

Nash Conservation Area



Aerial Photograph by UK Perspectives

*Designated by the Council 25th April 2007
following public consultation*

Nash Conservation Area Review



All Saints Church, Nash

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*Designated by the Council 25th April 2007 following public consultation.
Information contained in this report is correct at the time of compilation, 2006*

CHAPTER 1 - INTRODUCTION

The Nash Conservation Areas were designated by Aylesbury Vale District Council on the 16th of October 1991. The village was split into three separate Conservation Areas covering the majority of the surviving historic buildings. Changes outlined in this document will retain the three separate Conservation Areas.

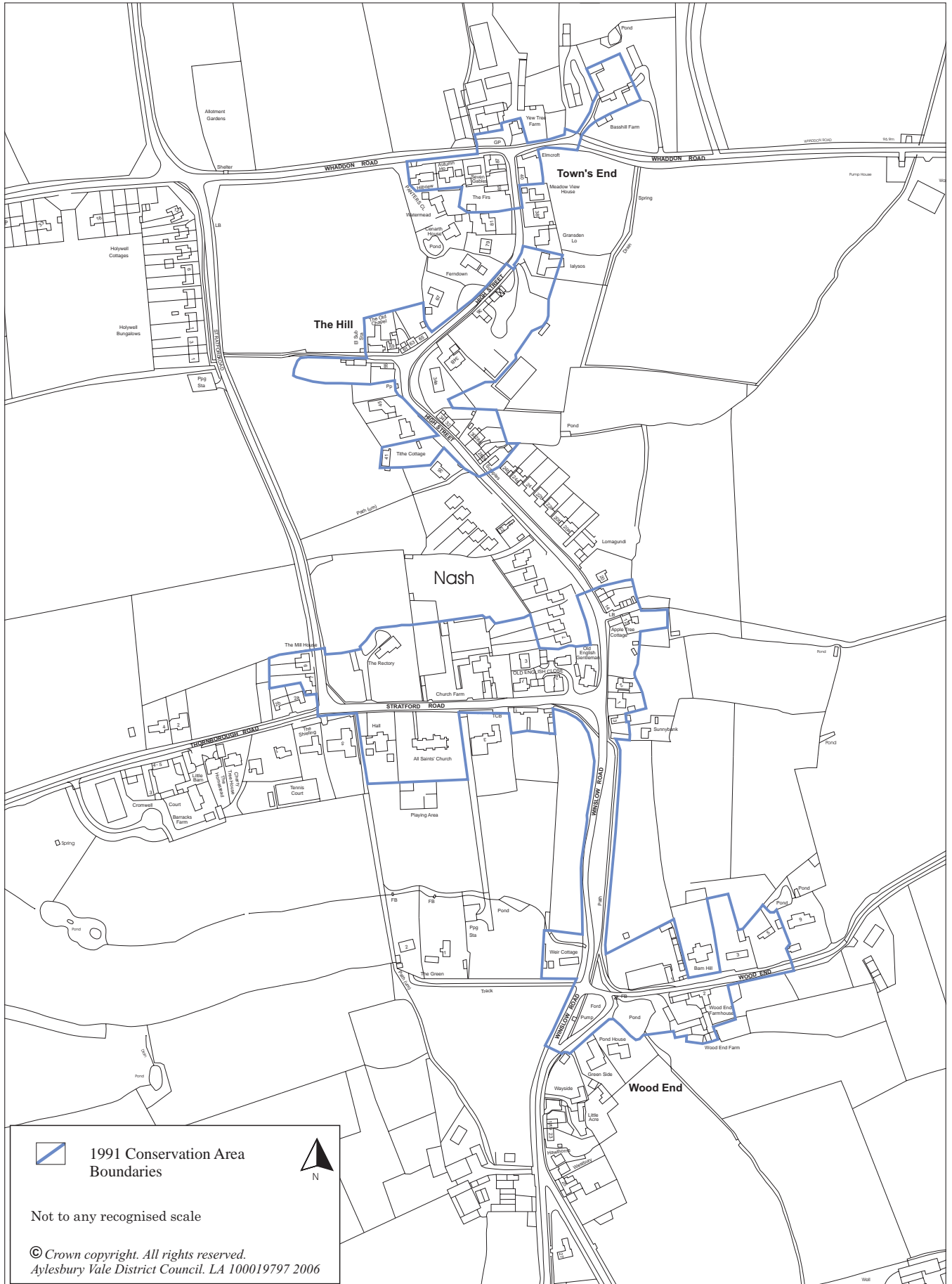
The Conservation Areas include a number of main roads. The village follows a broadly linear form of development along the line of these main roads, with a number of historic buildings sitting close to the highway.

Notwithstanding the requirement under the Planning (Listed Building and Conservation Areas) Act 1990 for the local planning authority to review from 'time to time'¹ the Conservation Areas within their boundaries, the need to review Nash fifteen years after the original designation, has been prompted by the increased pressures likely to be exerted upon it by the potential future growth of Milton Keynes.

This appraisal identifies minor changes to the 1991 boundary² and those characteristics that make Nash 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.

¹ The Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69(1)(a)

² A map of the proposed Conservation Area is contained within Appendix 1



Map showing 1991 Conservation Area boundaries

CHAPTER 2 - PLANNING POLICY

Section 69(1)(a) of the Planning (Listed Building and Conservation Areas) Act 1990, places a duty on local planning authorities to determine which areas within their district are of 'special architectural or historic interest, the character or appearance of which, it is desirable to preserve or enhance'³. 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 II of this document. In Appendix III is a list of Planning Policies contained within Aylesbury Vale District Council's Local Plan (January 2004) which relate to Conservation Areas and the management of the historic environment.

This appraisal fulfils the Council's obligations under the Planning (Listed Building and Conservation Areas) Act 1990 to review each of the Conservation Areas within their boundaries from time to time. It will also partially satisfy the requirements of the new Best Value Performance Indicator BV219 a,b, and c.

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

CHAPTER 3 - SUMMARY

Nash Conservation Area boundary encloses three smaller separate areas, all of which contain a number of historic buildings. The boundary has been drawn very tightly around these buildings and nearly all of the modern development in the village has been excluded from the area. Although these properties demonstrate the ongoing development and organic growth of Nash, in the context of the designation criteria their historic interest is limited and so they are removed from the area boundaries. This exclusion does not imply that the buildings are unattractive. Alterations have been made to the original boundaries in order to remove modern development built since 1991 and add in one Victorian property that was previously overlooked.

Today Nash village is a single settlement, but historically the village was made up of a number of dispersed hamlets. The village originally had two distinct ends, separated by agricultural land. The edges of these distinct settlements have become blurred by later development, particularly in the 20th century, but remain fundamentally important to the historic character of the village.

Along High Street and Stratford Road the village followed a pattern of linear development. Wood End developed quite separately, as a cluster of properties set apart from the rest of the village and surrounded by farmland.

There are two distinctive historic building styles within Nash. Vernacular timber-framed cottage properties dating from the 18th century and earlier are found throughout the village, and are the only form of historic dwelling found in Wood End. The 18th century was a period of growth in agriculture throughout the UK, with an increased demand for wool and cloth raising the prices that farmers could charge. This affluence tended to be reflected in the building of many new houses in farming communities such as Nash and might explain the relatively high numbers of surviving 18th century properties in the village. Polite Victorian villas and public buildings dating from the 19th century are found along Stratford Road, High Street and Whaddon Road. Many of these buildings were originally farmhouses.

There is a wide variety of building material found within the village. A number of the Victorian properties are built in plain red brick. Earlier buildings make use of local materials such as timber framing and thatch, with rendered or brick infilled panels. In terms of building size, orientation and plot widths, there is some variation. In general the earlier properties tend to be set very close to the main roads, some parallel to the road, and others at a 90° angle. Plot widths vary greatly within the different Conservation Areas. The later Victorian properties tend to be set further back from the road on larger plots than their earlier neighbours.

The village has retained its rural character, although the large amount of 20th century building along the High Street has created an area with a suburban feel in the centre of the village. A number of the farms within the village are still in use today, reflecting the agricultural roots of the settlement.

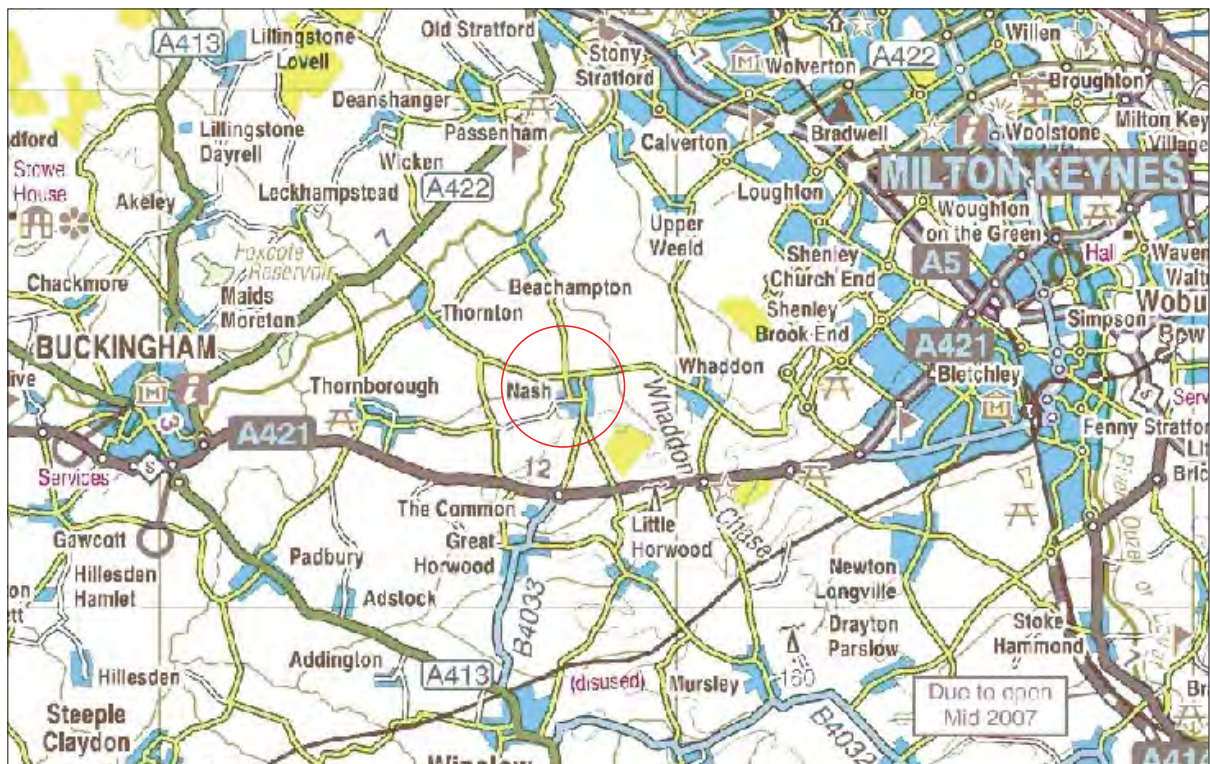
Nash village as a whole is very open and green. There are a number of mature trees and hedges in the area, and areas of open grassland and field systems surround the village. Long-distance views into the countryside from the village create a feeling of openness, whilst views into the Conservation Areas from the fields nearby are partially obscured by the trees and hedges around property boundaries.

