

APPENDIX 1

Selection of shortlisted and award winners in the Chiltern Building Design Awards



New private dwelling, Horseshoe Hill House, Littleworth Common, Bucks.



New Garden Studio, The Lodge, Bledlow Ridge, Bucks



New Dance Studios, Tring Park School for the Performing Arts, Tring, Herts.



New Office, The Sawmills, Henley-on-Thames, Oxon



New dwelling 'Micasa', Kings Langley, Herts.



New Wildlife Visitor Centre, College Lake Nature Reserve, Tring, Herts.



Restoration and extension of listed building, Beaconsfield, Bucks.

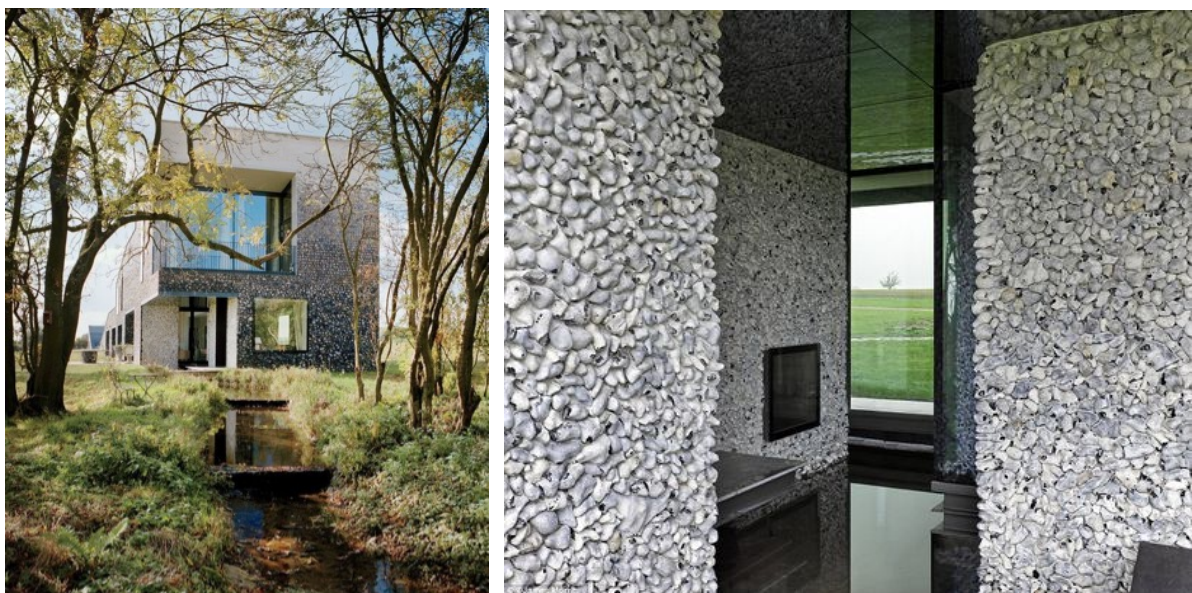


Refurbishment of farmhouse and conversion of farm buildings, Marchants Farm, Bovingdon, Herts.

APPENDIX 2

Selection of contemporary designs and innovative combinations of traditional and modern materials. Some are from in and around the Chilterns (with captions), others from areas of open country, Green Belt or AONB where similar design issues are a concern yet contemporary innovative solutions have been encouraged.

Innovative use of flint



RIBA 2015 House of the Year Award – The Flint House, near Waddesdon

Contemporary uses of timber cladding



Unusual building forms and roof pitches



Badgers View Farm, Chinnor Hill



Green roofs and excavated designs



Holmewood House, Chilterns

Modern used of thatch



Introducing metal cladding



Reinventing the 'flat roof dormer'



APPENDIX 3A

Edited Photographic survey of buildings in Bledlow Ridge.

		
Bledlow Ridge: Chinnor Rd centre	Bledlow Ridge: City	Bledlow Ridge: Chinnor Rd centre
		
Bledlow Ridge: Chinnor Rd centre	Bledlow Ridge: Chinnor Rd centre	Bledlow Ridge: Chinnor Rd centre
		
Bledlow Ridge: Chinnor Rd centre	Bledlow Ridge: Chinnor Rd centre	Bledlow Ridge: The Crest
		
Bledlow Ridge: Church Lane	Bledlow Ridge: Windmill Lane	Bledlow Ridge: Chinnor Rd centre
		
Bledlow Ridge: Chinnor Rd north	Bledlow Ridge: Chinnor Rd north	Bledlow Ridge: Chinnor Rd north











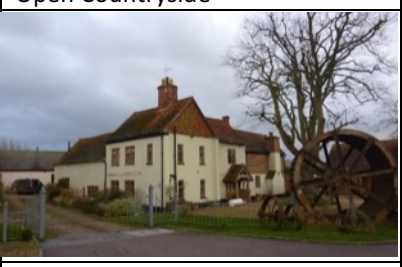




		
Bledlow Ridge: Chinnor Rd north	Bledlow Ridge: Chinnor Rd north	Bledlow Ridge: Chinnor Rd north
		
Bledlow Ridge: Chinnor Rd south	Bledlow Ridge: Chinnor Rd south	Bledlow Ridge: Chinnor Rd south
		
Bledlow Ridge: Chinnor Rd south	Bledlow Ridge: Chinnor Rd south	Bledlow Ridge: Chinnor Rd south
		
Bledlow Ridge: Ridgeside	Bledlow Ridge: Virginia Gardens	Bledlow Ridge: Haw Lane
		
Bledlow Ridge: Haw Lane	Bledlow Ridge: Haw Lane	Bledlow Ridge: Haw Lane















Appendix 3B Edited photographic survey of Bledlow, Saunderton and Outlying hamlets

The Photographic survey of demonstrates the variety of architectural styles, periods and materials used in traditional buildings in the Parish. It is this variety of styles which adds to the character and interest.










