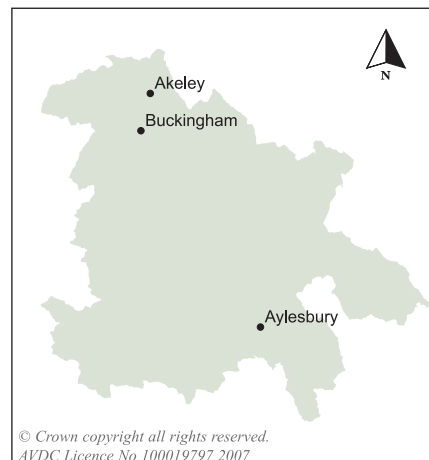
Akeley Parish sits in the northern part of Aylesbury Vale District, close to the district border with South Northamptonshire and Milton Keynes Districts and 2½ miles (4km) north of the historic County Town of Buckingham. Akeley is a small village, surrounded by agricultural land.

Akeley Parish is part of Luffield Abbey Ward. The area has a population of 3,138. Luffield Abbey has an above average population of people aged over 65\*.

### Landscape Setting

Akeley is a typical hillside settlement, occupying a relatively flat ridge halfway up a hillside. To the northwest of Akeley the ground rises up steeply towards Stowe. To the south and south east the land slopes downwards towards Buckingham and the valley of the River Great Ouse. The river valley runs from south west to north east, cutting through the underlying limestone and forming a natural divide between the Akeley ridge to the northwest and the Whaddon Chase ridge to the southeast.

Historically Akeley was a poly-focal agricultural village, made up of a collection of spread out farmsteads separated by arable and pasture land. The majority of the buildings within Akeley had agricultural roots, and historic maps show that, even as late as 1923, nearly all of the buildings in the village were associated with a farm in some way.

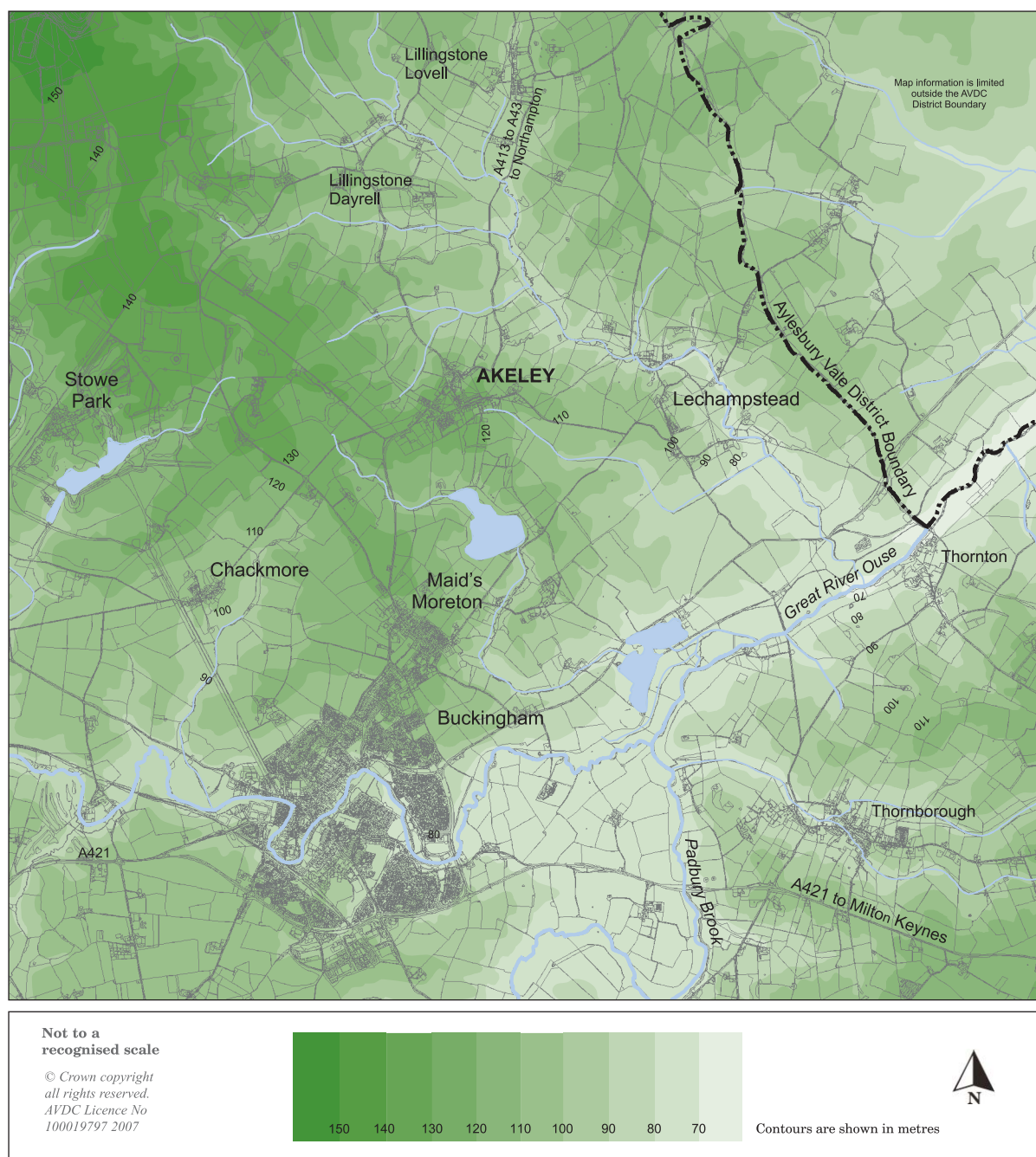


\* Bucks County Population Dataset



The agricultural past of Akeley has affected the shape and form of the settlement today. Most of the buildings in the village sit hard up against the street edge, with large plots behind and to the side providing maximum space for farming.

Views over Akeley are limited, except along streets. This is due in part to its high position but also to the many trees along the village edges. Historically there were a number of inns and public houses in the village, possibly a result of the village's situation astride the historic road from Buckingham to Northampton.



## CHAPTER 5 - GENERAL CHARACTER AND PLAN FORM

Historically Akeley village was a collection of dispersed agricultural hamlets or ‘ends’ separated by undeveloped land. These ‘ends’, joined up by a collection of farm tracks, are visible on maps into the 18th century, although by then population shrinkage and movement had caused the abandonment of at least one ‘end’.

Modern Akeley is a tightly nucleated settlement set around a loose triangle of main roads. The basic street plan of the village has remained more or less unchanged since the early 19th century, although various streets, such as the eastern end of Chapel Lane, have narrowed and are no longer principal thoroughfares.

The surviving historic core of the village focuses on a small square, bordered by buildings including a large public house and the Victorian School. To the north east of the village square, on the opposite side of the main road through the village, is the churchyard. The churchyard sits on an area of higher ground, surrounded by a tall wall, and overlooks The Square and the High Street. The majority of the buildings around Akeley’s historic core date from the 19th century, although there are some examples of 16th and 17th century buildings. In recent years modern housing has encroached onto the area, but the historic plan form is still clear on maps today.

In the southern half of the village there are small pockets of historic building. It is likely that these groups of houses grew up as individual farmsteads and have subsequently been subdivided. Around these there has been substantial modern (post-1960) development. For the most part this has been small scale development, following the historic street pattern, although in places cul-de-sac development has been added. It appears that there have been a number of waves of development over the last 50 years. In the northern half of the village, around The Square and churchyard, there has been small scale recent development, but this has tended to be by individual builders and has had less of an impact on the historic plot form and village layout than the larger developments in the south.

## CHAPTER 6 - HISTORIC DEVELOPMENT AND FORMER USES

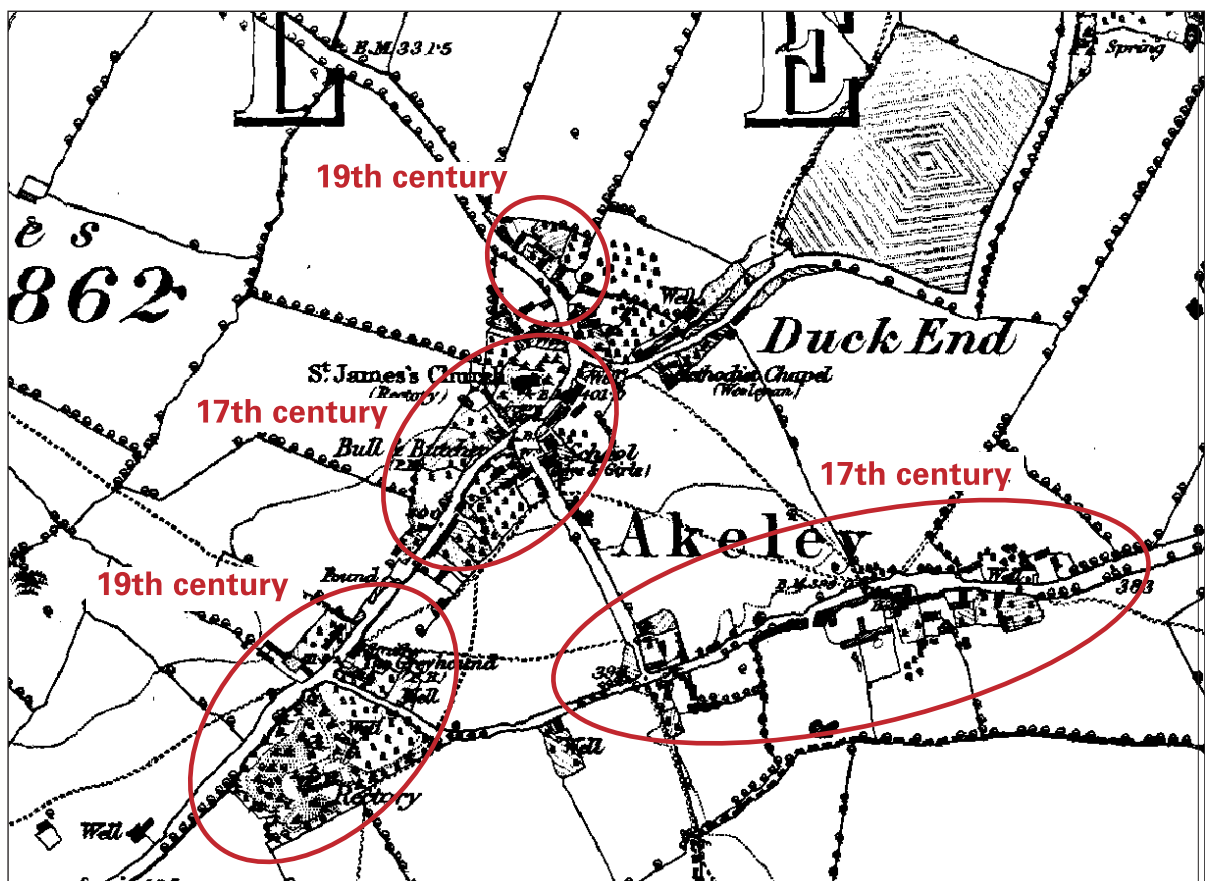
### Origins and Ownership

The area around Akeley and along the River Great Ouse is likely to have been inhabited since the Iron Age, and the presence of a Roman Villa at Stockholt shows that there was early occupation in the area. Within Akeley village archaeological investigation has produced some evidence of pre-850 AD settlement close to the churchyard, but there is no evidence of continuous occupation between the Roman period and the early mediaeval period.