CHAPTER 4 - LOCATION AND CONTEXT

Location

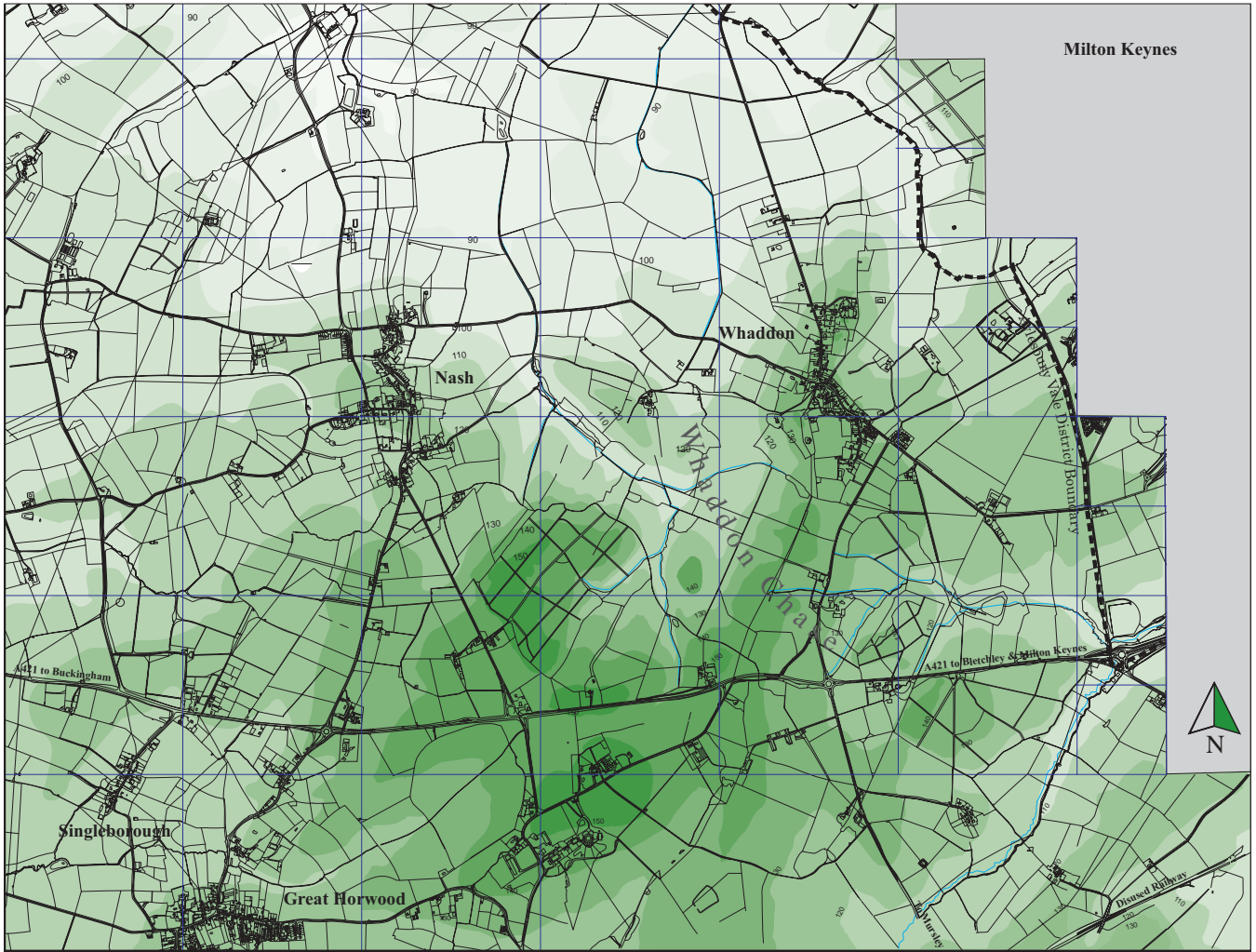
Situated in the north of the Vale of Aylesbury, Nash is approximately nine miles west of Bletchley and close to the District boundary with Milton Keynes. Surrounding villages include Whaddon to the east, Great Horwood to the south and Thornborough to the west.

The village sits in a landscape which slopes gently down from the south east to the north west. The area at the centre of the village, along Stratford Road, sits on a flatter area of land but the High Street follows the slope of the hill. The surrounding area is predominantly rural and a large number of the surrounding villages are agricultural in their origins. The underlying geology is Oxford Clay with a belt of Cornbrash (coarse rubbly limestone) to the north of the village (British Geological Survey³).



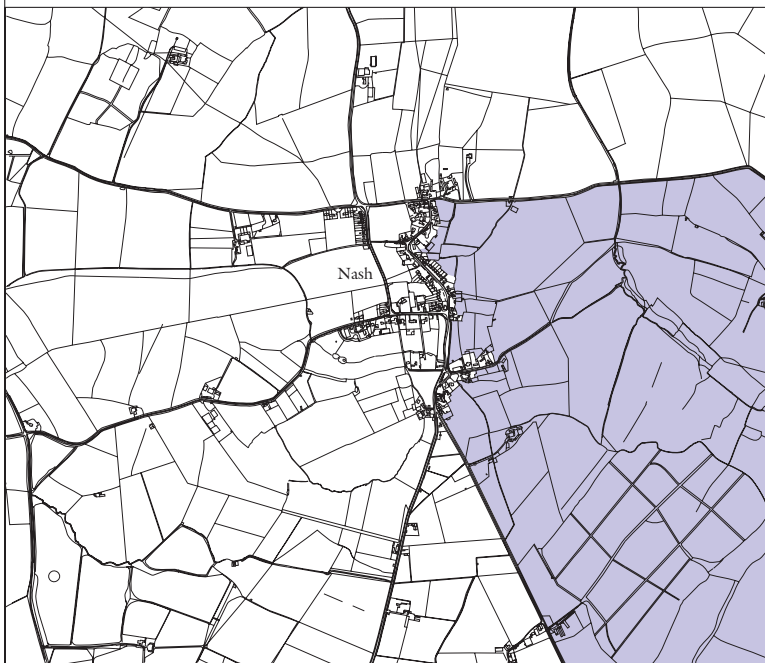
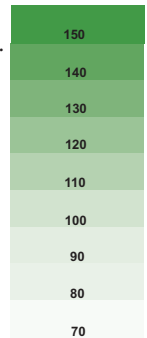
Map showing location of Nash

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Contours are shown in metres at vertical intervals.



 Local Landscape Area

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 Not to any recognised scale

Local Landscape Areas are areas of distinctive quality identified at the District level. They are areas that make a special contribution to the appearance and character of Aylesbury Vale.

Context

Nash village spreads from the junction of Whaddon Road and the High Street at the northern end to just past the junction of Winslow Road and Wood End to the south.

The village of Nash historically comprised of four dispersed hamlets:

Town's End

Town's End, at the northern end of the village where the High Street and Whaddon Road meet, contains a number of properties close to the road edge. The area contains large numbers of trees and tall boundary hedges.

The Hill

The Hill, located along the High Street, contains a number of historic properties that directly abut the roadside. In this area most property boundaries are delineated by hedges. At one time the High Street was home to a number of small shops.