		
Holy Trinity Church, Bledlow	The Lions, Bledlow	Bledlow, Church End
		
Bledlow, Church End	Bledlow, Church End	Bledlow, Church End
		
Bledlow, Church End	Bledlow, Church End	Bledlow, Church End
		
Bledlow, Church End	Bledlow, Church End	Bledlow, Church End
		
Bledlow, Church End	Bledlow, Church End	Bledlow, Church End

		
Bledlow, Church End	Bledlow, Church End	Bledlow, Church End
		
Bledlow, Perry Lane Open Countryside	Bledlow, Perry Lane Open Countryside	Bledlow, Perry Lane Open Countryside
		
Bledlow, Perry Lane Open Countryside	Bledlow, Perry Lane Open Countryside	Bledlow, Perry Lane Open Countryside
		
Bledlow, Pitch Green Open Countryside	Bledlow, Pitch Green Open Countryside	Bledlow, Pitch Green Open Countryside
		
Bledlow, Pitch Green Open Countryside	Bledlow, Pitch Green Open Countryside	Bledlow, Pitch Green Open Countryside

		
Bledlow, Pitch Green Open Countryside	Bledlow, Pitch Green Open Countryside	Bledlow, Sandpit Lane Open Countryside
		
Bledlow, Sandpit Lane Open Countryside	Bledlow, Sandpit Lane Open Countryside	Bledlow, Sandpit Lane Open Countryside
		
Bledlow, Sandpit Lane Open Countryside	Bledlow, Sandpit Lane Open Countryside	Bledlow, Sandpit Lane Open Countryside
		
Bledlow, Sandpit Lane Open Countryside	Bledlow, North Mill Open Countryside	Bledlow, North Mill Open Countryside
		
Bledlow B4009 next Pitch Green Open Countryside	Bledlow, Crosslanes Open Countryside	Bledlow, Crosslanes Open Countryside

		
Bledlow, Holly Green Open Countryside	Bledlow, Holly Green Open Countryside	Bledlow, Skittle Green Open Countryside
		
Bledlow, Skittle Green Open Countryside	Bledlow, Forty Green Open Countryside	Bledlow, Forty Green Open Countryside
		
Bledlow, Forty Green Open Countryside	Bledlow, Forty Green Open Countryside	Bledlow, West Lane Open Countryside
		
Bledlow, West Lane Open Countryside	Bledlow, West Lane Open Countryside	Bledlow, West Lane Open Countryside
		
Bledlow, West Lane Open Countryside	Bledlow, West Lane Open Countryside	Bledlow, West Lane Open Countryside

		
St Mary and St Nicholas Church Saunderton Open Countryside	Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside
		
Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside
		
Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside
		
Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside
		
Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside

		
Saunderton, Oddley Lane Open Countryside	Saunderton, Oddley Lane Open Countryside	Saunderton, Church Lane Open Countryside
		
Saunderton, Church Lane Open Countryside	Saunderton, Church Lane Open Countryside	Saunderton, Upper Icknield Way Open Countryside
		
Saunderton, Upper Icknield Way Lane Open Countryside	Saunderton Open Countryside	Saunderton, Wigans Lane Open Countryside

APPENDIX 4

Full recommended quotes *in italics* from the CBDG to be included in any NP Design Advice.

Foreword

- *Many older buildings demonstrate good design and construction practice in relation to siting and orientation, the sourcing of materials, the ability to be repaired and thermal mass.*
- *Increased housing allocations are placing strains on larger settlements around the margins of the AONB, infilling threatens to destroy the openness of many villages, the unsympathetic conversion of redundant buildings continues to erode rural character.*
- *At the same time, the framework for controlling development has continued to evolve.*

Defining the character of the Chilterns

1.16 By locating and designing new buildings in ways which are sensitive to the character of the Chilterns, they should become part of the landscape and complement older buildings.

1.18 The primary consideration is to ensure that any new building respects the natural beauty of the Chilterns, reinforcing the sense of place and local character.

1.20 This does not mean that all new designs must be a copy of buildings from a previous era or should utilise only local materials. It gives sufficient flexibility to allow new designs and innovation, which still respect the distinctive qualities of the area.

The Nature of Settlements

2.2 The first step when considering any development is to think about what effects it will have on the AONB.

2.35 The way in which new buildings and other forms of development can be incorporated into the village will vary slightly according to the type of village and its location in the landscape.

The Design Guidance

*3.3 Architectural trends, new building techniques and the introduction of different materials, have changed the appearance of buildings from generation to generation, introducing what were considered to be modern designs in their time. **Innovative and imaginative architecture must be allowed to continue. Those designs, which are generally acceptable and have been the most successful, owe much of their appeal to the way in which they fit into the landscape and reflect the building traditions of the area.***

3.5 Greater consideration should be given to more passive sustainable approaches such as the use of greater levels of insulation (sheep's wool or recycled materials such as newsprint or plastic for example), the use of natural paints or the installation of wood fuelled burners. New developments should take advantage of these materials and techniques, where appropriate. In particular, the use, or appropriate re-use, of locally produced building materials and installation of sensitively sited and designed renewable energy technologies (solar panels and ground source heat pumps for example) should be encouraged. The approach should be to ensure that all views of new buildings are attractive in themselves and enhance their immediate environment both at close quarters and at longer distances.

3.7 The sensitive siting of a new building is vital and should result in developments sitting in harmony with the landscape and the traditional buildings in the neighbourhood. Considerable importance is placed on appropriate planting to ensure new developments are softened, though this should not be seen as a method by which a poorly designed development can be hidden. In time these buildings should be adding to the architectural heritage of the Chilterns. The approach should be to ensure that all views of new buildings are attractive in themselves and enhance their immediate environment both at close quarters and at longer distances.