The name Akeley is derived from two Anglo-Saxon words: Ake, meaning oak, and Ley, meaning field or clearing. The earliest clear reference to the village, spelt Achelei, is in Domesday Book (1086) when the Manor was in the ownership of Sir Walter Gifford. At this point Akeley was very small, measuring just 3 hides (360 acres of farmland). Archaeological records suggest that the village experiences rapid expansion after 1100. In 1150 Sir Walter gifted the Manor and church to the Priory of St Faith at Longueville.

By 1279 Akeley had a population of around 22 and the three hides of land in the village had been divided up into strip fields. By this time Akeley had become a poly-focal settlement, with groups of buildings around the church in the north of the village, and the Manor House in the south east. By the late 14th century Akeley experienced a decline in population, but the documentary evidence suggests that the basic mediaeval structure of the manor remained more or less intact.

Occupation near the Manor House was sporadic, and following a reorganisation of the village in the 1400s many of the buildings along the northern side of Leckhampstead Road were abandoned in favour of those near the church. This reorganisation may have been as a result of a change in ownership of the Manor. In the 15th century Henry V confiscated the Manor from Longueville and gifted it to Sir Ralph Rochefort. Following Ralph's death in 1441 King Henry VI then granted the Manor to New College, Oxford.



1885 map of Akeley showing areas of former historic development

## History and Development

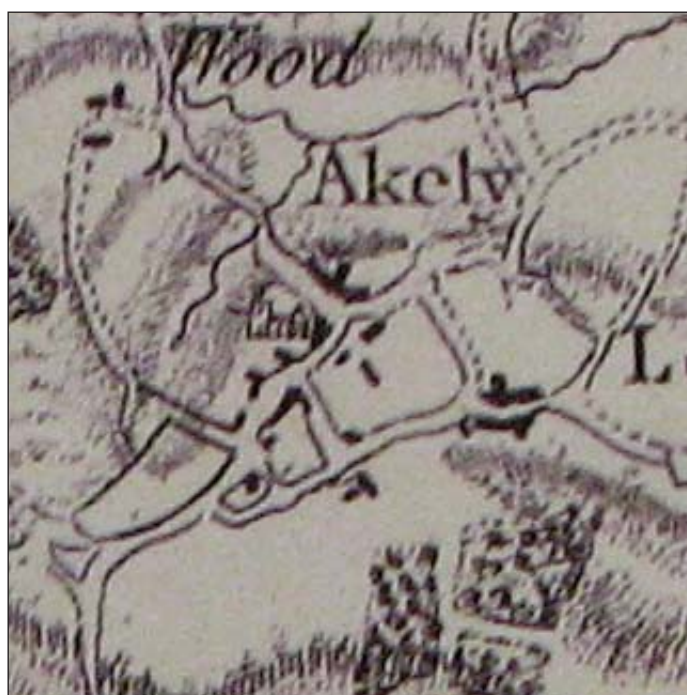
The earliest surviving buildings in Akeley have been dated to the late 15th and 16th centuries (dates from Whittlewood survey and list descriptions), although it is likely that some of the structures within the village contain earlier material.

For most of its history Akeley has been a minor agricultural settlement, with little pressure for change. Development appears to have been cyclic. Building ages and survival patterns, coupled with historical sources, indicate that there were a number of periods of relative prosperity interspersed with periods of relative inactivity.

## 18th Century

The Jefferys County Map of 1770 shows Akeley to be a small, dispersed settlement. There was a church indicated close to the present churchyard, and a collection of buildings around Little Northover. To the south of the church were further buildings in the area now occupied by the Bull and Butcher Public House and dotted along both sides of the Buckingham Road. To the south east of the historic core there were small farmsteads on the sites of Willow Tree Cottage and Manor Farm. The majority of the road layout, as shown on the Jefferys map, is still visible in the village plan today.

In 1794 the Parish of Akeley-cum-Stockholt was enclosed by Act of Parliament. The process of enclosure often led to substantial alterations to field boundaries, impacting on the shape and form of future settlement. In the case of Akeley a number of the minor streets shown on the 1770 maps became redundant. Some of them remained as small footpaths between fields and buildings, some disappeared entirely.



Jefferys County Map 1770

*Map reproduced with permission of the Centre for Buckinghamshire Studies*



## 19th Century

Countrywide, the early years of the 19th century were a period of agricultural boom in England coinciding with the Napoleonic wars. This was followed by a period of relative agricultural poverty between 1820 and the mid 19th century. It was not until the 1850s and 60s that prosperity rose again. Map evidence shows us that, between 1770 and 1825, Akeley grew considerably although the road layout and village plan altered very little. This is borne out by the high survival rates of buildings from that period still present in Akeley today. The 1825 Bryant County map shows a much larger number of buildings than the earlier map, especially along Leckhamstead Road. During the mid-late 19th century a number of new public buildings appeared within Akeley, and the village expanded again, with new houses and farm buildings.

This pattern of building suggests that Akeley, as a primarily agricultural village, followed the countrywide model of boom and bust through the 19th century.



Bryant County Map 1825

*Map reproduced with permission of the Centre for Buckinghamshire Studies*

## 20th Century

Between 1900 and 1950 the historic OS maps show little expansion of the village. There was a small amount of development along the northern end of Church Hill, and on the A413 south of the village, but on the whole the village remained much the same as in the late 19th century. It was not until the 1950s and 60s that Akeley experienced new growth, with a large number of houses being built along the principal streets and the new cul-de-sac developments at Coronation Cottages and Manor Road.





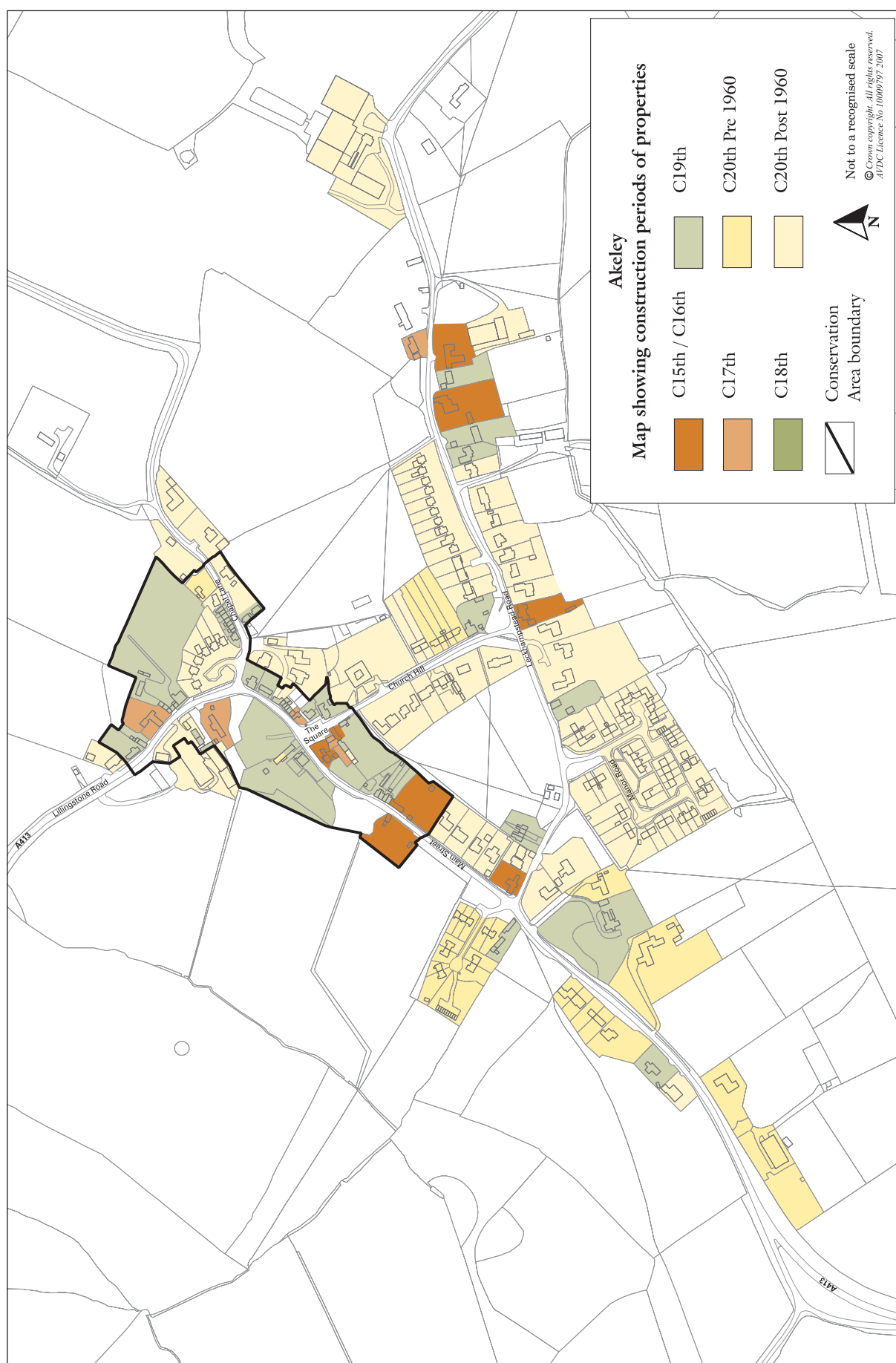
Ordnance Survey 1900

Map reproduced with permission of the Centre for Buckinghamshire Studies

Since 1972 there has been further infill development along Church Hill, and along the southern side of the Leckhampstead Road. There has also been some small scale infill development on garden plots of houses within the historic core of the village. The open area in the centre of the village, opposite Manor Road, is an important green space that reflects the historic agricultural nature of the settlement. It is also one of the few undeveloped stretches of road frontage within the village.



Ordnance Survey 2007



## Former Uses:

### Agriculture:

It is clear from historic maps and records that the history and development of Akeley has been greatly affected by agriculture and agricultural prosperity. Well into the 20th century farming formed the core economic activity in the area. Many of the historic farmhouses in Akeley survive, but most are no longer associated with working farms and their various outbuildings have either been converted or demolished and replaced with new domestic buildings.