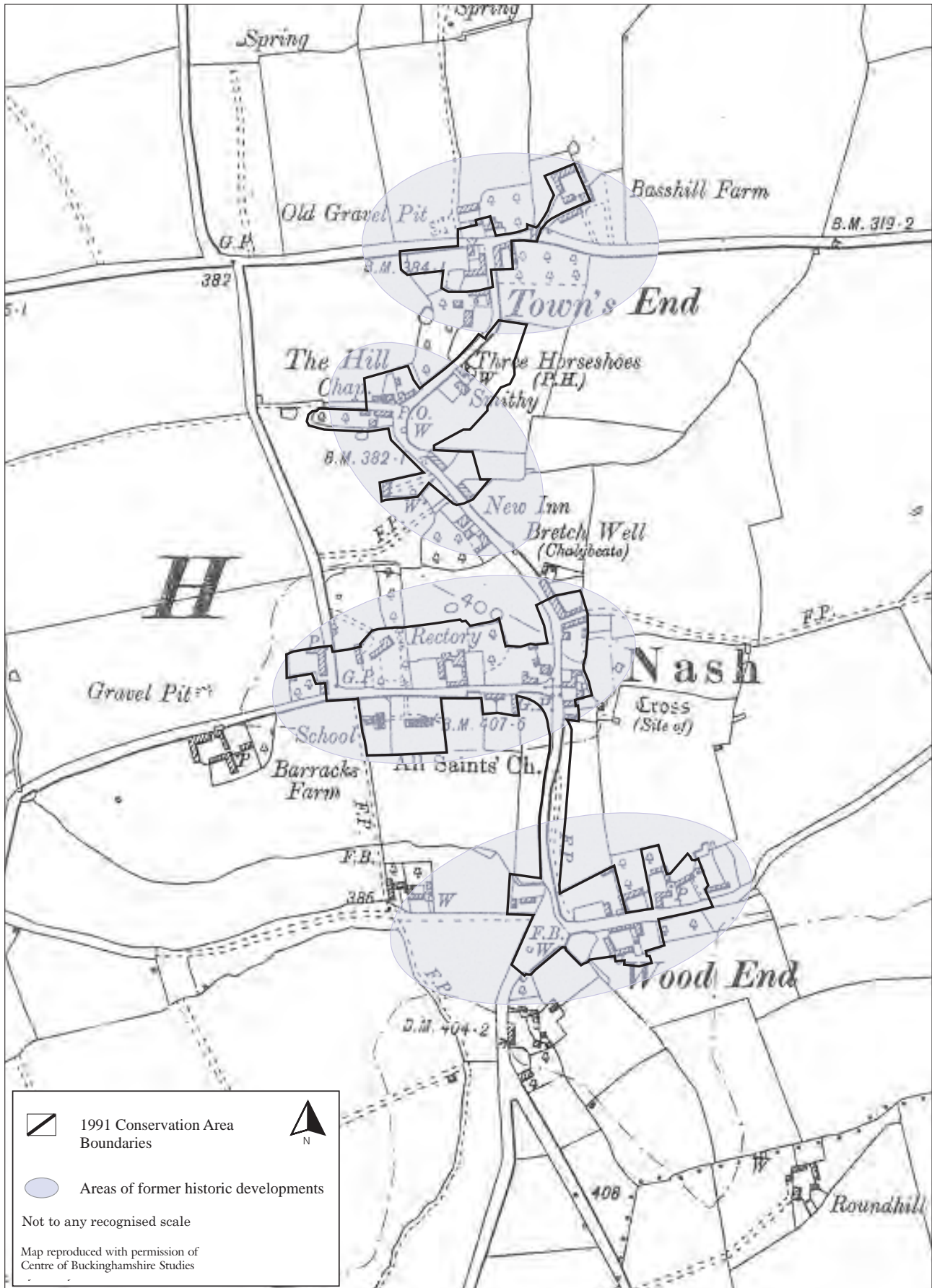
Stratford Road

The Stratford Road area is the religious and secular focus of the village, including both the listed grade II Church and Village Hall. Other historic buildings include Church Farm and 1, Stratford Road. There are a number of mature trees and hedgerows in the village centre and some of the properties have tall brick boundary walls running along the road.

Wood End

The southern part of the village, clustered around Winslow Road and Wood End, contains two public open spaces; the linear green along the Winslow Road, and the broader village green near the pond. In this area there are a number of modern houses as well as three 17th century listed properties, Wood End Farmhouse and 3 and 5, Wood End.

The listed buildings along Wood End are of a similar date to the historic timber-framed properties elsewhere in the area. These early dwellings were spread out, with agricultural land in between. Over the last two hundred years more building has been added along the main roads. In the latter half of the 20th century a large section of the High Street was developed between Stratford Road and The Hill.



Ordnance Survey map of Nash 1926

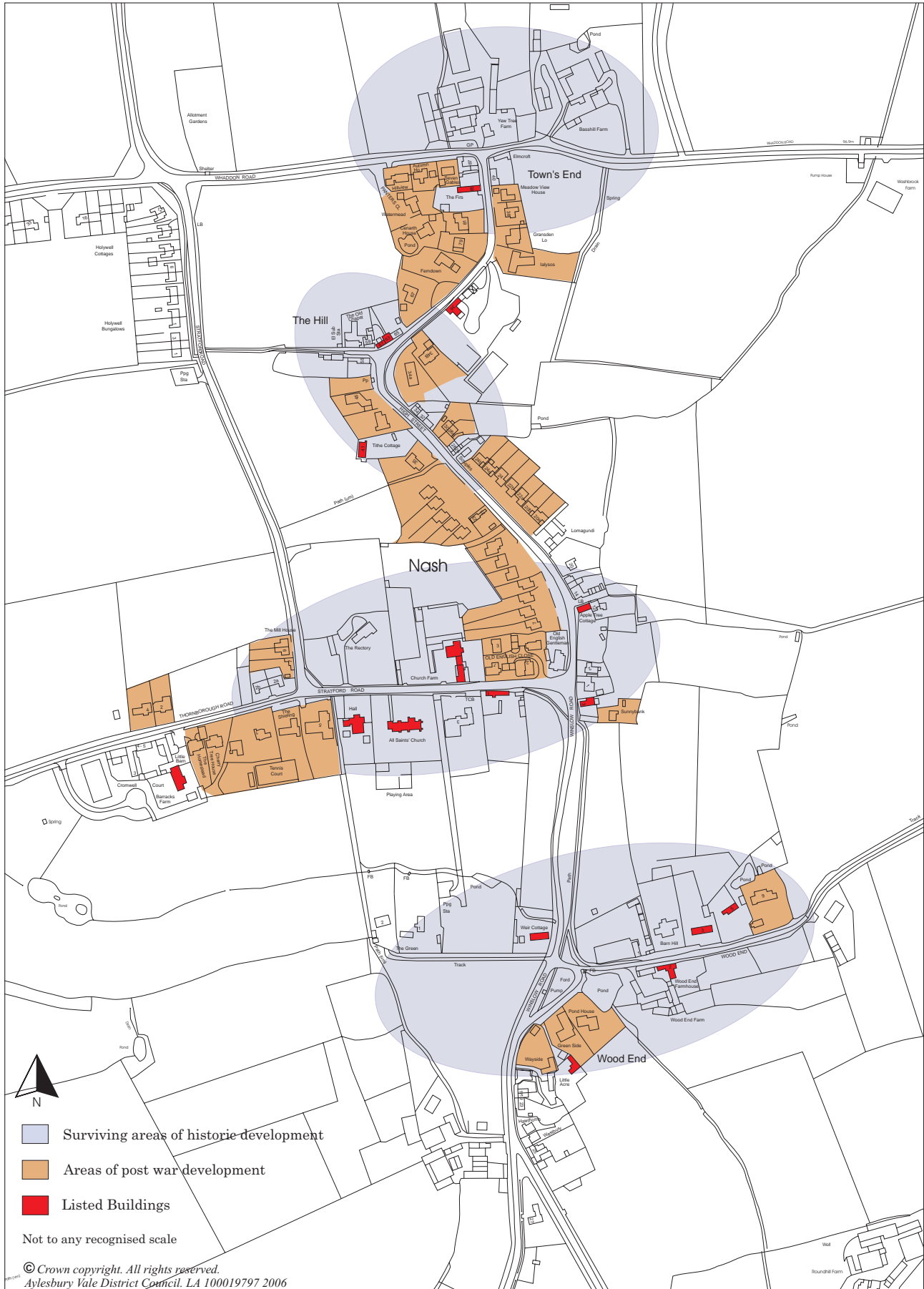
CHAPTER 5 - GENERAL CHARACTER AND PLAN FORM

Nash is a small village. Development along High Street and Stratford Road is separated from Wood End by an area of undeveloped farmland. The area has retained its historic form in terms of road layout, and in some areas the historic field layout is still partially visible. Twentieth century infill development has resulted in some loss of open land along highways and has blurred the edges of the historic sections of the village. In the past, The Hill and Stratford Road were distinct areas separated by agricultural land. Now, modern development has joined the two areas together creating a continuous strip of building along almost the entire length of the High Street. The modern development at the southern and western ends of the village has extended the village boundaries a little. Despite this the village has managed to retain its agricultural feel.

A number of the buildings in the north of the village (Town's End and The Hill) are set very close to the road and create a sense of enclosure. The surrounding boundary hedges and trees add to this sense of enclosed space. There is a much more open feeling in Stratford Road and Wood End. There appears to be a rough pattern regarding the position of buildings within their plots. Earlier properties, many of which are timber framed, tend to be situated along property boundaries. Some are positioned hard up against the road edge, running parallel to the street. Others sit at 90° to the street, running along the side boundaries of plots. The positioning of these buildings reflects the historic function of the plots and the agricultural land that formed their curtilage. Buildings were placed as close to the edges of the plots to make farming of the remainder of the land easier.

Many of the later buildings, particularly the larger villa properties, are set further back from the street and plot edges. This difference in position reflects the values of the Victorian and later residents and the slow shift away from total dependence on farming within Nash. These high status, non agricultural buildings often tend to have more substantial boundaries, with short walls or railings as well as hedges along the front boundaries. The relative positioning of different property types, and the association of different boundary treatments, is a characteristic feature of Nash that adds variety to the streetscape.

Within the Conservation Areas there are a number of major road junctions. The junction of Winslow Road, Stratford Road and High Street is the busiest junction in the village. Secondary junctions include the junction of Whaddon Road and High Street and the junction of Winslow Road with Wood End, close to the green.



Map showing impact of modern development upon Nash

CHAPTER 6 - HISTORIC DEVELOPMENT AND FORMER USES

Origins

Nash is an ancient agricultural settlement. The name Nash may be derived from the Celtic word "Asshe" meaning place where clay is cut out, or it may be a corruption of the Norman French "La Nasshe" meaning a flat area.

Historically Nash was part of the parish of Whaddon, which was held before the Norman Conquest by Edward Cilt, Thegn of Edward the Confessor. At the time of the Domesday survey, the Manor of Whaddon (measuring 10 hides, roughly 120 acres) was held by Walter Giffard de Bolebec⁴. The first recorded reference to Nash dates from 1166-67^{4A}.