3.28 Buildings with a large deep plan often sit awkwardly on a sloping site and usually require substantial ground works. Rather than adopting this approach, the design and layout of the building should be changed to fit more comfortably on to the site, by 'stepping' down the hill. A house with a deep plan, exceeding 7 metres, is likely to appear as a large 'boxy' building. It is likely to have an expansive shallow pitched roof, less than the 40 degree norm. This is one of the reasons why bungalows can appear to be an inappropriate building design. It will almost invariably be out of scale with the countryside and neighbouring buildings. An 'L' shaped or rectangular building is likely to be less bulky than one with a large, square floor plan.

3.29 The overriding rule is to adjust the bulk, layout and orientation of the building to fit the site without major ground works, ensuring a relatively low roof height. This can help to achieve more interesting designs and layouts, possibly using split levels. Care should be taken to avoid the spread of the ground floor footprint beyond the roofline.

3.31 This guide is intended to help conserve and enhance the Chilterns landscape by promoting locally distinctive building traditions. **However, this does not mean that there is no place for contemporary and innovative architecture or more interesting designs which demonstrate adherence to the basic principle of being in harmony with their site and the surrounding buildings and countryside.** By their very nature such designs are likely to come forward rarely, though should still be of the highest standard. They should therefore only be built in exceptional circumstances where it can be shown that, whether in the open countryside or a settlement, they **enhance the landscape and immediate setting** rather than detract from local character. They should also demonstrate the **highest principles of sustainability** in terms of design, use of materials and renewable energy provision for example and should have the **ability to be repaired and renewed when necessary**. The Board supports the Government's policy which

stresses that isolated new dwellings in the countryside will require special justification for planning permission to be granted **quality or innovative nature of the design may provide the special justification**. The design should be truly outstanding and ground breaking, for example in its use of materials, methods of construction or contribution to protecting and enhancing the environment (PPS7).

3.32 Therefore, for such buildings to fit into the Chilterns AONB they should be **sympathetic to their surroundings and the defining characteristics of the local area** and will need to demonstrate the appropriate use of local building materials wherever possible. With current uncertainty about the likely impacts of climate change it would be sensible to **incorporate renewable energy provision** (particularly solar hot water, solar photovoltaics [PV], ground source heat pumps and wood fuel boilers for both heat and power), increased levels of insulation and innovative design features to reduce the impacts of summer heating (building orientation, tree planting and installation of reflective glazing) and potential storm events (permeable surfacing, larger gutters and drainpipes and water collection and recycling facilities). These principles should apply to all new buildings.

Agricultural and other rural employment buildings

4.2 Although traditional buildings may not be appropriate for modern agriculture they may be suited to alternative uses and local employment generation will be one key way of ensuring the retention of such buildings.

4.3 When considering the design of agricultural and other rural employment buildings, it is not suggested that they directly imitate earlier forms and styles. Rather they should be well sited and designed to be in sympathy with the character and appearance of their surroundings.

4.8 Isolated new buildings should be avoided, particularly for employment as this will tend to encourage an increasing number of car journeys. Ridgetop sites or sites that are prominent from public view points should be avoided....a poorly designed building is not made acceptable by screening...the aim should be to integrate a building into its surroundings, not to screen it totally from view.

4.9 Modern farm buildings often consist of large single span structures...in more prominent or sensitive locations... It may be necessary to design a building with a more complex form.

4.14 Subdividing the walls and roof of a building will help to reduce its apparent mass and thus its dominance in the landscape...other ways of reducing the apparent mass include expressing structural elements on the exterior, the addition of lean-tos, overhanging eaves and dark coloured rooves.

4.24 In particular sensitive locations, traditional materials should be employed in ways that are locally distinctive. For larger buildings, consideration should be given to breaking up into smaller components if this is achievable.

5.9 Many agricultural barns possess strong visual forms. The conversion of barns into dwellings may not always be the best way to retain this quality. The insertion of new windows, addition of chimneys, roof-lights and all other requirements for a house could, unless handled with the utmost skill, damage the integrity of these structures.

3.9 Checklist - location of new buildings should:

- *avoid skylines and prominent spurs*
- *avoid open slopes*
- *be in harmony with the landscape when considered from all views*
- *not extend ribbon development*
- *make maximum use of a site's contours without major earthworks and the need to excavate basements*
- *make maximum use of existing trees and landscape features*
- *new development does not adversely affect views from the countryside*

3.10 Checklist – designs for any new development or extension should consider:

- *the setting of the village or individual building in the landscape*
- *the nature and pattern of development in the settlement*
- *features which contribute to the character of the surrounding settlement and older buildings, or the locality of an older building*
- *the location of the site within the settlement*
- *the nature of the site itself and its existing landscape features*
- *the relationship of the site to its neighbours and the street*
- *the existing street pattern and the relationship of the proposed building to the road*
- *materials used and design details of traditional buildings*
- *scale and form of the proposed building in relation to the site and neighbouring buildings adjacent and opposite*
- *existing and proposed landscaping, including boundary treatment, access roads and driveways*
- *ensure new buildings add to the sense of place and local character and belong to the Chilterns, rather than lead to intrusive 'anywhere' development.*

3.11 Checklist – to ensure sensitive approach to Landscape and setting, designers should:

- *carry out a survey of all the landscape qualities and features of the site, identifying those which should be retained or removed*
- *retain as many of the positive features as possible, especially those which link the site to the surrounding landscape*
- *protect these features during the construction phase*
- *take note of any local patterns in terms of garden size and layout*
- *ensure gardens are big enough to allow some shrubs or trees to mature and help landscape the development*
- *identify local landscape and design features which help the building blend in with the surrounding countryside.*