### Commerce:

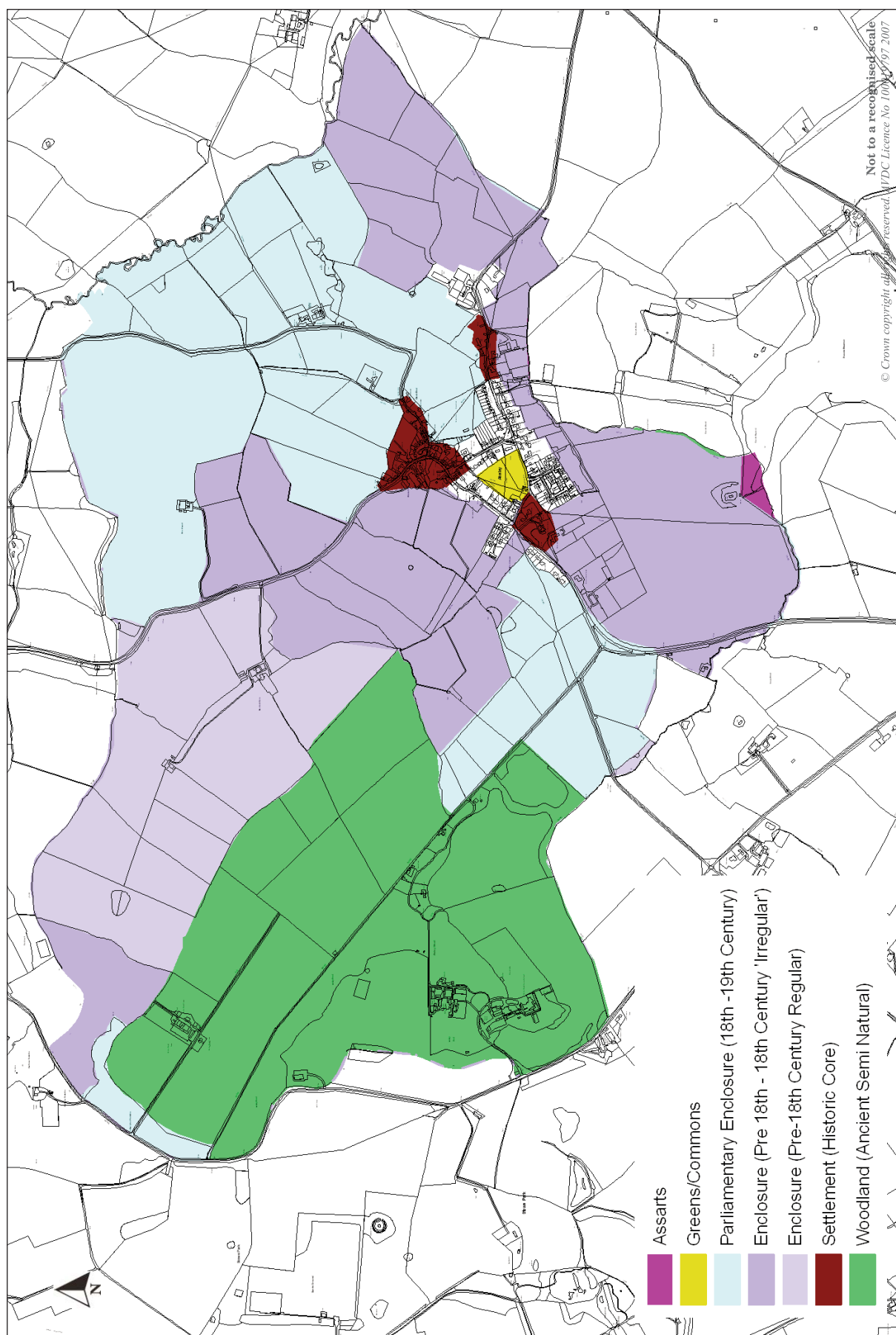
Akeley is situated on a busy main road and as a result the village has benefitted from passing trade, various public houses and inns have operated in the village, including the Bull & Butcher and The Old Greyhound. Historically it is also likely that Akeley contained a number of shops though none survive today.

### Pottery and Brickmaking:

During the early 19th century Akeley also contained a brickworks and pottery, which used locally sourced clay from a nearby field. The decorative tiles that were made at the pottery are still visible on some of the houses in Akeley today.

### Lace-making:

Lace-making was common in Buckinghamshire in the 17th and 18th centuries. The craft was brought to this country during the 1560s by Flemish refugees and quickly became an important cottage industry, practised primarily by women and children. Lace-making eventually died out in the early 19th century following the invention of lace making machines. Akeley was well known locally as an important lace-making centre, and a large school was set up in the village where children were taught to make pillow lace.



Map showing land use in the landscape surrounding Akeley in 1800 - 15  
Data supplied courtesy of Buckingham County Council Archaeological Service

## CHAPTER 7 - ARCHAEOLOGY

The following summary is based on information held in the County Council's Sites and Monuments Record; the principal source of which is the Whittlewood Project, a five-year archaeological and historical research project run by the Centre for English Local History at the University of Leicester.

Evidence for prehistoric settlement in and around Akeley is sparse. Archaeological fieldwalking surveys have found small numbers of struck flints indicative of transient habitation between the end of the last Ice Age (c10,000 BC) and the later Bronze Age (c 1,000 BC). Further evidence comes from two Bronze Age spearheads and a socketed axe which were reportedly found in Akeley parish in the early 19th century. Ancient pollen preserved in layers of peat studied in nearby Syresham (Northants) suggests that by the 2nd millennium BC the landscape of Whittlewood was characterised by broken woodland with extensive tracts of grassland predominantly used for pastoral rather than arable agriculture.

There is more substantial evidence for occupation in the Roman period, by which time the population had risen dramatically and more substantial longer-lived settlements were being established with a mixed agricultural economy. A minor Roman road is believed to cross the parish running northwest from Foscoate to join the Alchester - Towcester Road north of Stowe. Scatters of Roman pottery suggest that fields were being manured whilst concentrations of finds indicate the sites of several possible Roman farmsteads close to the road, most notably at Stockholt where a higher status building has been suggested. A Roman villa was excavated at Foscoate in the 19th century and rich aristocratic burials have been found at Thornborough indicating the presence of wealthy families in the Upper Ouse Valley at this time. There is a concentration of Roman finds from archaeological test pits within the village to the east of the churchyard suggesting the presence of a small Roman settlement.

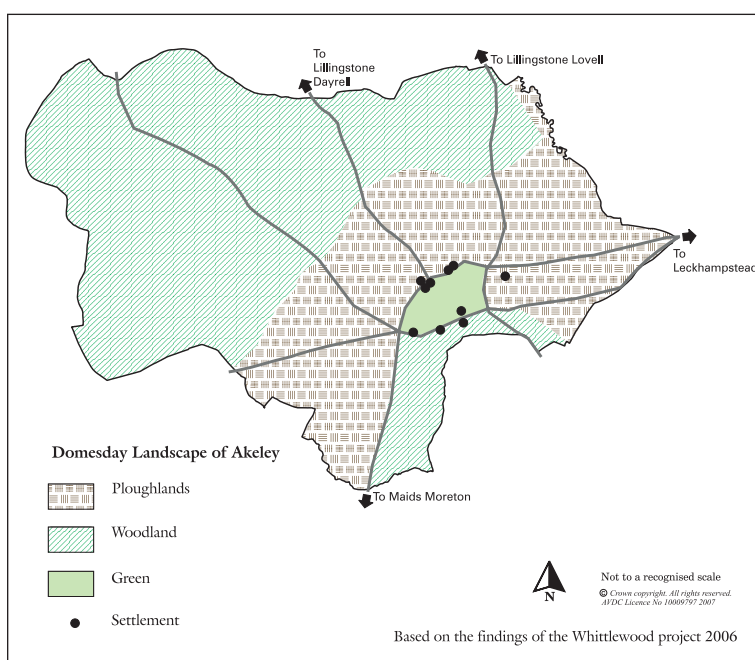
After the end of the Roman period there is little evidence for settlement until the Late Saxon period (c AD 850 – 1066) when a few pieces of pottery indicate that settlement had begun again in the vicinity of the church. The Domesday record of two villein, four bordar and two slave households would be consistent with a small farming community cultivating about 300 acres in open fields occupying a swathe across the central-southern part of the parish. The southern margins and the north of the parish were probably still wooded. The village's basic plan-form probably originated at this time as farmsteads congregated around a large green the boundaries of which are preserved in the alignment of Main Street, Leckhampstead Road and Chapel Lane. A lost road may have formerly linked Duck End to Leckhampstead Road.



After the Norman Conquest Akeley became part of a royal hunting forest of Whittlewood but was disafforested sometime before 1286. Woodland clearance proceeded apace with many small “assarts” and a more substantial clearance to create the small manor of Stockholt to the northwest of the village. By 1279 the village’s population had tripled from its Domesday level. Recent investigations by the Whittlewood Project and in advance of development have demonstrated the survival of buried archaeological remains of an expanding medieval peasant settlement in two rows

along Main Street and Leckhampstead Road, encroaching on the former green, which was also given over to arable cultivation as indicated by surviving ridge and furrow earthworks on the recreation ground. Several possible medieval house platforms have been recorded around Akeley but these were largely built over a few decades ago. After the Black Death of 1348-9 there are signs of settlement shrinkage in with the abandonment of house plots along Leckhamstead Road which had the effect of reverting Akeley to a more dispersed form consisting of two “interrupted rows” along Main Street/Chapel Lane and Leckhampstead Road. It has been suggested that during the medieval period Main Street ran slightly to the east of its present alignment, only later being shifted west to its present course. It may be around this time that the Square was established as a new focal point as surprisingly little evidence for medieval occupation has been found around it.

The medieval lords of Akeley were largely absentees but a probable late medieval manor house survives as Manor Farmhouse (grade II listed). The story of Akeley’s church is a sad one. A church was first recorded here in 1164. It was rebuilt in 1656 but in 1755 the antiquarian Browne Willis described St.James the Apostle as “a small mean Building”. St.James was again rebuilt in 1854 but this replacement was itself demolished in 1982. The outline of this building is preserved within the churchyard which occupies a key location.



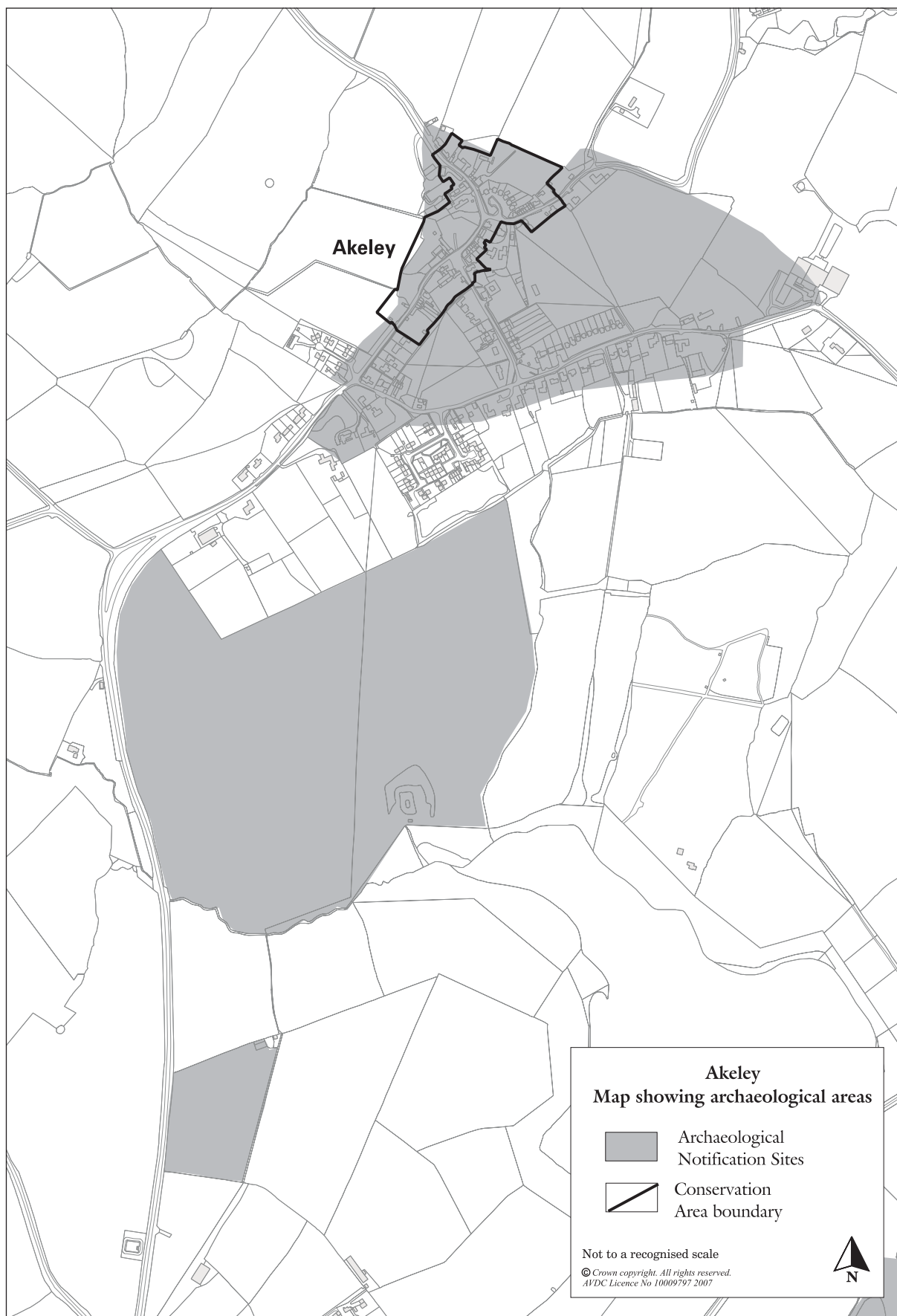
The medieval landscape of the village set within open fields continued until enclosure created the pattern of hedged fields, which largely survive to the present. The earliest hedged fields found to the east and northwest of the village have been classified as pre-18th century irregular enclosure whilst later regular surveyed fields were created by parliamentary enclosure in 1794.