Historic Development

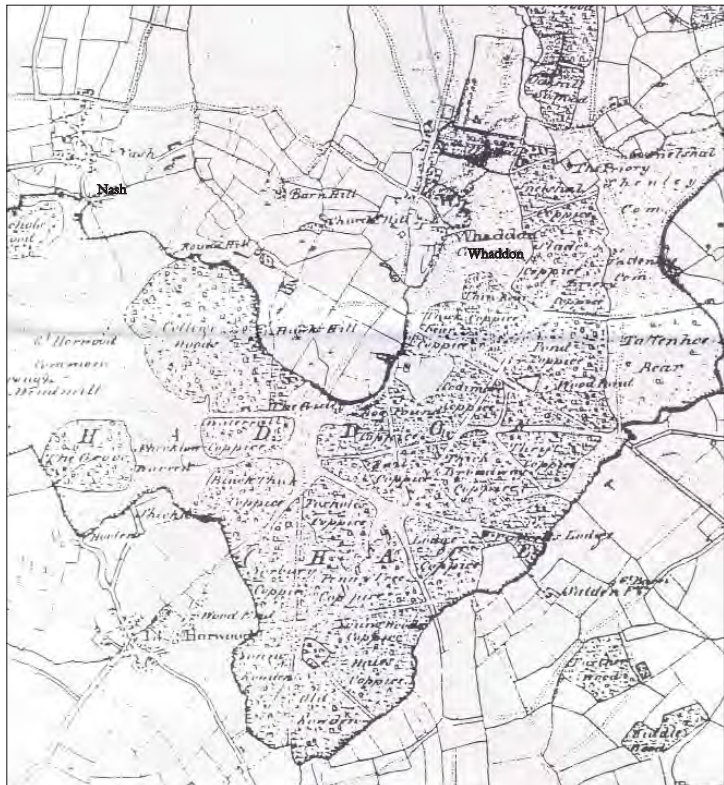
Analysis of the historic activity within the Whaddon and Nash area would be incomplete without reference to Whaddon Chase, which originally covered the area to the south of the village. A former medieval hunting ground, this area of woodland, heath and common land which stretched across the parishes of Whaddon, the Horwoods and Shenley, supported approximately a thousand deer.

The origins of the forest at Whaddon are not well documented although the title of The Chase was granted by Henry III to John FitzGeoffrey in 1242. When Queen Elizabeth hunted in the Chase during the 16th century she is reputed to have described it as 'a magnificent amphitheatre of wooded scenery'¹⁵ but it gradually fell into decline during subsequent centuries.

The pre-enclosure Ordnance Survey map of The Chase dated 1815 shows a series of coppiced enclosures separated by woodland rides. The lines of many of these rides were preserved as tracks or field boundaries after the area was enclosed.

Also surviving are parcels of woodland such as College Wood to the south-east and Thickbare wood to the west of the village.

Maps dating from 1770 through to the present day show the historic development of Nash. The 18th century buildings follow the line of the Whaddon Road and High Street to the north, with a cluster of properties around the green at the junction of High Street and Stratford Road.



Map reproduced with permission of
Centre of Buckinghamshire Studies

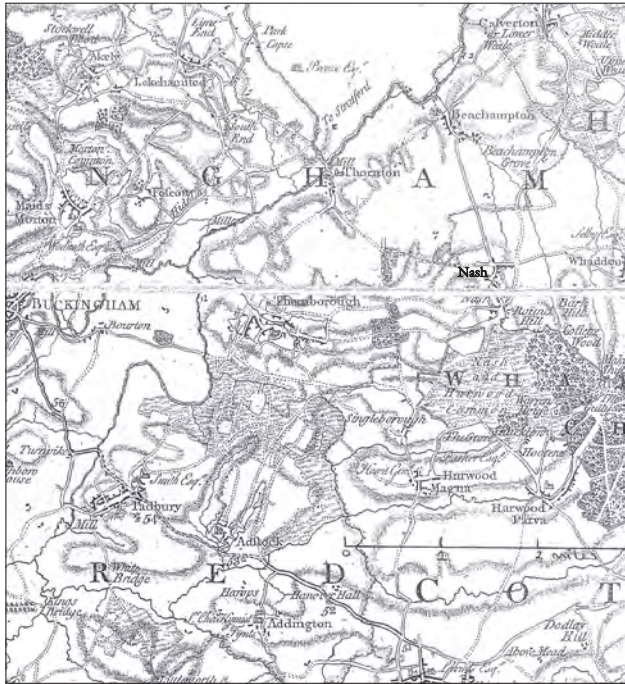
Ordnance Survey map 1815

⁴ Nash: A Buckinghamshire Village. Duncan, C. and King, J. 1977, reprinted 1987. Nash Parish Council.

^{4A} Victoria County History of Buckinghamshire

⁵ Article - 'Hatton, S.I, Whaddon - Village, Hall and Hunt

Through the late 18th and early 19th centuries the village expanded to the west along Stratford Road, and new buildings were constructed along the High Street. According to map evidence, and the evidence of surviving historic buildings, the majority of the early development in Nash sat very close to the road edge with large areas of open agricultural land behind.



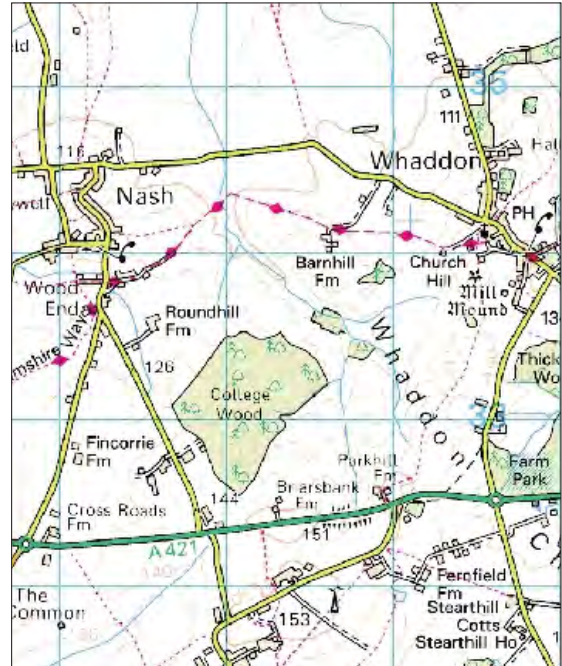
1770 map

Map reproduced with permission of Centre of Buckinghamshire Studies



1825 map

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Map showing surviving areas of woodland

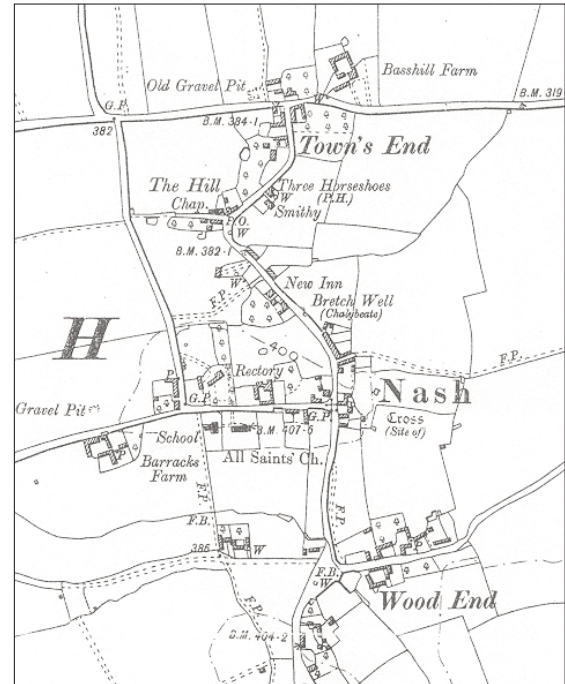
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In 1830-31 the areas surrounding Nash and Whaddon underwent substantial change. On the 29th of May 1830 the Lord of the Manor, William Selby Lowndes, was granted permission to enclose the open field system on his lands. The enclosure map dating from that period shows substantial changes to the layout of Nash village, including the loss of a number of roadways and footpaths to the west and south of the village. The Whaddon Chase was also greatly altered with enclosure and a great deal of the woodland no longer appears on maps after this time.



1831 map

Map reproduced with permission of Centre of Buckinghamshire Studies



1926 Ordnance Survey map

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The enclosure map of 1830-1831 shows the village to be small and spread out, with most of the buildings sitting in the centre of large agricultural plots. Some of these historic field boundaries are still visible on modern maps, although many have been obscured by later divisions.

There is little change in the layout of Nash village after enclosure. The 1926 map shows Nash in much the same form as the present day, but there are fewer properties in the village. The area along the High Street in particular is not built up on the eastern side, and there are large areas of open space around the farms to the south and west of the village.

Late 20th century maps show a great deal of Post-War development in Nash. This building work altered the character and appearance of the village.

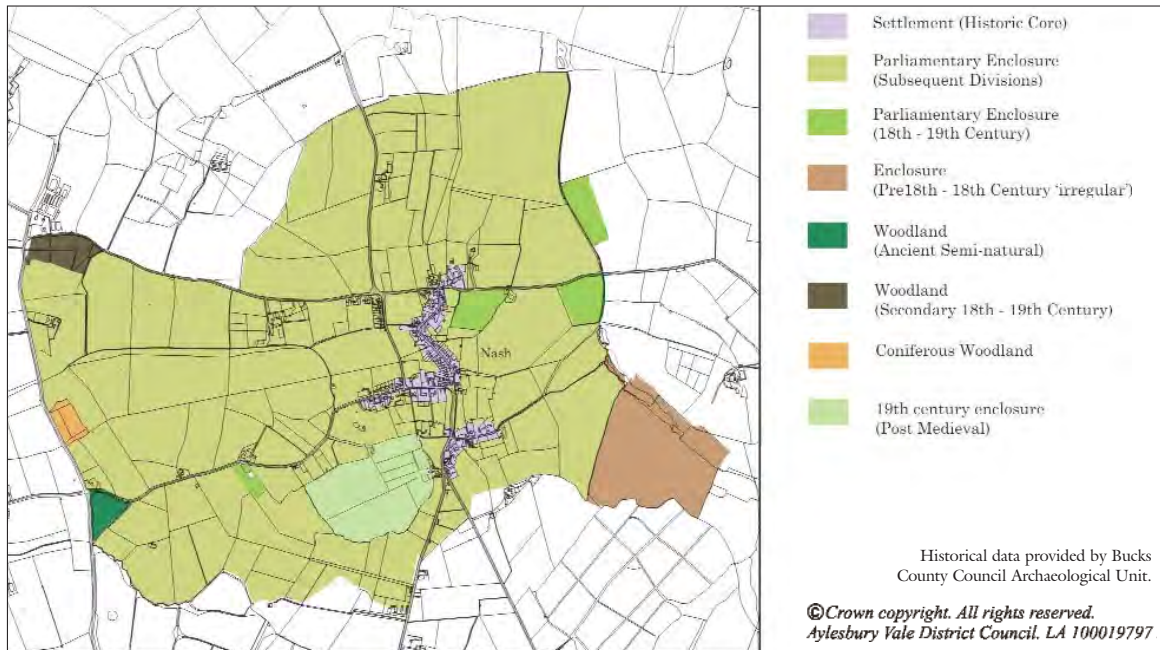
Former Uses

Agriculture

It is clear from historic maps that the history and development of Nash has been greatly influenced by agriculture and changes in farming practice. Well into the 20th century farming formed the core economic activity within the area and even today there are working farms within the village.