- *avoid the creation of this hard 'edge' at village boundaries by emphasising the features which create visual links with the surrounding countryside, such as trees, hedges and earthworks. Tall solid fences and walls present a barrier should be avoided.*

3.25 Checklist – Designs for individual or groups of houses should:

- *identify the main architectural features of the traditional buildings in the immediate area of the proposed new building, and interpret these in the design when building between existing properties*
- *respect the size, shape and siting of adjacent buildings (NOTE - but not necessarily match or imitate. Variety is also a characteristic we are keen to retain)*
- *avoid excessive earth works – step buildings down slopes instead*
- *take care over the treatment of doors and windows which can dramatically alter the appearance of a building*
- *in multiple plots, use traditional design styles and features to create a consistent design theme, but avoid repeated designs and geometric patterns*
- *consider mixing types of housing, (terrace, semi, detached, linked) as this adds variety in a development and the settlement, whilst using consistent designs and materials*
- *use simple building layouts at right angles or parallel to the road;*
- *avoid deep floor plans, which create large roof spans, often unacceptably shallow in pitch.*

3.33 Checklist – Roofs:

- *avoid roofs with unequal pitches (NOTE: in high quality contemporary design, varying pitches may sometimes be appropriate)*
- *Use a pitched roof with central ridge (NOTE: asymmetrical roof forms are sometimes more appropriate)*
- *full gabled roofs with plain uncoloured mortared verges and third round ridges are preferred*
- *hipped and half-hipped roofs are less common – avoid if possible*
- *roof pitch should be at least 40 degrees for clay tiles and most slate roofs*
- *consider using a double roof with valley gutters and parallel ridges for larger roofs to minimise their bulk*
- *use plain red clay tiles whenever possible or slates as an alternative*
- *avoid using bargeboards and deep projecting boxed eaves on 'traditional cottage' designs*
- *mounted solar renewable energy installations (hot water and PV) should be kept low on the roof and prominent elevations of buildings should be avoided*
- *restrict the use of roof lights (NOTE: WDC encourage use of roof lights in their policy for calculating habitable floor area in roofs)*
- *Dormer windows should be small and designed to let in light rather than to create additional space in an attic room (NOTE: many contemporary designs use large 'dormer' structures to striking effect)*

- *avoid flat roofs* (NOTE- flat roofs don't need to be an eyesore – they can be well designed and look good in the right setting)

3.53 Checklist – Walls:

- *use red/orange brick where this is prevalent -do not use other colours of brick unless there is a distinct local tradition*
- *use bricks with texture to help weathering*
- *use an appropriate brick bond whilst avoiding the use of stretcher bond*
- *use appropriate lime mortars; consider using different materials for front and side elevations (e.g. brick to front and brick and flint to sides)*
- *do not use pre-cast flint blocks or token flint panel*
- *hanging wall tiles, colour washing and weather-boarding should be avoided, unless characteristic of the locality*
- *consider using weather-boarding stained black for garages and other out-buildings – use wide boards.*

3.66 Checklist – Windows:

- *Elevations should have a greater proportion of solid wall to window* (NOTE: this can result in too many modern houses with tiny windows)
- *windows should be slightly taller than wide* (NOTE: proportions need to be assessed on specific project design) *with small panes of glass* (NOTE: not appropriate for modern buildings where transparency and fluidity between inside and outside is desired).

3.75 Checklist – Porches:

- *The design of the porch should mirror the main building.* (NOTE: A contrasting, complimentary style could also be appropriate).
- For new buildings consider adding a porch or canopy as it can create interest, especially on a flat fronted detached building, though it should not be added to a traditional building or a terrace of houses simply for ornamentation
- The porch must be in proportion to the house
- The materials and roof pitch should match the existing building.

3.89 Checklist – Landscape and setting:

- *hedges and walls are preferable to fencing and in many cases hedges are preferable to walls*
- *woven 'larch-lap' panel and close board fences should not be used*
- *do not use concrete blockwork*
- *entrance gates should be simple and visibly permeable and ornamental railings should be avoided*
- *avoid 'gardening' the road verge*
- *don't treat the spaces between buildings as simply 'leftover' – design them into the whole development*
- *locally common, locally sourced native species are preferred for landscaping, especially within and adjoining open countryside; avoid fast growing exotic species, especially cypress and laurel.*