An historic buildings survey of Akeley has identified thirteen standing buildings dating to before 1700, only seven of which are listed. Nine lie within the Conservation Area but four are outside it reflecting the dispersed nature of the historic settlement. The earliest buildings are probably Old Cottage and Verendale that retain elements of cruck frames of perhaps 16th or early 17th century date. Slightly later buildings are timber-framed and most had three-unit in-line. Most were domestic cottages but No.2 The Square was probably an adjunct to the inn, an end bay at Church Farm may have been a shop or workshop whilst, as noted above, Manor Farm was originally a higher status dwelling.

In the 18th and 19th centuries a notable industrial site developed to the northeast of the village at Pottery Farm where brick-making, pottery manufacture and lime-kilns are recorded.

Areas of known archaeological potential are identified on an “archaeological notification map” supplied to the local planning authority and regularly updated. Applicants for planning consent within Akeley village or other areas of archaeological interest in the parish may be required to undertake field evaluations to inform decisions and/or conditions may be applied to safeguard archaeological interests.

For further information and advice contact the County Archaeological Service.



## CHAPTER 8 - JUSTIFICATION FOR BOUNDARY

The following buildings and their associated curtilages are included within the Akeley Conservation Area due to their historic or architectural interest:

### **Lillingstone Road:**

Hillside  
Historic buildings at Hillside Farm  
Little Northover  
Victoria House  
Hillberry

### **The Square:**

The Bull and Butcher Public House  
2 The Square  
Verendale  
The Old School House  
The Old School  
The Cottage

### **Main Street:**

Historic Churchyard  
Church Farm  
Church Farm Cottage  
Holly Cottage  
Centre Cottage  
1, 2, 3, 4, 5 and 6 Main Street  
Thyme House  
Jasmine Cottage  
Old Century Cottage  
The Cottage  
The Little Cottage  
2, 3 and 4 Daisybank  
Daisybank

### **Chapel Lane:**

The Old Chapel  
Vine Cottage  
Meadow View  
1, 2, 3, 4, 5, 6 and 7 Chapel Lane  
Rose Cottage

The following modern buildings are proposed for inclusion in the Conservation Area.

### **1, 2, 3, 4, 5 and 6 Cedars Close:**

These buildings are modern in design, but occupy an important and extremely visible corner plot. Excluding these houses from the Conservation Area would result in a hole in the Conservation Area.

### **The Old Cobblers:**

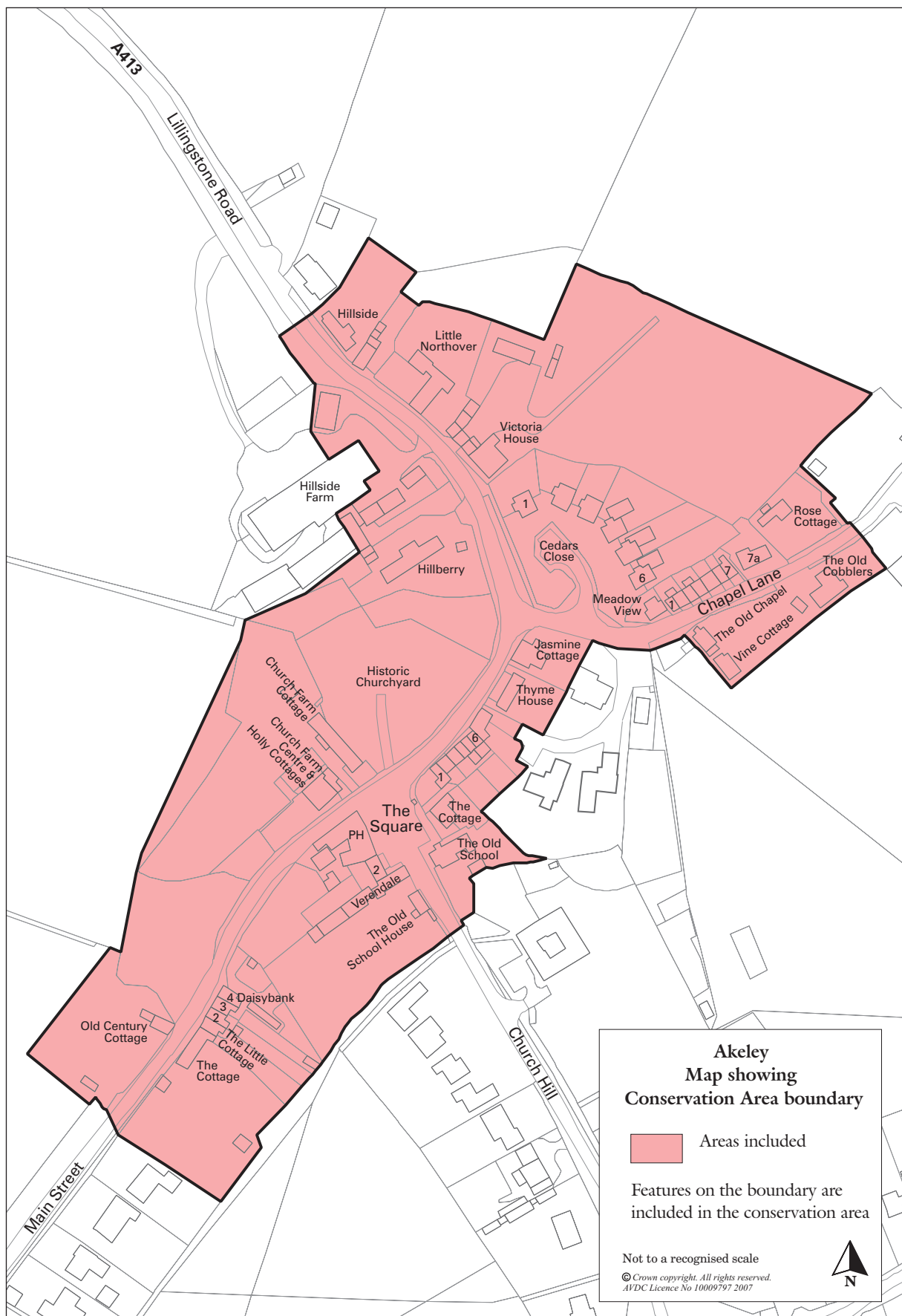
This building is built on the historic plot of the Old Methodist Chapel. There is no easily distinguishable boundary visible between the two properties and the historic plot form has been preserved.

### **7a Chapel Lane:**

This is a modern house, the exclusion of which would result in a hole in the Conservation Area

### **Hillside Farm:**

For reasons of clarity, the boundary should follow the rear building line of the small barns at Hillside Farm, and the front building line of the main barn thus including the 19th century buildings on the site, but not the 20th century barn within the Conservation Area.





## CHAPTER 9 - KEY VIEWS AND VISTAS

Views within Akeley are greatly influenced by the undulating road levels within the village. To the north west of Main Street the land sits substantially higher than the street level, behind retaining walls. The churchyard, which is much higher than the buildings opposite, benefits from good views down Church Hill and the nearby houses. The prominence of the location may have influenced the choice of site. Historically the church was easily visible from the surrounding area by virtue of its elevated position.

Views out of the Conservation Area are limited by the thick hedges and trees which border the public spaces and run along most property boundaries. However there are some distinctive vistas across the agricultural land that surrounds Akeley visible from Main Street, for example from the gateway between Little Northover and Hillside.

The distinctive curving Main Street, enclosed by tall hedges and walls along most of its length, creates a number of distinctive unfolding views. Although the Conservation Area is small it contains a number of landmark buildings including 4-6 Main Street, The Old Chapel, Chapel Lane and The Old School, The Square.



*View west along Main Street  
from the Bull and Butcher*



*The Square and Church Hill*



*View between Hillside  
and Little Northover*



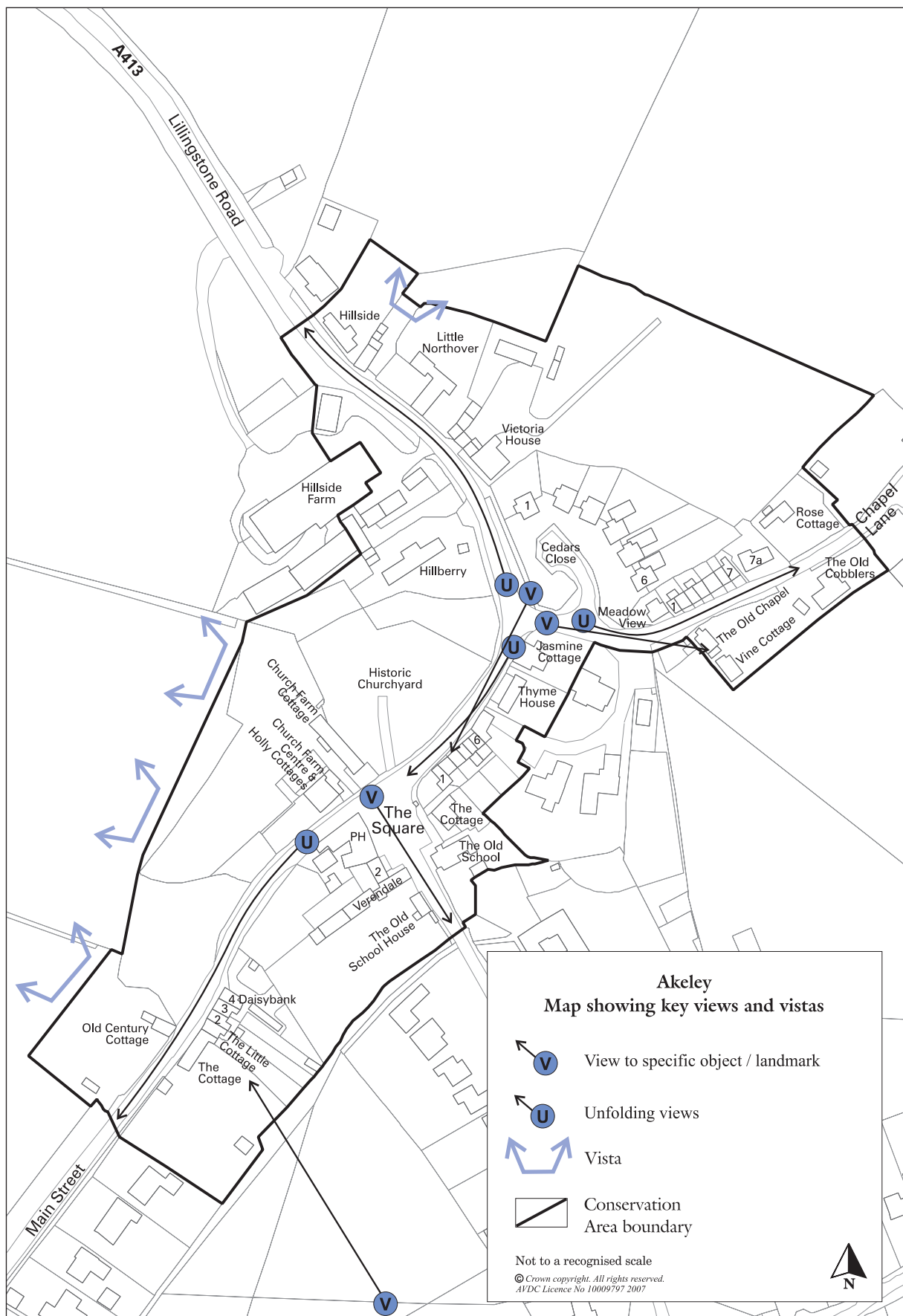
*View west along Main Street  
from junction with Chapel Lane*