Commerce

Nash village does not have a commercial centre today but has contained a number of shops over the years. A history of the village, written in 1977, refers to a bakery, three butchers shops, two alehouses and a village shop along the High Street and Stratford Road in the 19th and early 20th centuries.



The Buckinghamshire Historic Landscape Character Map shows the historic origins of the today's landscape across the parish. It shows that the village is set within a typical but rather well preserved champion landscape of surveyed hedged fields laid out in the 19th century as a consequence of a parliamentary enclosure act. This act of enclosure replaced the medieval arable open fields, the traces of which are in places still visible as ridge and furrow earthworks. To the south of the village there lay the woods and open commons of Whaddon Chase. The common has been entirely enclosed whilst Nichols Wood was cleared but its boundaries are still visible as hedgerows. College Wood survived and is now managed by the Woodland Trust.

Lace Making

Lace Making was common in Buckinghamshire in the 17th and 18th centuries. The craft was brought to this country during the 1560s with refugees from Flanders 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. It is believed that The Old English Gentleman on the corner of the High Street was originally a lace making school.

Timber

As well as a number of large farms Nash village was also home to a timber yard at Wood End from 1890 to 1958. The site of the yard is still visible today from the green in Wood End Conservation Area. Other industries in the surrounding area included brick making and gravel extraction, both are referenced in the Sites and Monuments Record.

CHAPTER 7 - ARCHAEOLOGY

The archaeology of Nash is not particularly well known largely due to a lack of detailed study or major development pressure. The following summary is based on information held in the County Council's Sites and Monuments Record but is likely to significantly underestimate the area's potential.

Investigations during the development of Milton Keynes have shown that the area was intensively settled during the Iron Age and Roman periods with many small farmsteads dotted across the landscape. However, no prehistoric or Roman sites or finds are recorded in the parish, although it has been suggested that it is traversed by a minor Roman road this is speculative and has yet to be confirmed.

The origins of the village are uncertain. Whilst it is possible that some of the small hamlets were here by the 11th century further archaeological investigation would be necessary to substantiate this. Certainly the documentary evidence indicates that the village (or at least elements of it) was in place by the late 12th century. It appears to have developed as a relatively late dispersed settlement pattern of "polyfocal" form with Wood End being a common-edge type hamlet fronting on to Whaddon Chase whilst Stratford Road, The Hill and Town's End formed an irregular row along the High Street. Archaeological investigation might be expected to reveal greater complexity, was there for example another small hamlet around the small green that used to lie in the vicinity of Holywell Bungalows? In the fields around the village there are the remains of medieval ridge-and-furrow. Also, being on the boundary of Whaddon Chase it is not surprising to find evidence of medieval boundaries near Busheyclose Spinney. It appears that the boundary followed the line of some waterfalls created with ponds and banks, these survive as substantial earthworks and appear to be the remains of fishponds, a common feature of medieval manors. Bretch Well on the High Street, famous locally, was visited by Celia Fiennes in the 17th century but may have been an attraction back into the medieval period. Nash never existed as a separate manor, its lord being the lord of Whaddon. Probably for this reason the village lacked its own church or chapel before the 19th century, instead its inhabitants would have worshipped and been buried at Whaddon.



Aerial photograph of Nash and surrounding countryside - 1999
Aerial photograph by UK Perspectives

Many of the buildings in Nash are listed. Some date back to the 15th century and incorporate cruck-built elements, such as 3, Wood End and 41, High Street. Other timber-framed buildings date to the 16th and 17th centuries, although the possibility that some retain hidden earlier features should not be ignored. All Saints' Church, a General and a Strict Baptist Chapel and Old School House were all built in the 19th century, reflecting a Victorian regard for education and free religion. Industrial structures are inferred from place-name evidence, such as The Brickyard and Potash Farm and an old gravel pit is marked on a late 19th century map south of Holywell Farm.



Map showing location of Archaeological Notification Sites

Archaeological information is held on the County Sites and Monuments Record and regularly updated. The effect of development on archaeological remains is a material planning consideration. Applicants for planning consent may be required to undertake field evaluations to inform decisions and/or conditions may be applied to safeguard archaeological interests. For further information and advice contact the County Archaeological Service.

CHAPTER 8 - ALTERATIONS TO BOUNDARIES⁶

Prior to re-appraisal the existing Conservation Area boundaries of Nash included most of the historic buildings within the village. Exceptions included two listed properties (Barracks Farm and Little Acre), both surrounded by modern development and already protected by listed buildings legislation, and one unlisted house (79, High Street).

No. 79, High Street appears to be a Victorian villa, set back from the road edge behind a garden. Its plot is large and follows the general pattern of plot widths and sizes found on the High Street. It is unclear why this property was not previously included in a Conservation Area, but it is considered that the building merits inclusion due to its high visibility, good condition and distinctive Victorian detailing. The boundary of The Hill Conservation Area has therefore been extended to include 79, High Street.

There are a number of small changes to the Conservation Area boundaries where previous designations have not included the whole curtilage of an important building. In order to ensure consistency these areas have now been included. These areas are: the garden to the east of Apple Tree Cottage and 12, High Street, which was previously bisected by the boundary, the garden to Basshill Farmhouse, which was previously bisected by the boundary and the area of land opposite 36, High Street, which is in the same ownership as the Listed Building and is part of the original curtilage of the house. This piece of land was previously overlooked as it is separated from the house by the main road.

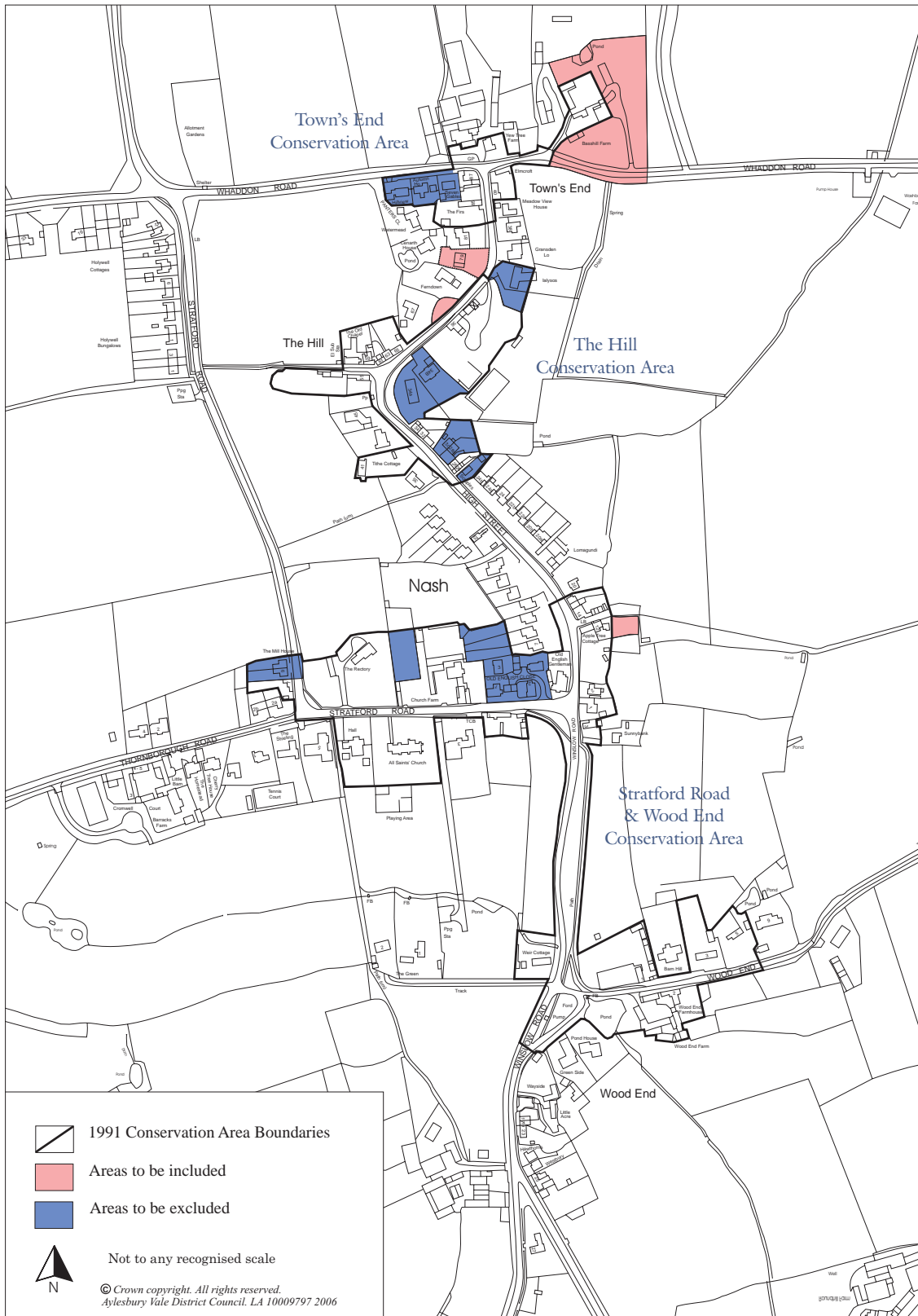
A number of new dwellings have been constructed since the designation of the Conservation Areas. These new dwellings have been removed from the Conservation Area as they are of no historic significance. The dwellings proposed for removal are 9 and 11, Stratford Road, 34A and 34B, High Street, the three new houses that run along the eastern part of Whaddon Road in Town's End Conservation Area, and the new development on Old English Close. The modern bungalow, Ialysos, on the High Street has been removed from the Conservation Area as it is of no historic interest, and the previous boundary cut across both the plot and the dwelling. The area of land to the rear of Church Farm, which was previously bisected by the boundary, has also been removed.