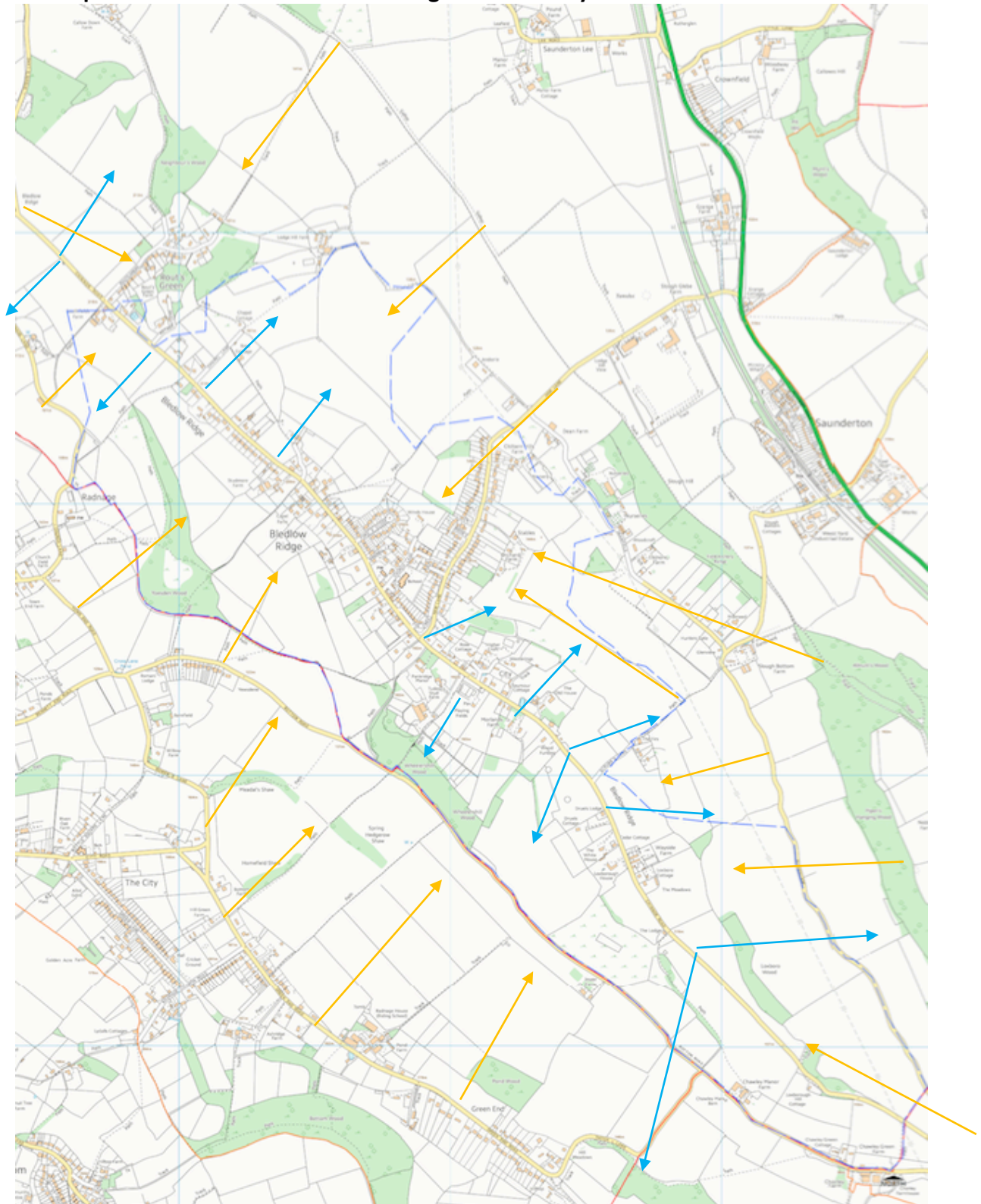
- *Entrance, and or any other gates should be simple and visually permeable, either matching boundary fencing or typical farm gates in the area. Ornate, high and solid gates and entrances incorporating security systems are out of place in the countryside.*

5.1 Checklist – conversion of buildings:

- *do not radically alter appearance of a building*
- *ensure extensions reflect/compliment the design of the original building*
- *undertake appropriate protected species survey*
- *retain existing openings and limit new openings*
- *avoid breaking roof slopes with dormer windows; retain as much of the original structure as possible; limit the sub-division of internal and external spaces.*

APPENDIX 5

Key views into and out of the Bledlow Ridge AONB area to be preserved in any future development or extensions to the existing GB4 boundary.



Important views out of Bledlow Ridge to surrounding AONB

Important views towards Bledlow Ridge from the surrounding AONB

(Note: these views are from public spaces, roads or footpaths only and not from private land)

APPENDIX 6

Recommended update to the Bledlow Conservation Area Character Survey



1. What are Conservation Areas?

Conservation areas are areas of special architectural or historic interest which are considered worthy of preservation or enhancement. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Within conservation areas there are special controls on some alterations to buildings and their demolition or partial demolition and on works to trees. The Council's Heritage Guidance Note on conservation areas gives further details of the specific controls that apply.

Designation of a conservation area does not preclude the possibility of new development, but such development must be designed positively to enhance the special character of the area.

2. The Purpose of This Survey

This appraisal sets out the key features of special architectural and historic interest that contribute to the character of Bledlow Conservation Area justifies its designation as a conservation area. The survey is intended to complement the approved policies for conservation areas in the Council's Wycombe District Local Plan. These Policies are the primary means of safeguarding the special character of our conservation areas.

The survey is also intended to be used as an aid in development control decision making. Proposals for schemes positively to enhance the character and appearance of Bledlow

Conservation Area will be produced in the future in consultation with councillors, local residents and other interested parties.

3. History

The name Bledlow derives from the Anglo-Saxon 'Bledelawe', meaning bloody hill or field and probably refers to a savage battle fought here between the Saxons and the Danes. The village origins can be traced back to the 10th century, although there is clear evidence of earlier occupation. Close to the Upper Icknield Way is a Bronze Age Barrow known locally as The Cop which was excavated in 1938. The Icknield Way is an ancient track linking Thetford in Norfolk with Avebury in Wiltshire. It was developed to promote communications between Neolithic centres around 3000-1800 BC.

After the Norman Conquest, William I granted the Manor of Bledlow to his half-brother Robert, who held it in 1086. In the reign of Henry VI, it was granted to Eton College but in 1650 James Black became owner and he built the original Manor House. Records show that the present Manor was sold in 1801 to Lord Carrington whose successor holds it to the present day.

Beyond the conservation area boundary is Bledlow Cross, cut on the side of the steep hill above the Upper Icknield Way; and is simply the turf cleared away leaving the white chalk below. It is of Greek cross shape and, along with its neighbour Whiteleaf Cross, they are the only known surviving turf cut crosses in the County.