*View east along Chapel Lane*



*Unfolding view of Victoria House*



## CHAPTER 10 - OPEN SPACE AND TREES

Within the Conservation Area a large proportion of the green space is private garden, often bounded by thick hedges. These planted domestic areas are important as they are characteristic of the greenery that is found throughout the village.

The building plots and property boundaries in Akeley tend to abut the narrow roads, so there are very few grass verges. Thick planting along the street edge creates a soft boundary, limiting views along the roads. This strong feeling of enclosure contrasts with the open feeling of The Square, and the hard-edged enclosure along the eastern end of Main Street, opposite the churchyard.

The churchyard is the only area of public green space within the Akeley Conservation Area. It is an important space as it is the only area of undeveloped land abutting The Square. The churchyard's elevated position ensures that it is easily visible from the surrounding area, particularly in views along Church Hill. The many tall trees on the site are important landmarks, and contribute to the setting of nearby listed and unlisted buildings. The churchyard also offers good views of the buildings nearby, and of Church Hill and the Old School House.

Just outside the Conservation Area boundary to the south west lies an area of important green space. Although the area is privately owned there are public footpaths across it. This area is important to the setting of the listed and unlisted buildings at Daisybank, Main Street.

Behind The Old Chapel to the east and south east is the village hall and associated public open space. This is important recreation space, and is key to the setting of the Conservation Area. This open space is easily visible from the Chapel Lane part of the Conservation Area and provides good views of the listed and unlisted buildings within the Conservation Area.



*Main Street*



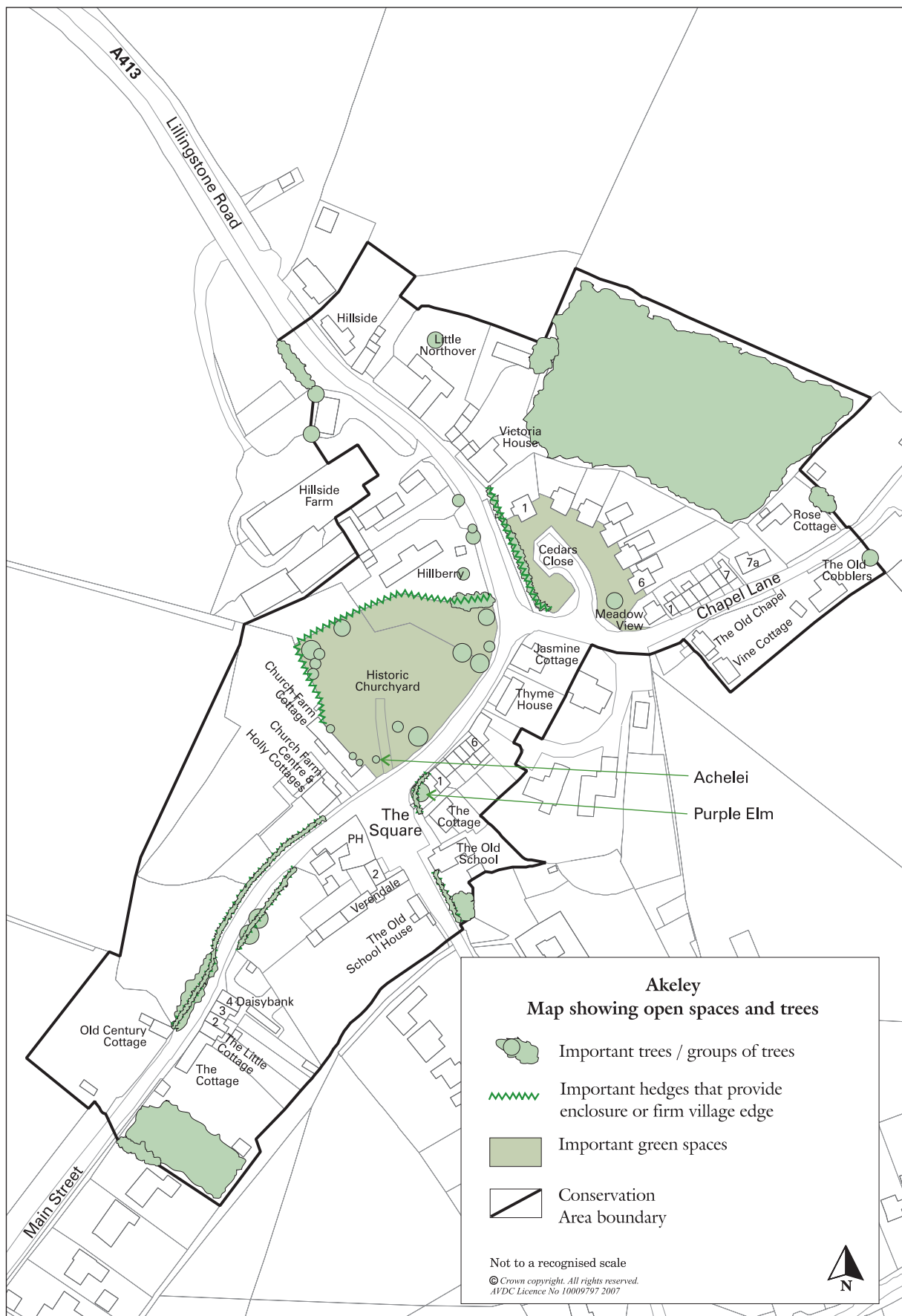
*Churchyard*



*Recreation ground*



*Junction of Main Street and Chapel Lane*





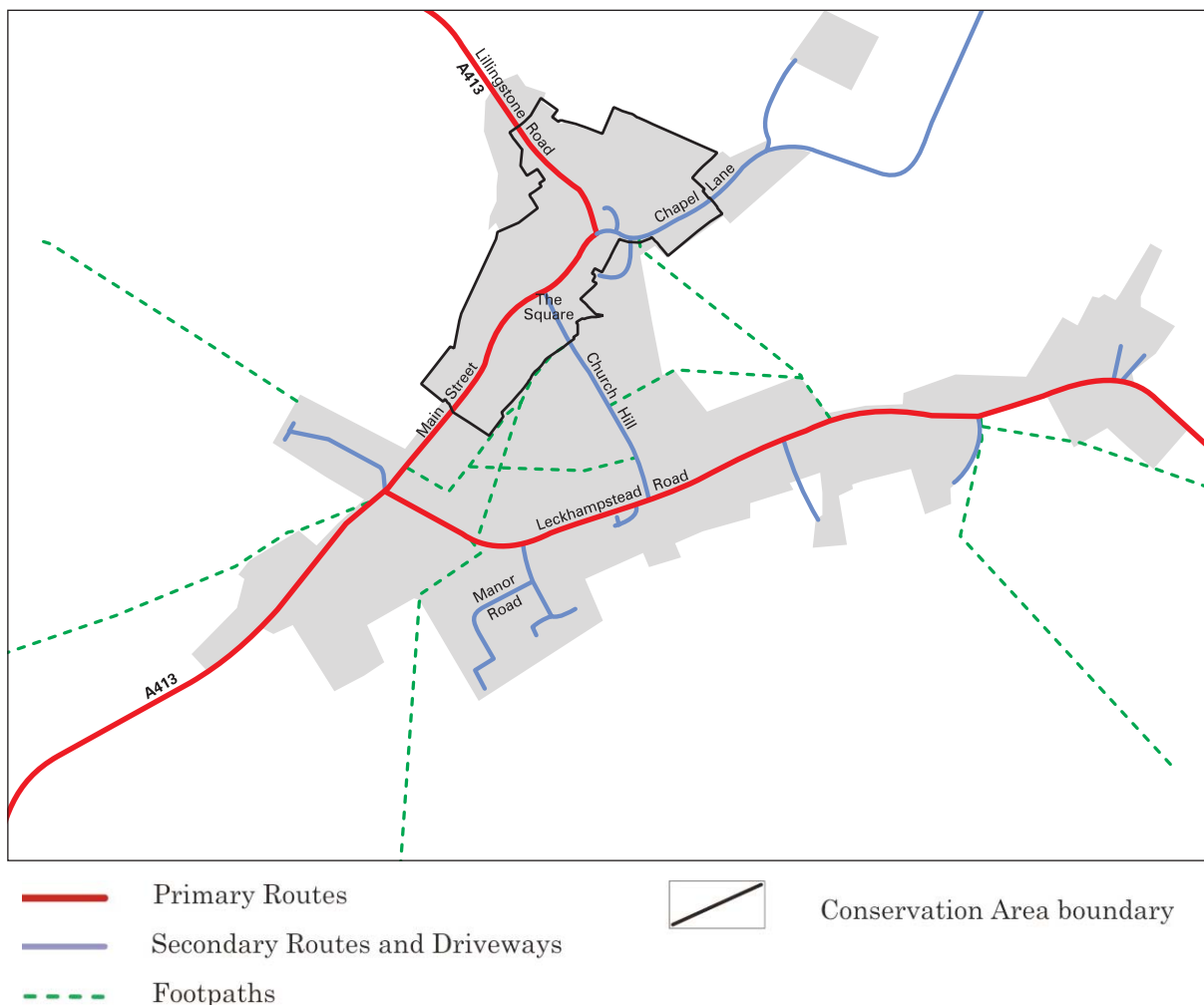
## CHAPTER 11 - PERMEABILITY

The primary roads in Akeley, the A413 and Leckhampstead Road, take the majority of the passing traffic through the village. The A413 in particular is a busy main road. The A413 and the Leckhampstead Road meet at a fork at The Old Greyhound, but they are also joined further up by the secondary road, Church Hill. At the northern end of the village Chapel Lane is an important secondary road

Historically Akeley was made up of a number of dispersed farmsteads, each clustered around a road junction. Over the years these areas have been joined up with later development. The historic maps show that the primary and secondary roads are the oldest roads in the village. There are a few examples of recent cul-de-sac development in Akeley, but these types of developments are not characteristic of Akeley.

Permeability within the village is quite high. There are a number of footpaths in and around the settlement. Many of these follow ancient pathways that would have joined up the various historic farmsteads. Several paths cut across the green space in the centre of the village and the public space around the Village Hall.