The original designation covered a thin strip of open land on either side of the Winslow Road. This area has no historic buildings but it does provide the setting for the Conservation Areas and is included in a number of key views into and out of the settlement. The distinctive character of this strip of land is created by the difference in levels between the main road and the raised footpath, with a steep verge in between the two. The slight curve on the road creates interesting unfolding views leading up to Stratford Road, and down to Wood End.

The boundary changes create three separate Conservation Areas within Nash village.

- ◇ Town's End
- ◇ The Hill
- ◇ Stratford Road/Wood End

The southern most area can be further subdivided into two identity areas that are separated by the strip of land along Winslow Road.



- 6 The following principles have been applied in defining the boundary:-
- ◆ Wherever possible the boundary follows features on the ground which are clearly visible, for example walls, hedges, building frontages. This is to minimise confusion.
 - ◆ Where there are important buildings, the boundary includes their curtilage. This is due to the fact that the setting of a building can be important and also to ensure that the Conservation Area is not eroded if land is sold or sub-divided.
 - ◆ Where landscape features such as a row of trees or an important hedge define a boundary, then the Conservation Area status is assumed to apply to features on both sides of the boundary. It is not therefore necessary to define the width of a hedge or the span of a tree.

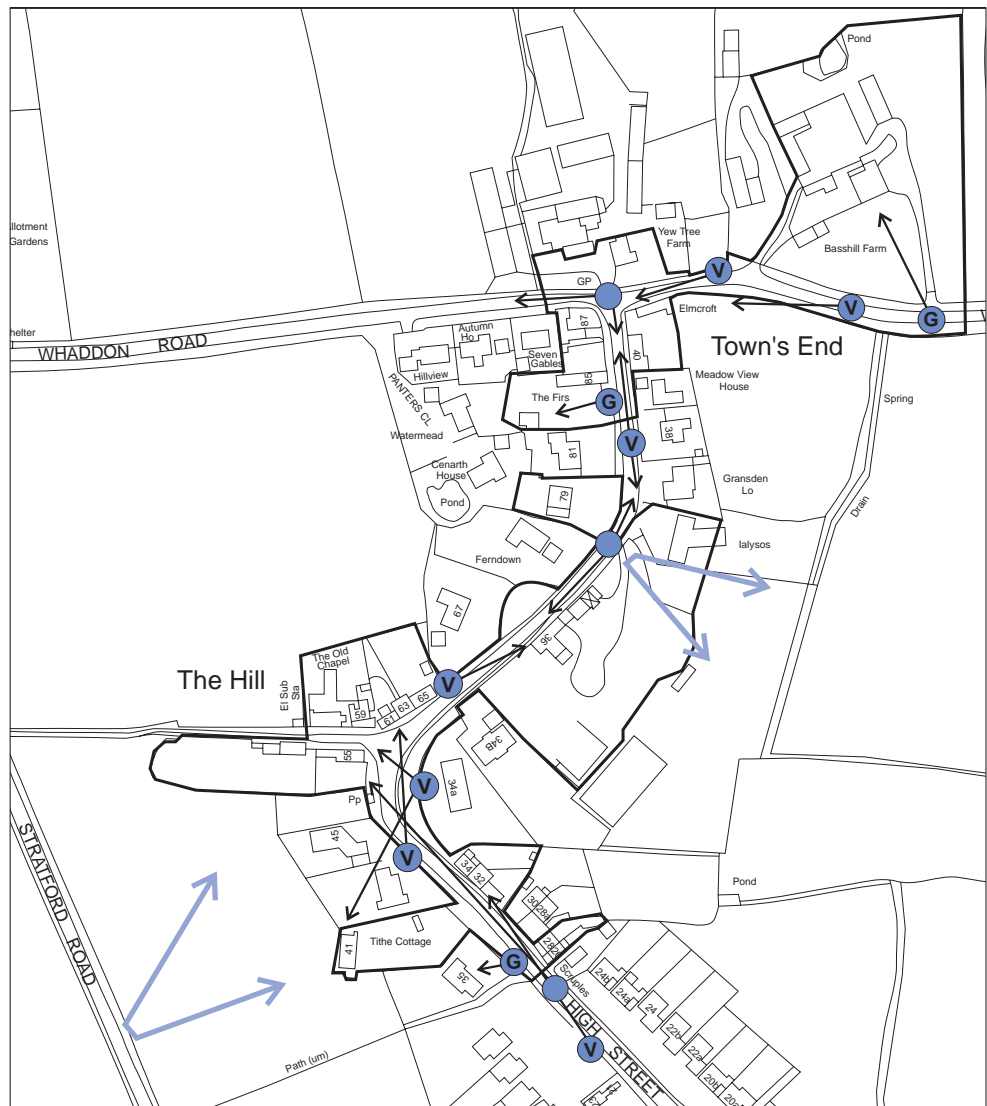
CHAPTER 9 - KEY VIEWS AND VISTAS

Views into and out of the Conservation Areas include large areas of farmland, reflecting the agricultural history of the area. Distant views of the Conservation Areas are limited due to the presence of mature trees and hedges that screen a number of the buildings.

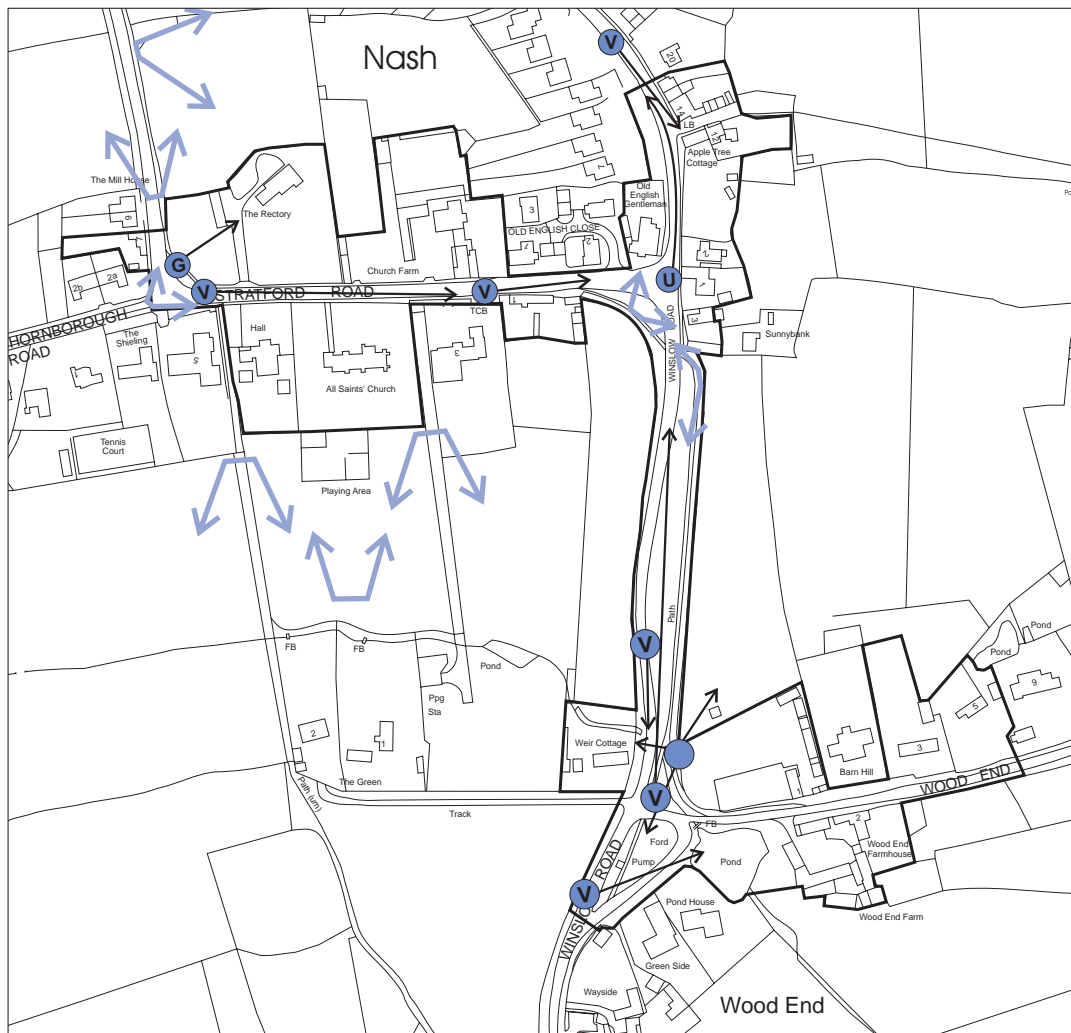
There are a number of long reaching views out of the Conservation Areas, over the countryside. Between the properties fronting the High Street there are glimpsed views of the farmland behind. The area surrounding the Church provides views across to higher ground to the north of the village. There are a number of key views along the highways of the Conservation Areas, and the High Street, with its sharp bends, provides interesting unfolding views. The tall hedges and trees found in the Conservation Areas frame views of the houses behind.



View towards Tithe Cottage from Stratford Road



Key views and vistas - Town's End & The Hill Conservation Areas



Key views and vistas - Stratford Road & Wood End Conservation Area

	View to specific object / landmark
	Glimpsed views
	General views
	Unfolding views
	Panoramas
Not to any recognised scale	
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There are a number of landmark buildings and structures within the Conservation Areas. The Church is easily visible from the surrounding countryside, and from the Stratford Road. The water pump at the junction of Winslow Road and Wood End is also clearly visible from the surrounding area, especially from the approach to the village up Winslow Road. Along the High Street the corner buildings of 61 to 65, High Street are interesting landmarks, as is the Tithe Cottage, which is visible over the modern infill development in the High Street and from the field to the west.