The railway line to the north of Manor Farm and the south of The City runs along an embankment and across a bridge over West Lane. The line was once a branch line from Princes Risborough to Watlington, owned by the Watlington and Princes Risborough Railway Company in 1872. It was taken over in 1883 by the Great Western Railway. The line was closed in the 1960s as a passenger line but has now been reopened privately from Chinnor to the Thame Branch Junction.

Bledlow was first designated as a conservation area in 1971 and the survey was last updated in 1996.

4. Archaeological Interest

There are no Scheduled Ancient Monuments within the conservation area, however both within the conservation area and in the fields surrounding it the County Archaeologist has identified "areas of archaeological importance".

In the event of archaeological deposits being found, the Council may require archaeological conditions attaching to planning permissions where appropriate, including watching briefs, excavation or similar recording procedures.

5. Essential Characteristics

Bledlow village sits at the Northern end of the Parish of Bledlow cum Sanderton. It comprises a collection of 8-9 Hamlets spread out over an area of 6Km². The hamlets are long established

settlements which form an integral part of the Village of Bledlow. The Hamlets are a combination of “Farmhouse Settlements”, “Nucleated Settlements”, and “Ribbon Development” at the foot of the escarpment with the main centre of Bledlow Village situated along a ridge above a wooded ravine (The Lyde), on the rolling vale scarp and located close to the Icknield Way.

The village is small with an air of peaceful isolation, and contains a wide variety of building types and architectural styles scattered unevenly along a series of roads. The “centre” of the village of Bledlow, in terms of layout, is on Church End where the Church, Pub and the Manor House are located. The heart of the village is dominated by the Grade I church; the village green is set off some distance away close to The Lions Public House and Manor Farm. Small picturesque cottages lie close to the churchyard. The Grade II* Manor House is hidden from public views by high garden walls; only glimpses of the building can be seen. The village has a number of attractive vernacular cottages.

A group of village houses opposite the Manor House are by Aldington, Craig and Collinge; built in the 1970s won an architectural award. At the end of the main lane through the village lies Bledlow Homes, a former Union School dating from the 18th century. A further grouping of historic cottages is located in West Lane, compact and attractive, they are tied together by the use of a wide variety of traditional vernacular materials, but are of diverse architectural styles.

The B4009 effectively bisects Bledlow village from the outlying Hamlets to the North. The ribbon development along the B4009 is predominantly unsympathetic 20th Century housing. Each Hamlet to the north of the B4009 has its own individual character, the majority of which was classified up until this revision of the NDP as “Open Countryside” which in the past has prevented development within these hamlets.

Trees, vegetation, gaps and views of the Aylesbury Vale and Oxford play a key role in the character of the conservation area, particularly around the Churchyard and the private Lyde Garden.

The village consists of a mixture of building types in terms of age, size shape, style, materials and timeline. The houses are generally spread along a series of roads which are visually quite divorced from each other. There are 19 listed buildings of varied architectural style in this conservation area. There are also examples of mid to late 20th Century Housing which are incongruous in a conservation setting.

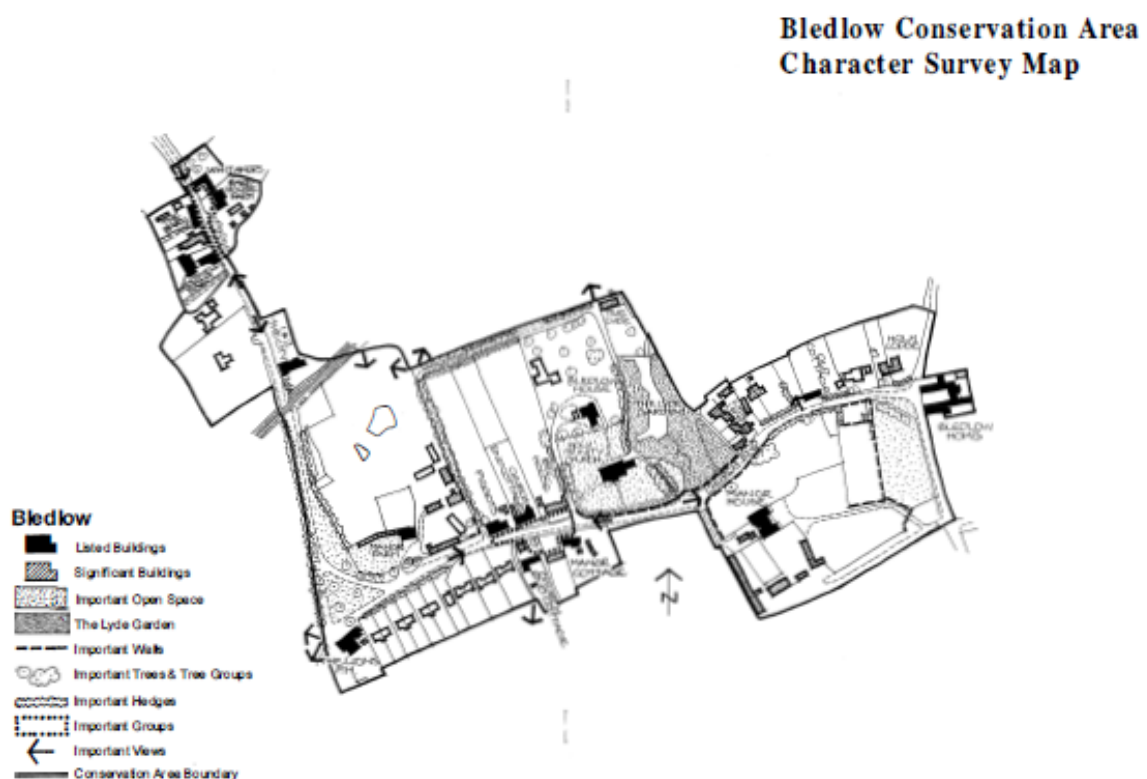
To the west of the church small picturesque cottages, some dating back to the 16th century, are clustered on either side of the road. All are of similar style and materials and as a group are an outstanding feature of the street picture. Manor Farm and The Lions PH are notable buildings at the western end of Church End. The colour-washed inn is particularly important because of its setting and its function as a terminal building when approaching along West Lane.