Around the edge of the village there are paths leading out into the countryside. These paths link Akeley with the surrounding agricultural landscape and reflect the rural origins of the village.





## CHAPTER 12 - ARCHITECTURAL FORM AND MORPHOLOGY

### ARCHITECTURAL FORM

#### Materials:

- There is a wide variety of building material within the Akeley Conservation Area.
- Tile or thatch is found on traditional timber framed buildings. Later buildings tend to have tile or slate roofs.

#### Date:

- The Akeley Conservation Area contains buildings dating from the 16th century to the 20th century.
- 19th century construction appears to be predominant, suggesting the Akeley may have been particularly prosperous during this period.

#### Heights, Scale and Form:

- Most buildings within Akeley are either 1 ½ storey or 2 storey constructions. There are no 3 storey buildings.
- The oldest properties within the area tend to be 1 ½ storey buildings with dormers at eaves level. More recent buildings are 2 storeys.

#### Roofs and Gables:

- Most buildings are gabled rather than hipped.
- The thatched cottages within the area have half hipped gables.
- Many of the oldest buildings sit with their gable end facing the street, and a number have a different material on the gable wall than on the rest of the building.
- Church Farm Cottages have three small gables facing the street. This is unusual within Akeley.
- Ridge heights are tall on the thatched cottages, with low eaves heights creating steeply pitched roofs. Tiled and slated buildings have much higher eaves, lower ridges and a much shallower pitch.

#### Fenestration:

- With the exception of Victoria House, The Cottage and Church Farm Cottages most other buildings within the Conservation Area have irregular fenestration patterns.
- Painted or stained timber is the traditional window material in Akeley. In some places windows have been replaced in uPVC altering the appearance and character of the building.
- Most windows are casement opening, although sash windows are seen on some of the 19th century buildings such as Victoria House.
- There are a few examples of metal framed leaded lights within Akeley, for example at Verendale, The Square.

#### Architectural Detailing:

- There are very few distinctive architectural details found throughout the Conservation Area.
- Daisybank and 4-6 Main Street have similar arched window openings.
- A number of the 19th century buildings within the area have clearly visible date stones on the main facades.
- 6 Main Street has an outbuilding attached with distinctive timber boarded doors and a small hayloft door at first floor level.

## MORPHOLOGY

### Topography and Street Form:

- Main Street is the principal route through Akeley. The road has been cut into the hill, following the path of a flat ridge about halfway up the hillside. The road itself rises very gently from south west to north east.
- Other roads run off Main Street, most at a 90° to the street. These roads are much more undulating as they follow the slope of the natural hillside.

### Views:

- Views are mainly along the curving Main Street, and down the side streets. Other views are limited by the thick hedges and planting that is found along most property boundaries.
- Where property boundaries are more open it is possible to catch glimpses of the agricultural land which surrounds Akeley.

### Position of Buildings:

- Most of the buildings along the south side of Main Street abut the street edge, or the associated narrow footpath. It is unclear whether the buildings followed the historic road line or the road line followed the historic building line.
- The buildings to the northern side of Main Street are set further back from the road, and are positioned much higher up than the street, giving them an imposing character.

### Boundaries:

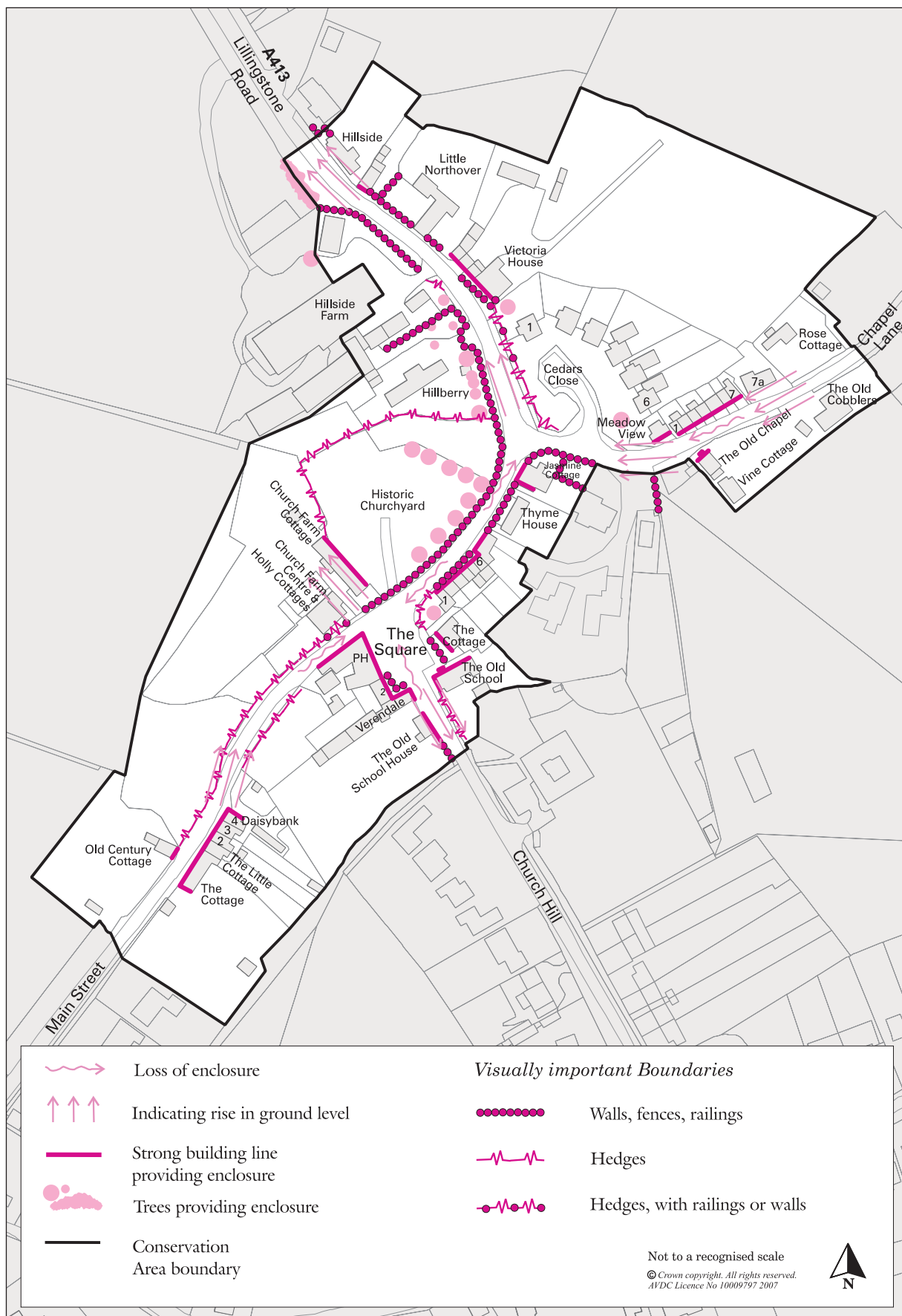
- There are a number of tall retaining walls within the Akeley Conservation Area. Most of these run along the northern side of Main Street.
- The trees and bushes found along many of the property boundaries contrast with the hard edges of the retaining walls, and frame views around the Conservation Area.

### Trees and Enclosure:

- Along most of its length Main Street feels very enclosed due to the tall trees, hedges, walls and buildings which sit on either side of the road.
- At the junction with Chapel Hill (The Square) the road opens out considerably, and the character becomes much less enclosed despite the strong buildings lines which surround the area.
- There are many large and important trees within the Akeley Conservation Area. These trees frame views of buildings, and act as important landmarks and focal points within the village.

### Density:

- The Akeley Conservation Area is fairly densely built, although many buildings which were originally in multiple ownerships are now single dwellings.
- There are very few gaps sites along the Main Street frontage.



## CHAPTER 13 - KEY BUILDINGS:

Akeley village contains a number of important historic buildings. These include not only listed buildings, but unlisted buildings which are of interest in terms of their architecture or historic importance.

Within the Akeley Conservation Area there are five listed buildings: Old Century Cottage, The Cottage, Little Northover, and 1-3 Main Street, and Verendale on The Square. These buildings are of clear architectural and historic significance individually, but also contribute to the overall character and appearance of the Conservation Area and are easily visible from in and around the Conservation Area.



Verendale

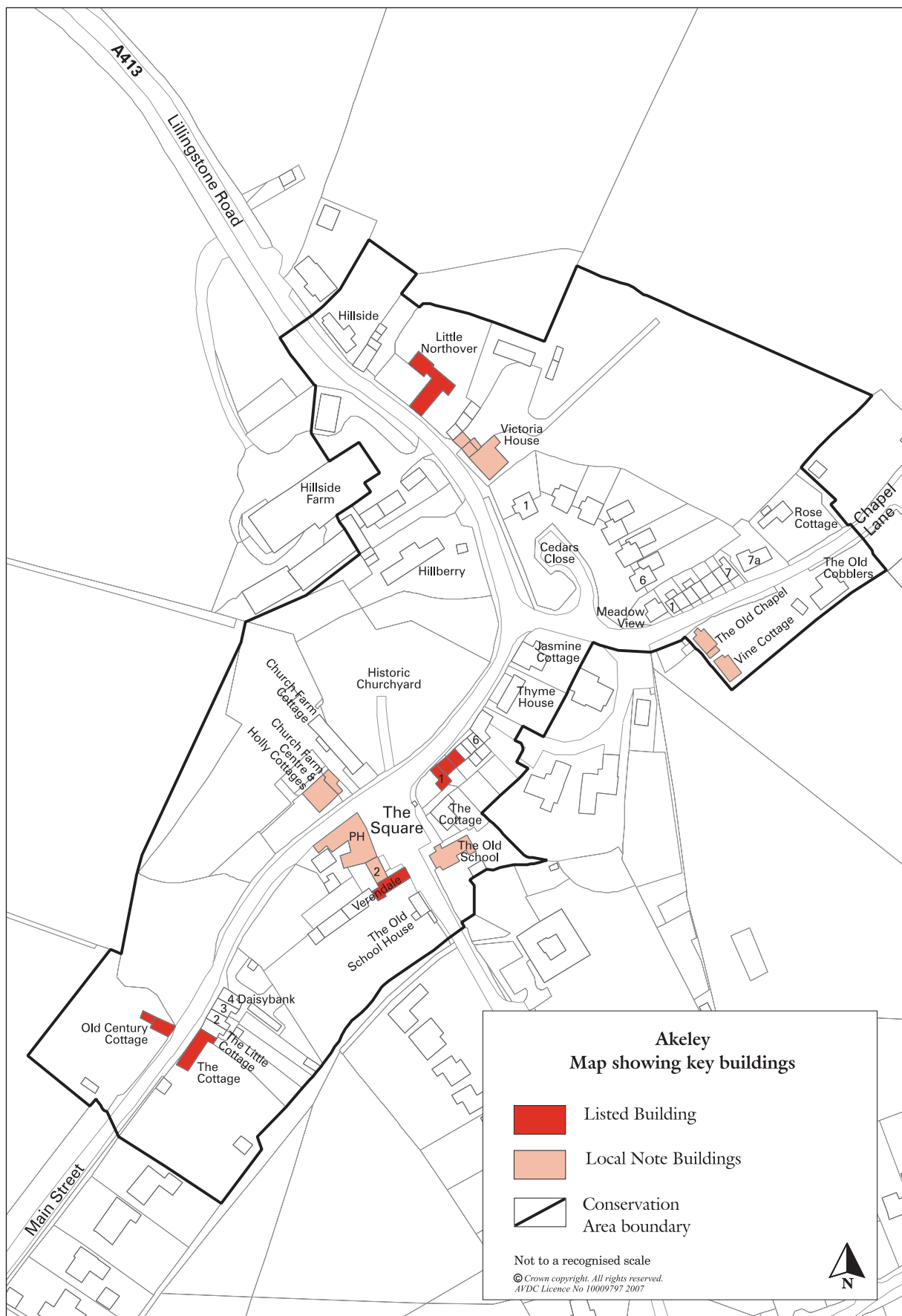
Outside the Akeley Conservation Area there are a handful of other listed buildings of historic interest: Willow Tree Cottage, Manor House and Willows Farmhouse are all on Leckhampstead Road, whilst The Old Rectory is at the lower end of Main Street. These buildings are set apart from the Conservation Area boundaries and are surrounded by modern development. The Conservation Area boundaries cannot be extended sensibly to include these buildings, but they should be recognised as being important to the history and development of the village as a whole.