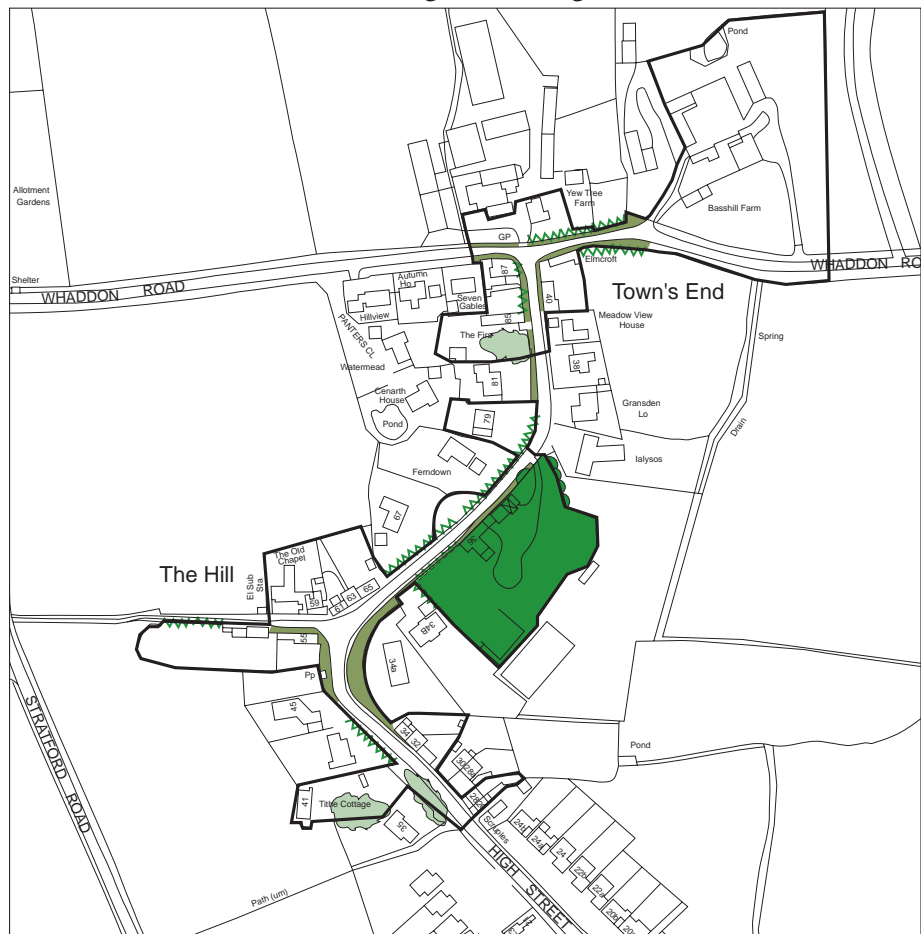
View from recreation ground towards Stratford Road

CHAPTER 10 - OPEN SPACES AND TREES

Within the Conservation Areas, a large proportion of the green space is private garden. The area behind the churchyard, with the play park, is important public open space, but is just outside the Conservation Area boundary. The open green at the junction of Winslow Road and Wood End is an important feature of the Wood End Identity Area. The farmland around the village gives a feeling of space and openness.

There are a large number of mature trees and hedges within the Conservation Areas. These green screens are important within the context of the Conservation Areas as they reflect the agricultural nature of Nash's origins whilst providing privacy for the residents. There are a number of important trees within the Conservation Areas that are the subject of Tree Preservation Orders. These are located within the curtilage of 36 High Street. Just outside the Conservation Area boundary on Thornborough Road there are three more protected trees.

The organic forms of the trees and hedges within each area contrast with the regular forms of the built environment. The greenery frames views of buildings and features, and leads the eye along footpaths and roads, drawing attention to certain structures and masking others. The green open space, such as the grass verges up The Hill and along Stratford Road, contrast with the more enclosed areas of Stratford Road and Town's End and create important buffers between the modern development and the historic roads.



Map showing extent of greenery - Town's End & The Hill Conservation Areas



View looking west along Stratford Road



Map showing extent of greenery - Stratford Road & Wood End Conservation Areas

- T.P.O.'s (Tree Preservation Orders)
- Other important trees / groups of trees
- Important green spaces
- ⚡ Important hedges that provide enclosure or firm village edge



View looking north along Winslow Road

CHAPTER 11 - PERMEABILITY

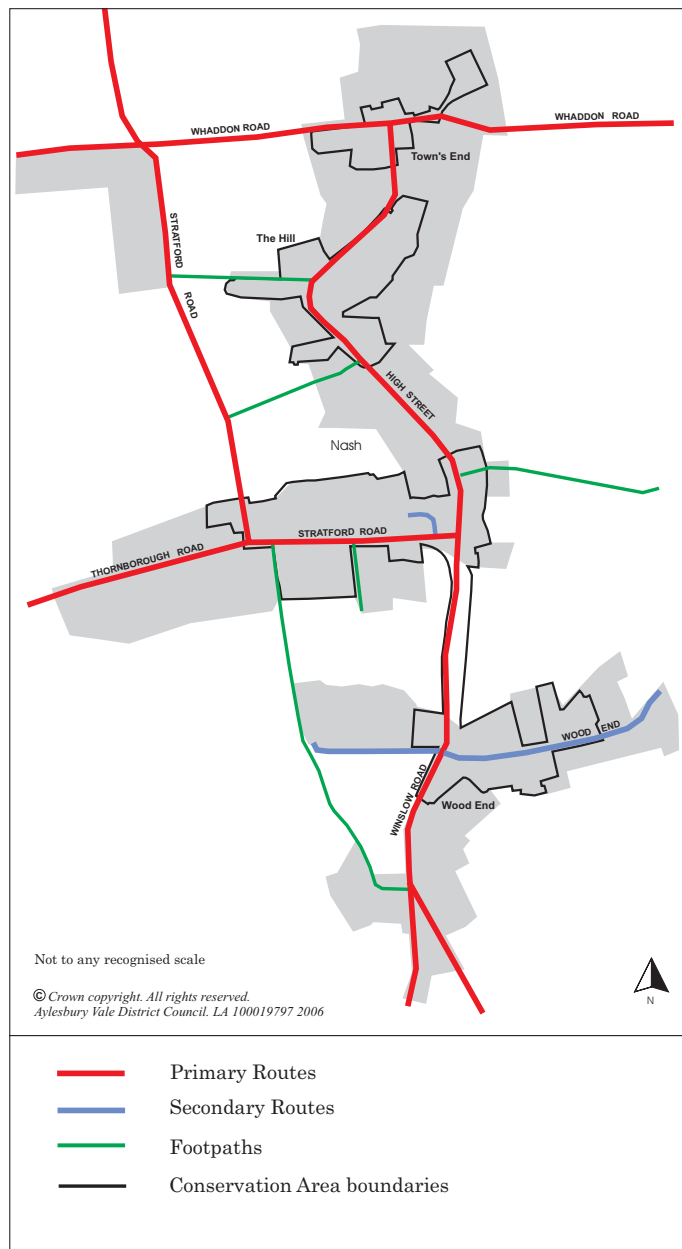
Whaddon Road, High Street and Stratford Road form a loose grid of primary roads. Historic maps show that originally there was a further street linking the middle of the High Street with an open area halfway up Stratford Road. This road is now a pedestrian footpath. The layout of the roads and paths create a figure of eight road structure.

Winslow Road, the main approach road to the south of the village, is also a primary road. The secondary routes within the village are Wood End and Thornborough Road which lead off the primary roads and have residential development on either side. These roads are not as busy as the primary routes.

As well as the vehicular routes within the village there are a large number of footpaths and tracks within and surrounding the Conservation Areas. Many of these paths follow older field boundaries, provide easy access to the agricultural land around the village, and connect the primary routes together.



Footpath linking High Street and Stratford Road



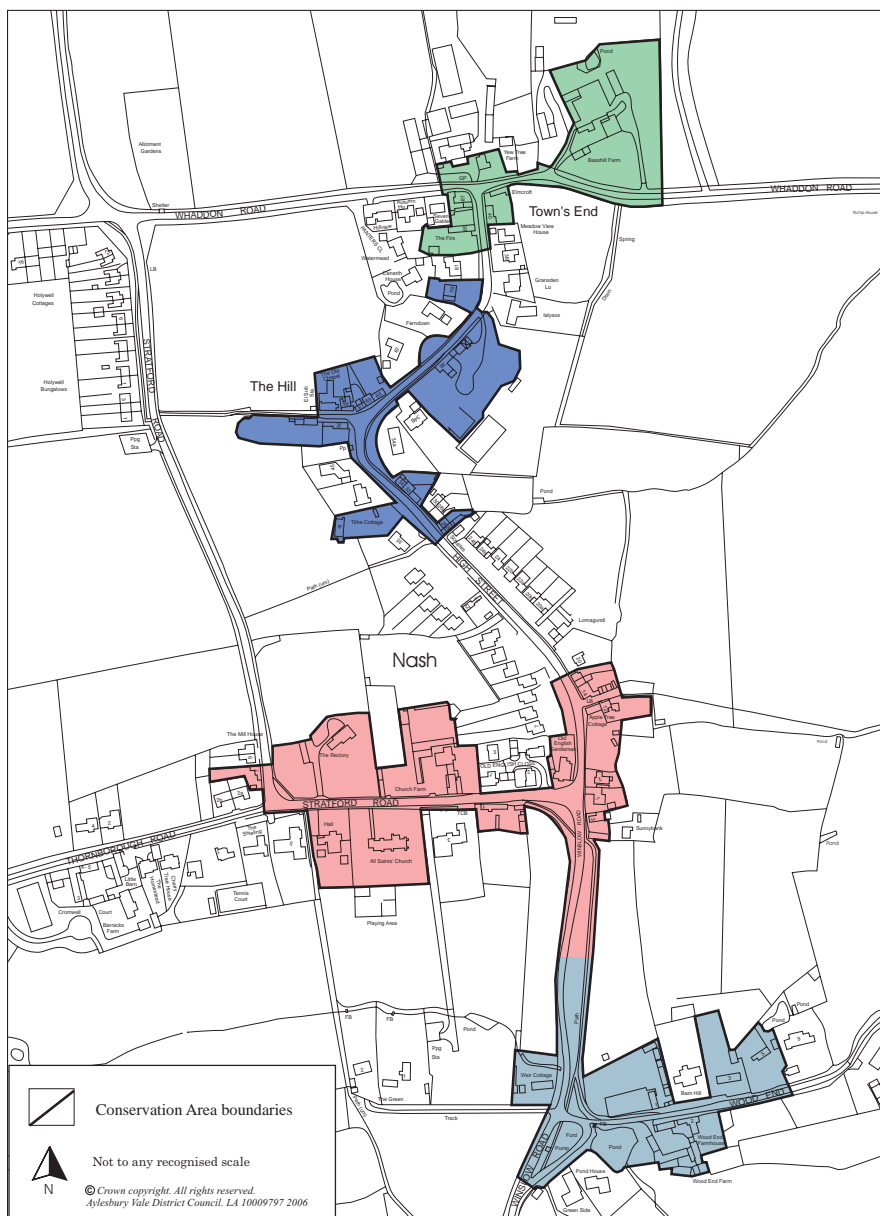
Map showing roads and footpaths through village

CHAPTER 12 - DEFINITION OF IDENTITY AREAS

The Nash Conservation Areas contain two principal periods of building of contrasting character, 17th and 18th century timber framed construction and 19th century Victorian brick built properties.