The Eastern end of the village street is closed by a substantial building, the former Bledlow Homes. Originally built as the parish workhouse for children, it has undergone many changes in is currently being extended and converted into multiple dwellings.

The group of buildings at West Lane are a compact and very attractive cluster of cottages in an orchard setting. Although a wide variety of materials have been used for walls and roofs of the old buildings they harmonise well together to give a pleasant scene. The narrow winding lane enclosed in part by high banks and/or hedges is a feature of this area.

The widespread use of hand-made red bricks, sometimes in herring bone pattern and with timber framing, and mellow red/orange plain clay tiles on roofs give a good sense of unity throughout the village.

Some of the essential characteristics of the conservation area are its simplicity in layout, use of materials and styles of buildings and the rural, informal nature of the open spaces and gardens.



Architectural Character and Quality of Buildings

There are 19 listed buildings in this small conservation area, including one Grade I and one Grade II*. The Grade I listed Holy Trinity Church dominates the heart of the conservation area. The church is of Norman origin with two Norman doorways one of which is blocked. The aisles were added in the early 13th century with simple arcades and the tower is late 13th century. There is an early 14th century porch which is a comparative rarity and a fine 14th century south window. The roof was altered in the 16th century and was totally restored in 1909. This Early English church built in the traditional flint of the Chilterns with stone dressings

stands in an extensive churchyard which contains the listed remains of a cross built in the 15th century.

The former vicarage now known as Bledlow House lies just behind the church and is mid to late 18th century. The splendid, formal frontage is of vitreous header brick with red brick dressings and an ashlar plinth. All openings on this elevation have segmental heads with painted key stone blocks. The rear wall is of rubble stone.

The Manor House is a Grade II* listed building and can be glimpsed behind its garden walls from Church End. This house was originally built in 1648 to replace an earlier Tudor property. The house was extended in circa 1702 as dated on the chimney and altered circa 1800 for the Carrington family. The house has considerable architectural quality and grandeur.

The group of dwellings by Aldington, Craig and Collinge opposite the Manor House won an award from the Royal Institute of British Architects. The Committee was impressed with the quality and detail of the design and the simplicity of the materials. A pleasant sense of scale and enclosure is created and the interesting silhouette does not jar with the surrounding traditional types of houses.

The Old Cottage a little further along is a listed 17th century dwelling altered in the 18th and 20th centuries. The unlisted Holm Lodge has unusual tiled cladding.

At the eastern end of Church End is the listed Old Wycombe Union School, now known as Bledlow Homes. This U-shaped, late 18th century building provides a strong terminal focus to the conservation area.

To the west of the church at the heart of the conservation area is a cluster of listed 16th century cottages, Piggots, Church End Cottages, Church End Cottage and Manor Cottage. This cluster, together with other later buildings forms an attractive grouping and is an outstanding feature in the street pattern as all have similar styles and are constructed of similar materials.

Further west is Manor Farm, an early 16th century building externally rebuilt in the mid 18th century. The farmhouse and old farm buildings stand in an open setting and make a particularly significant contribution to the conservation area, bringing the countryside close to the heart of the village.

Opposite is a ribbon of comparatively modern houses of little individual character. At the westernmost point of Church End is the village inn, "The Lions", a quaint and rambling listed building of the 17th century.

Going north along West Lane just beyond the railway bridge is a pair of cottages known as The City dating from the 16th-17th century with some 19th century rebuilding. The old tile roof presents an attractive picture.

Further north are two groups of farm buildings on either side of the lane. On the east side are Bakehouse Farm and Whitakers. Bakehouse Farm dates from the 17th century, the front range is late 18th-early 19th century. Whitakers was originally two cottages and probably belonged to Bakehouse Farm.

On the west side are Westfield Farm, Westfield, Westfield Cottage converted from the old coach house and stables but not listed, and The Barn Cottage. Westfield Farmhouse was built in the 17th century and displays a timber framed north elevation with later brick infill. The house was refronted in the early 19th century in flint with brick dressings. The barn adjacent to Westfield Farmhouse is dated 1760 on a beam. The main part of the barn has trusses with queen posts, curved principals, braced tie beams and double purlins.

Both Whitakers and The Barn Cottage date from about 1740 and both still have thatched roofs.

6. Materials

Throughout the village there is a widespread use of hand made red bricks, sometimes in a herringbone pattern and with timber framing. Red/orange clay tiles many of which have mellowed to a warm red/brown give a good sense of unity throughout the area. There are a few instances of slate particularly the out buildings associated with Manor Farm.

At West Lane there is a greater variety of materials with the use of flint to the front elevation of Westfield Farm and thatch at Whitakers and The Barn Cottage.

There are a number of houses at the edges of the conservation area and in the Hamlets which have been colour washed such as at Whitakers, Bakehouse Farm, The Lions, The Lyde and Holm Lodge and its neighbour.

There is a wide variety of window and door styles and materials in Bledlow, although, generally speaking there has been little intrusive use of substitute materials for windows and doors. Painted timber casements or sliding sashes predominate throughout the historic buildings. The core grouping of historic buildings display attractive casement windows, either leaded or with glazing bars and small panes. Bledlow House has late 19th century sashes. The Manor House has sashes on a larger scale on the north-east front from the early 19th century. The historic dwellings at West Lane display predominantly small pane casement windows. Whitakers has small, cross-latticed, leaded-light casements.