In terms of unlisted buildings that are of particular importance, five buildings within the Akeley Conservation Area boundary have been identified as being of local note. Local note buildings are buildings that are not of listable quality but nevertheless make a positive contribution to the character and appearance of the Conservation Area. These buildings are: Victoria House and Church Farm Cottages, Main Street, The Bull and Butcher Public House and The Old School, The Square and The Old Chapel, Chapel Lane. All of these buildings are easily visible in views into and around the Conservation Area and are identified on the map opposite. The buildings are described briefly in Appendix IV.



Victoria House





## CHAPTER 14 - DETAILS AND MATERIALS

### Roofs

#### Thatch:

Within Akeley a number of the oldest properties show signs that they were originally thatched (steep roof pitches, and small dormer windows at eaves height). There are very few buildings which retain their traditional thatch. Exceptions include Little Northover and Verendale.

Thatch tends to be yellow when first applied to the roof, but weathers to a grey/brown colour. The texture appears smooth with little variation in the surface and without pits or dents. Thatch buildings tend therefore to appear uniform in their colour and texture, although there is often variation in the ridge detailing and gable or hip finishes.



*Little Northover*



*Victoria House*

#### Slate:

Many of the 19th century buildings in Akeley have been roofed in natural slate. Slates tend to be quite thin and so do not create the deep patterns of shadows and lines seen on tiled roofs. However, the natural variations in colour between slates can create interest on large roof slopes. When it gets wet slate becomes much darker in colour and gains a sheen. In the main slate roofs are quite shallow in pitch ranging from approximately 30° to 40°.



*4-6 Main Street*

#### Traditional Tile:

There are very few examples of traditional tiled roofs in Akeley, despite the presence of an historic brickworks within the village. Handmade clay tiles create a much more irregular roof pattern than slate or modern materials. The thick tiles and natural variation in width, curve and colour produce a richly textured roof with lines and shadows providing visual interest.



*Church Farm Cottages*

### Modern Materials:

Most of the modern buildings in Akeley have been roofed in machine made brown tiles. Unlike traditional hand-made clay tile machine made tile tends to be fairly uniform in colour and shape, creating a regular texture to the roof.



*Cedars Close*

There are some examples of corrugated metal sheet roofing on the agricultural buildings and outbuildings around Akeley. Most are found on small storage buildings. These materials are not particularly traditional, but do reflect the working agricultural nature and history of the area.



*Outbuilding next to Hillside, which has lost its traditional roofing materials*

The replacement of traditional roofing materials can be a concern within Conservation Areas. There are a number of buildings within Akeley that have had their traditional materials replaced. There is a risk that further erosion of traditional materials will affect the visual character of the village. The replacement of thatch is a particular concern as it can often necessitate alterations to pitch, height and design of rooflines, greatly altering the external appearance of the building.

### Chimneys:

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

Chimneys in Akeley are predominantly brick, although some have been rendered or painted. Ridge level stacks tend to be fairly short, whilst those with external stacks tend to be much taller.

Many of the brick chimneys have decorative brick detailing around the tops of the stacks and are topped with terracotta chimney pots. Most chimney pots are plain in their design. The chimney stack on the gable end of Verendale has decorative cement capping, rather than brick detailing.



*Example of a rendered chimney*



*Examples of brick Chimneys*

## Walls:

### Timber:

There are some examples of traditional timber framing within Akeley, for example Verendale, 1-3 Main Street and Old Century Cottage. Timber will have been one of the principal building materials in Akeley until the late 18th century, when brick became much more readily available. The timber framed buildings within the village are box framed. Timber framed houses in Akeley tend to be 1½ storeys high, with dormer windows at eaves level.



1-3 Main Street

### Timber Infill:

Infill panels on timber framed buildings in Akeley tend to be rendered and/or painted. It is not always clear whether they are bricked beneath the render, or are traditional wattle and daub constructions. Painting tends to be white or pale cream, contrasting with dark stained timbers.

### Brick:

Most of the late 18th and 19th century buildings within the Akeley Conservation Area are built in brick. Orange/brown brick is common, although there is a wide variety of colour. Brick walls tend to have a fairly uniform texture, but variations in colour create a mottled appearance to the elevations. For the most part bonding tends to be Flemish, although there are also examples of Flemish Garden Wall and Monk Bond.



Victoria House



Jasmine Cottage

There are a few examples of properties with brick-arched window openings. Decorative brickwork is present in Akeley village, for example, The Cottage, Main Street has vitrified headers in the principal elevation.

### Render:

Painted render is found on both the historic and modern buildings in Akeley village. Most of the rendered buildings are painted in pale colours. Historically, lime based render and wash would have been used to cover brickwork or timber framing. The Bull and Butcher Public House is pebble dashed. Some buildings, such as 1 Main Street, appear to have originally had their render lined out to emulate stone work. Over time the lines have become less clear.



Rear of Bull and Butcher



**Stone:**

A number of the retaining walls around Akeley have been built in pale, cream and grey limestone, such as the Churchyard wall along Main Street. The same stone has also been used on a number of the earliest buildings to build the gable end walls. Verendale and Little Northover both have stone gables facing the street, contrasting with the timber framing used on the rest of the property. The quality of stone used around the village varies, and for the most part the stonework is not dressed.

*Little Northover***White Painted Timber:**

The modern properties on Cedars Close make use of white painted timber boarding on their upper levels. Timber boarding is not a traditional material elsewhere within Akeley.

**Windows:**

Many of the buildings in Akeley retain their traditional timber windows. There are some surviving examples of leaded lights, although it is likely that many of the smallest cottages will have had these originally. Most buildings have either traditional casement opening windows, with a variety of pane sizes, or vertical sliding sashes, most of which are Victorian two-over-two pane design. Of the earliest buildings the majority have small, single or 2-pane opening casement windows. Later buildings have larger windows, made up of three or more panes.

The Methodist chapel, on Chapel Lane, has unusual arched windows, with decorative glazing bars. These windows are unlike any others within the Akeley Conservation Area and reflect the history and original function of the building.

Dormer windows are unusual within Akeley, although there are some exceptions. 1-3 Main Street is likely to have been thatched originally and the houses have retained small dormers at eaves level even though the roof is now slate. Little Northover, which has retained its thatched roof, also has small dormer windows at eaves level.



*Modern replacement designed to resemble traditional sash window*



*Traditional timber sash window*



*Eyebrow dormer in thatch*



*Decorative window on Methodist Chapel*



*Traditional metal casement window with leaded lights*



### Doors:

Timber is the traditional material for doors within Akeley. Most properties dating from the 18th century or earlier have retained traditional style doors, either in solid timber or with a single, small, glazed panel. Doors on later properties have larger areas of glazing. Fanlights are seen on some 19th and early 20th century buildings.

On the older properties the majority of doors are small, and tend to be located off-centre. Most of the later properties have centrally located doors, often flanked by windows and creating a symmetrical façade. Victorian and Edwardian houses have particularly large door openings, often with decorative surrounds and glazing.

Porches are not common in Akeley, although there are some examples of small projecting porches on the buildings along Chapel Lane. On larger properties, such as Victoria House, recessed doorways are used in place of porches.



4-6, Main Street



Methodist Chapel



Thyme Cottage



Victoria House



Church Farm Cottages



The Old School

### Boundary Treatments:

There are a variety of different boundary treatments within Akeley. Tall hedges, sometimes associated with short walls or railings, are common, particularly along Main Street and the eastern end of Chapel Lane. Many of the gardens elsewhere are also thickly planted along the road edge, framing views along the main roads with soft, green edges.



There are some examples of modern brick walling, most notably the short wall in front of Victoria House, but these are not a traditional feature of Akeley. Open, post and rail fencing is more common, reflecting the agricultural nature of the settlement's history. Post and rail fencing is a traditional feature, and delineates boundaries without blocking views through building plots to the countryside beyond.



There are a few examples of iron railings within Akeley, for example to the front of Thyme House. There are also examples of iron gates, although these tend to be low, and are not overly decorative in design.



Stone walling is unusual within Akeley, the exception being the churchyard retaining wall which runs along Lillingstone Road/Main Street. This is a tall wall, which forms a hard boundary along the street frontage.

Both the brick and stone walls in all areas show a wide variety of coping detailing. Most walls are straight rather than buttressed.



Close boarded fencing is not a traditional feature of Akeley, although a number of buildings now have timber fencing along rear boundaries. Exceptions include the low fence outside Rose Cottage and the tall side boundary fence on Cedars.

### Surface Treatments:

There are very few examples of historic surface treatments remaining in Akeley, since the majority of the roads and pathways have been tarmaced over. Historically the roads and footpaths within the village are unlikely to have been paved, although some areas may have been cobbled or bricked.

To the eastern end of Main Street there is a section of raised pavement which sits significantly higher than the adjacent road. This 20th century pathway has a brick retaining wall and is unusual within the context of Akeley.





## CHAPTER 15 - NEGATIVE FACTORS AND ENHANCEMENT OPPORTUNITIES:

Aylesbury Vale District Council intends to develop a Management Strategy for all the Conservation Areas within the District. This document will set out short, mid and long-term objectives for the successful management of the built historic environment.

Below are a number of enhancement opportunities specific to Akeley:



*Replacement windows*



*Street furniture*



*Overhead wires*



*Bus shelter*

## CHAPTER 16 - GLOSSARY OF TERMS

<b>Bond</b>	The pattern in which bricks or masonry are arranged within a wall.
<b>Cambered</b>	A shallow curve
<b>Capping</b>	The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called coping.
<b>Casement window</b>	A metal, timber or plastic frame in which the opening lights are hung on hinges rather than sliding sashes or pivot hung.
<b>Cills</b>	A horizontal piece of timber, or metal or a course of bricks or stone, forming the bottom of a window or door opening.
<b>Combed Wheat Reed</b>	Form of thatch using cereal straw (usually wheat). Produced by passing the straw through a reed comber which removes the grain, but does not crush the stem. Grouped in bundles with the stems laid in the same direction.
<b>Coping</b>	The top course/covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.
<b>Cornice</b>	A moulded projection on top of an entablature, moulding, wall or opening.
<b>Cul-de-sac</b>	A dead-end street, alley or passage.
<b>Curtilage</b>	The land contained within the boundary of a property.
<b>Diaper work</b>	Pattern created by the use of different coloured or vitrified bricks.
<b>Dormer Windows</b>	A window inserted vertically into a sloping roof with its own roof and sides.
<b>Dressed</b>	A surface finish e.g. planed timber, worked masonry.
<b>Eaves</b>	The bottom edge of a roof slope which overhangs the wall face.
<b>Elevation</b>	The face of a building.
<b>Enclosure</b>	A form of land subdivision where small strip fields are amalgamated to form larger fields which were in turn enclosed. Up until 1750 this was a piecemeal process. Between 1750 and 1850 Enclosure Acts of Parliament made the practice widespread and changed the face of the countryside. An Enclosure map is a map showing the post Enclosure field divisions.
<b>English Bond</b>	Pattern created by bricks being laid in alternate courses of headers and stretchers.



<b>Eyebrow Dormer</b>	Where the roofing material (thatch) has been swept over the dormer in a continuation of the roof form.
<b>Fenestration</b>	The arrangement of windows in an elevation.
<b>Flemish bond</b>	Pattern created by bricks being laid in alternate headers and stretchers.
<b>Flemish garden-wall bond</b>	Pattern created by bricks where three stretchers are laid between each header. Also called Sussex bond.
<b>Gable</b>	The end wall of a building.
<b>Headers</b>	A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.
<b>Hipped gable</b>	A roof that slopes on all three sides at the gable.
<b>Infill panels</b>	Section of wall between timber frames. Usually infilled with lath and plaster (inter-woven strips of timber which are plastered) or bricks.
<b>Kerb</b>	A stone or block at the edge of a footpath which divides it from the carriageway.
<b>Long straw</b>	Form of thatch using cereal straw (usually wheat, though sometimes rye). Length of stem usually more than 80cms and grouped into loose bundles with stems laid in different directions.
<b>Monk Bond</b>	A variation of Flemish Bond with two stretchers in place of one between each pair of headers.
<b>Pane</b>	The glass light of a window as in window pane.
<b>Panelled</b>	A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.
<b>Permeability</b>	Ease of movement within an area/passage of people and/or vehicles.
<b>Pitch</b>	The slope or incline of a roof.
<b>Plan</b>	The layout of a building.
<b>Plinth</b>	The bottom section of a building designed to suggest that the building is sitting on a platform.
<b>Plot</b>	The land occupied by a building and its grounds.
<b>Polite architecture</b>	The term implies that aesthetics and architectural fashion have architecture consciously been given consideration above functional requirements in the design of a building.

<b>Proportion</b>	The relationship between parts/elements of a building in terms of their size and scale.
<b>Quoins</b>	The corner of a building emphasised with raised brick or stonework laid in a pattern.
<b>Render</b>	Where a surface is finished in a material such as plaster, stucco or pebbledash.
<b>Ridgeline</b>	The uppermost horizontal line of a roof, situated at the apex of the rafters.
<b>Roughcast</b>	Rough textured render.
<b>Rubble</b>	Rough and ramdon sized unworked stone
<b>Sash window</b>	Windows where the frames are positioned in vertical or horizontal grooves and are capable of being raised or lowered vertically or slid from side to side.
<b>Scale</b>	The size of a building or parts of a building considered in relation to other elements, objects or features for example the landscape, another building or the size of a person.
<b>Stack</b>	A chimney.
<b>Stretchers</b>	A brick or stone laid with its longest dimension parallel to the face of the wall.
<b>Terrace</b>	A row of adjoining houses, usually similar in appearance.
<b>Timber Framed</b>	This term implies that the main structure of the building is formed from timber.
<b>uPVC</b>	Plastic framed windows (unplasticised polyvinyl chloride).
<b>Vault</b>	An arched roof covering a room or space.
<b>Vernacular</b>	Traditional local building designs and techniques using locally sourced materials.
<b>Village morphology</b>	Morphology is the analysis of the layout and form of places.
<b>Vitrified brickwork</b>	Bricks with a glazed finish typically darker in colour.
<b>Water reed</b>	( <i>Phragmites australis</i> ) wetland plant using for thatching roofs. Traditionally its use was confined to Norfolk, the Fens and small areas along the south coast. Its use is now widespread and most water reed is sourced from abroad.

## CHAPTER 17 - GUIDANCE AND USEFUL INFORMATION

### Guidance

- English Heritage & Planning Advisory Service, DCMS,  
*Guidance on the Management of Conservation Areas*, 2006.
- English Heritage & Planning Advisory Service,  
*Guidance on Conservation Area Appraisals*, 2006.
- HMSO,  
*Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 9*.
- Department of the Environment,  
*Planning Policy Guidance (PPG15), Planning and the Historic Environment*.
- Aylesbury Vale District Council,  
*Advisory Guide, Conservation Areas* June 2003.
- Aylesbury Vale District Council,  
*Advisory Guide, Listed Buildings*, July 2003.
- Aylesbury Vale District Council,  
*Advisory Guide, Building Materials*, January 16th 1995.
- Aylesbury Vale District Council, Advisory Guide,  
*The Conversion of Traditional Farm Buildings*, July 18th 1990.
- Aylesbury Vale District Council,  
*Advisory Guide, Thatching* 30th August 2000.

## Bibliography

- English Heritage & Planning Advisory Service,  
DCMS, *Guidance on the Management of Conservation Areas*, 2006.
- English Heritage & Planning Advisory Service,  
*Guidance on Conservation Area Appraisals*, 2006.
- HMSO, Planning  
(*Listed Buildings and Conservation Areas*) Act 1990, Chapter 9.
- Department of the Environment,  
*Planning Policy Guidance (PPG15), Planning and the Historic Environment*.
- Royal Commission Buckinghamshire, Vol. 2, 1911.
- Victoria History of the County of Buckinghamshire, Vol.4, Dawsons of Pall Mall
- Pevsner, Nikolaus and Williamson, Elizabeth,  
*The Buildings of England, Buckinghamshire*, Penguin. 2000.
- Young, F J L,  
*Twigs on a Branch of the Young Family Tree*, Fredrick J.L.Young, 1999.
- Jones, R and Page, M,  
*Medieval Villages in an English Landscape*, Windgather Press, 2006

## Acknowledgements

Akeley Parish Council

Buckinghamshire County Archaeological Service

Buckinghamshire County Council, Centre for Buckinghamshire Studies

The Whittlewood Project, Dr R Jones and Dr M Page, University of Leicester

Mr S Bennett

## Appendix 1 - Map showing Conservation Area boundary





## Appendix II - Conservation Area constraints

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

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

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





### Appendix III - Planning Policy

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






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



## Appendix IV - Asset Sheets Listed Buildings

Heritage Asset No.	Name of Structure / Site		Type / Date	Status	Assessment of Significance
1	Old Century Cottage, Main Street	No photo available at present	House	Grade 11	Cottage. C16. Timber framed. Gable end to road has whitewashed rubble stone base, stone and brick infill to frame above. Entrance front to S. rendered with studding. Thatched roof, stack to street gable. One-and-a-half storeys, two bays. Paired barred metal casements to ground floor. First floor has paired casement to left, half-ledged, and single leaded casement to right, both under thatch eyebrows. Barred glazed C20 door to left of centre. Lower extension set back to left is rendered with thatch roof and C20 openings. Barred C20 casements to rear.
2	Little Northover, Main Street		House	Grade 11	Small house. C17-C18, altered. Rubble stone, timber lintels to openings. Gable end has brick dressings: quoins, window surrounds, coped gable and kneelers. Thatched roof with brick stack to S. of centre. One-and-a-half storeys, three bays. Irregular entrance front to NW has 3-light casement with leaded outer panes to ground floor of centre bay, blank bay to right and leaded casement in thatch of left hand bay over C20 lean-to thatched porch in angle with link to C20 stone and thatched garage block. Rear irregular with 3-light casements, some leaded panes, blocked door between left hand bays and lean-to with slate roof to right.
3	Nos. 1, 2 and 3, Main Street		Cottages	Grade II	Row of cottages. C17. Timber framed with whitewashed brick infill and rendered gable end. Asbestos slate roof, brick stacks to centre and rear corner of right gable. One storey and attic, three bays. Irregular: ground floor has barred window to left, paired barred casement to centre and paired C20 metal casement to right. Left-hand bays have paired casements in dormers. Two entries to rear.
4	The Cottage, Main Street		House	Grade II	House. C16. Chequer brick, brick band course and plinth with some stone to base. Old tile roof, brick stack between left-hand bays. Two storeys, three bays. C19 casements with timber lintels, paired to left-hand bay, 3-light to centre and right. Right-hand ground floor opening blocked. Entry to rear.
5	Verendale, The Square		House	Grade II	Small house. Early C16. Rendered and colourwashed front, whitewashed rubble stone to gable and brick to rear. Gable has off-set brick kneelers and slate coping. Thatched roof, white-washed brick stacks to gable and centre. One-and-a-half storeys. Front has two bays of 3-light leaded casements to ground floor, and smaller 2-light leaded casement in thatch to left. Central panelled door. Rear has four irregular bays with C20 barred casements and doors and two C19 paired casements in thatch.

## Appendix IV - Asset Sheets Local Note Buildings

Heritage Asset No.	Name of Structure / Site		Type / Date	Status	Assessment of Significance
14	Victoria House, Main Street				Recently renovated 19th century brick built house with symmetrical front façade and shallow pitched slate roof. Cements quoins and detailing to front elevation. Sliding sash windows with bay windows at ground floor level. Central doorway with decorative surround. To the left hand side of the frontage is a smaller building, probably originally a stable, joined to the main house by a wide arched opening providing covered access to the garden behind. Victoria House is a large detached building that is clearly visible in views both up and down Main Street.
15	The Old Chapel, Chapel Lane				19th century Methodist Chapel with white painted render and slate roof. Arched window and door to front elevation. The Rear building, Chapel Cottage, is brick built with diaper work decoration. The Old Chapel and cottages are clearly visible in views along Chapel Lane, and from the junction with Main Street. They are also visible from the area of open space to the east of Chapel Lane.
16	The Bull & Butcher, The Square				The Bull and Butcher appears to be a 19th century building, although it contains the remains of much earlier buildings (C16) within the structure. The public house abuts the Square and is pebble dashed with standard casement windows and brick chimneys. There is a small porch over the main door, and two bay windows at ground floor level. The pub signage is traditional in design, consisting of painted timber and brass lettering and has minimal lighting.
17	The Old School, The Square				19th century single storey building with painted render and modern windows. The roof is in slate with brick chimneys. The main door has an enclosed porch with date stone above, which projects from the main building frontage.
18	Church Farm Cottage				19th century cottage built in brick and tile building with modern traditional style windows. There is a small modern timber lean to extension to the right hand side of the front facade. The building is positioned on an area of rising ground, and sits substantially higher up than the street level.





આ પર્યાવરણીય સંરક્ષણ અંગેના મૂલ્યાંકન માટેનો  
દસ્તાવેજ છે. મફત ભાષાંતર મેળવવા માટે મહેરબાની કરીને  
ફોન કરો 01296 425334

یہ کنزرویشن ایریا (تحفظ یافتہ علاقہ) کی قیمت کی تخمینہ کاری سے متعلق دستاویز ہے۔ اس کے مفت ترجمہ کے لیے برائے مہربانی 01296 425334 پر فون کریں۔

Large print document available  
call (01296) 545454



Development Services Department  
AYLESBURY VALE DISTRICT COUNCIL  
66 High Street Aylesbury Bucks HP20 1SD  
Tel: (01296) 585439 Fax: (01296) 398665  
Minicom: (01296) 585055  
[www.aylesburyvaledc.gov.uk](http://www.aylesburyvaledc.gov.uk)