There are a number of important walls identified in the survey which contribute to the character of the conservation area. The red brick walls surrounding the Manor House are visually important as an historic characteristic of the village and for the setting of the Manor House. The brick and flint low wall to the churchyard is also an attractive and prominent one. Elsewhere however the use of hedges and trees are most appropriate as a boundary treatment in this rural area.

Surface treatment in the gardens is generally of an informal type which is fitting for the rural setting of the conservation area and the historic buildings. Some use of modern surfacing materials is evident particularly to the more modern properties, however this does not appear too discordant due mainly to the extensive vegetation throughout the conservation area.

7. Trees and vegetation

Trees, hedges and garden plants all make an important contribution to the leafy, rural character of the area. Trees of particular importance are indicated on the survey map. All trees within conservation areas are protected and some trees within the Bledlow

Conservation Area are also protected by Tree Preservation Orders. Of particular significance are the mature Lime trees fronting Church End from the Holy Trinity Church to Piggots. Other road side and path side trees contribute to the character of the area.

There are many fine trees within the gardens of properties to the north and west of the church including Bledlow House, The Lyde, Bee House, Church End Cottages, Piggots and Manor Farm. Some trees are individually marked on the survey map, but collectively trees in this area provide a setting for the listed buildings and the conservation area as a whole.

To the south of Church End similarly trees within the grounds of the Manor House, although not all individually marked on the survey map, collectively make a positive contribution to the character of the conservation area and to the setting of the listed Manor House.

Hedges too contribute to the character of the area and those of particular significance are marked on the survey map.

The Lyde Gardens and the stream flowing through it to the east of the church make a significant contribution to the setting of the village and the individual properties within it. It is important not just as an undeveloped space but the presence of trees also provides an appropriate setting for the listed buildings in the vicinity, in particular the church, and positively contributes to the rural nature of the conservation area as a whole.

8. Open Space

Significant open spaces in the conservation area are marked on the survey map. Private spaces although not in public view may also contribute to the character of the conservation area by affording a backdrop of vegetation or setting for individual buildings or contributing to the setting of the village as a whole. As private spaces these are not marked on the survey map although their openness contributes to the character of the conservation area.

The green in front of The Lions PH provides a focus at the western end of the village and a setting for the 17th century inn. The green space in front of Manor Farm and its open barns also gives the historic property an appropriate setting. The churchyard serves the same function for the church whilst also providing a sense of openness after the enclosure provided by the historic core grouping.

The Lyde Gardens is a romantic dell covered with trees, its lower part contains formal paths and board walks leading through specimen trees and bushes. Springs of pure water rise from the bottom of the dell and from here flows the Lyde Stream. The Gardens are provided by Lord Carington for the enjoyment of the villagers.

At the eastern end of the village the tree planted grassed area often grazed by sheep or geese is a fitting open entrance to the conservation area and contributes to the setting of the Manor House and its ancillary buildings.

9. Groupings

There are two identified groups of buildings on the survey map.

The historic group of cottages at the heart of the village make a cohesive and visually coherent association. Of similar styles and materials they provide a sense of enclosure and are the essence of the historic character of the village. Architecturally and historically the group makes a vital contribution to the character of the conservation area.

The second identified group is the cluster of historic buildings at West Lane. Unlike the first group they differ in styles and materials yet they also form an attractive and well defined group.

There are further interesting groupings in the Hamlets of Skittle Green, Holly Green North Mill, the area of Sandpit Lane near the former railway station, and Pitch Green.

10. Views

There are a number of important views within the conservation area and some of these are indicated on the survey map. There are also significant views of the village from the countryside.

Views indicated within the village include views of the important groups and the principal buildings, (the Manor House and the church), from public view points. There are also panoramic views from the edge of the village to the countryside from the footpath to the north, from The Lions and from Church End by Old Cottage which demonstrates the village's close links with the countryside.

11. Development Control advice

To safeguard, preserve and enhance the appearance and special character of the Bledlow Conservation Area, the DTG recommends the following guidelines:-

- a. In the conservation area, higher standards of design are required as it is the function of the planning authority to consider all applications as to whether they preserve or enhance the special character as identified in this appraisal.
- b. Any new building works such as extensions, must be designed not as a separate entity, but should be sympathetic in form and scale with the existing buildings and the conservation area as a whole.
- c. Materials for any new building works or surfacing must be sympathetic to those prevailing in the area.
- d. Important groups of buildings are identified on the survey map and their specific qualities are described in the text above. Any new development must not harm the integrity or visual quality of these important groupings and it should be recognised that new development may not be acceptable.
- e. Inappropriate replacement windows and doors can damage the character of the conservation area. Traditional natural materials should be used in order to safeguard the special character of the conservation area. Generally speaking painted timber windows and doors are more appropriate. The use of more

modern materials such as UPVC and aluminium must be considered with care to ensure that they are sympathetic to the character of the area.

- f. All trees in conservation areas are protected but special consideration should be given to those trees indicated on the survey map to ensure that they are not harmed. New development should recognise this and not present a risk to their continued future growth and habit.
- g. Although hedges cannot be specially protected through legislation those hedgerows indicated on the survey map should be retained and where possible enhanced.
- h. Areas of open space, and gaps between buildings which contribute to the character of the conservation area should be protected. However, there are some locations where sensitive infill, extension or redevelopment of existing 20th century buildings could enhance the conservation area and these could and these should be given careful consideration following consultation with the Parish Council Design Group, and Wycombe District Council in order to safeguard and enhance the character of the Bledlow Conservation area and any important views.

Further information and guidance

Bledlow Parish Council Design Task Group

[NP plan policy and and CBDG](#)

Wycombe District Council's Planning, Transport and Development Service

Wycombe District Council's Conservation Officer

Planning Policy matters are the responsibility of the Policy Unit.