The Stratford Road and Wood End Conservation Area shall be subdivided. Stratford Road contains a mix of these two predominant building styles, whereas most of the buildings in Wood End are timber framed properties. These two areas will be considered as separate Identity Areas.

Given the small scale of the Town's End and The Hill Conservation Areas it is not considered necessary to further subdivide these areas. They shall be considered as single Identity Areas. Each of the four Identity Areas shall be discussed in the following pages.



Map showing Identity Areas

CHAPTER 13 - VILLAGE MORPHOLOGY

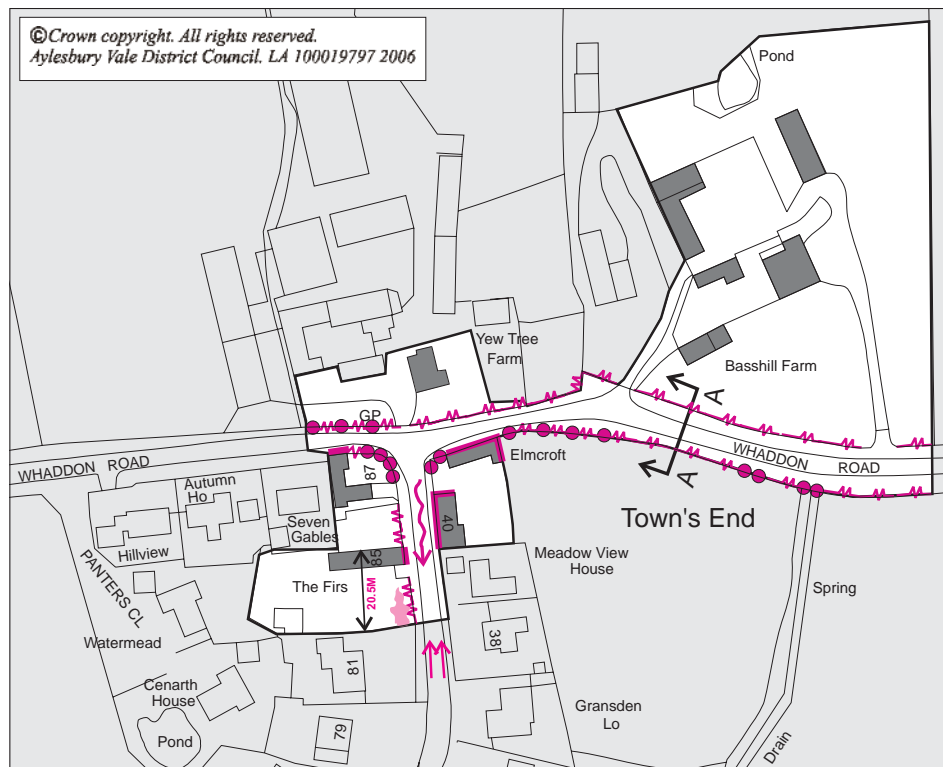
Historically, Nash village was a collection of dispersed hamlets, joined by the High Street and Winslow Road. The association of the historic buildings with areas of productive land is key to the development of the village, with the historic properties originally having been set on large agricultural plots. Although modern houses have been built on these areas of farmland in many cases the original plot boundaries are still distinguishable.

The hillside terrace development of The Hill and Town's End is distinctive, following the contours of the hill, whilst the area of Wood End is more akin to a valley bottom settlement. Skylines, building ridge and eaves heights, patterns of building, plot sizes and the positioning of buildings relative to roads vary considerably throughout the village. The shape of the roads also varies within the village, with wider sections such as those of Winslow Road, contrasting with the narrow, twisting nature of the High Street.

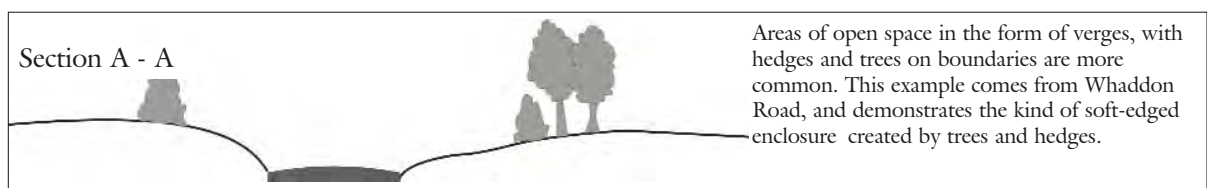
Town's End

This area covers a small group of properties clustered around the junction of Whaddon Road and Nash High Street. The area contains two detached Victorian farmhouses, set within large groups of outbuildings and yards to the north of Whaddon Road, and a collection of four smaller buildings that sit either side of the road junction.

The four buildings to the south of Whaddon Road are set close to the street, at the front of their plots. The position of the buildings, and the tall boundary walls to Elmcroft and Yew Tree Farm create a feeling of enclosure within the area. Most of the buildings in Town's End are orientated with their ridges parallel to the street.



Town's End - showing organisation of space in Conservation Area

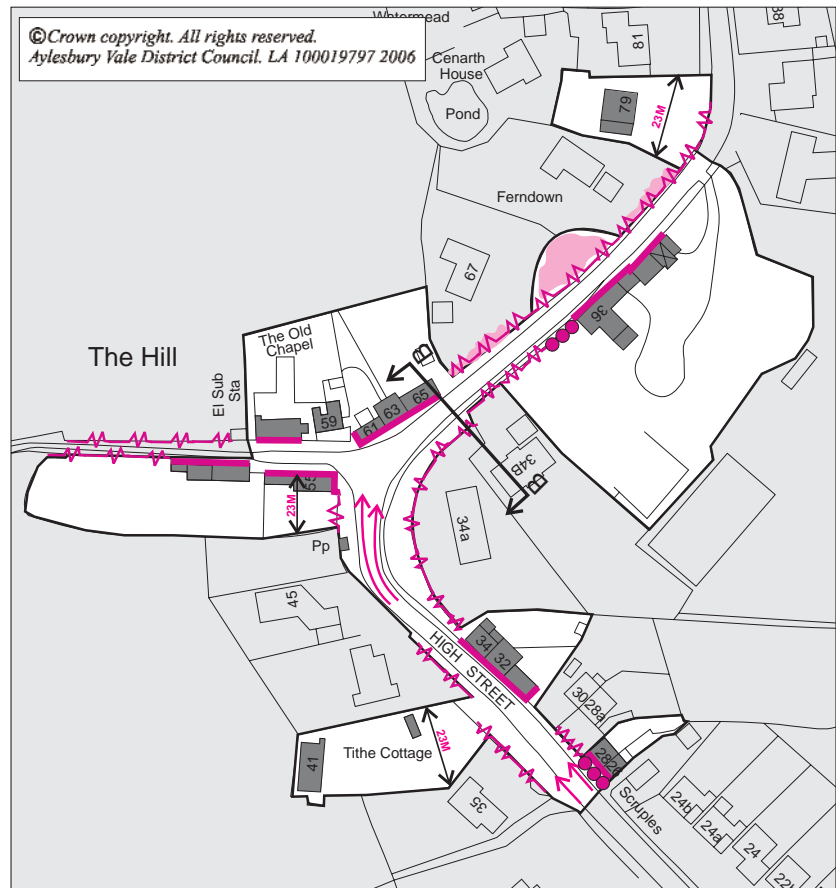


The exception being The Firs, orientated with its ridge running at 90° to the road. Views within this part of the Conservation Area are limited by the hard boundary edges and the large amount of greenery to the north of Whaddon Road.

Plot sizes vary within the Town's End Conservation Area. The two farmhouses, Basshill and Yew Tree Farm, sit on large plots, with ranges of farm buildings attached. The properties on either side of the High Street junction sit on much smaller plots. There are no footpaths in this part of the village, and the verges along Whaddon Road are steep, creating a sense of enclosure.

The Hill

The Hill covers a stretch of development along the High Street. The area includes a mix of Victorian houses and earlier buildings, most of which sit very close to or abutting the highway. The development follows the line of the High Street, which curves along the gradient of the hill, dropping down from the Town's End area and then rising up slightly towards The Hill. These differences in ground level are a particularly important feature of the area. The majority of buildings in this part of the village are not as densely organised as those in Town's End. There are examples of larger detached houses situated close to the road as well as the three small terraces located in the southern part of the area.



The Hill - showing organisation of space in Conservation Area



In all four Conservation Areas there are examples of historic properties abutting the road edge opposite more recent buildings set well back from the road. This is a common layout in Nash.

	Loss of enclosure	<u>Visually important Boundaries</u>
	Indicating rise in ground level	
	Strong building line providing enclosure	
	Trees providing enclosure	
	Conservation Area Boundary	
	Cross section	

The properties that abut the main road create strong building lines, and along the High Street buildings form the focus of most views. In the upper part of the area there is some greenery in the gaps between buildings and glimpses of views through to the countryside behind.

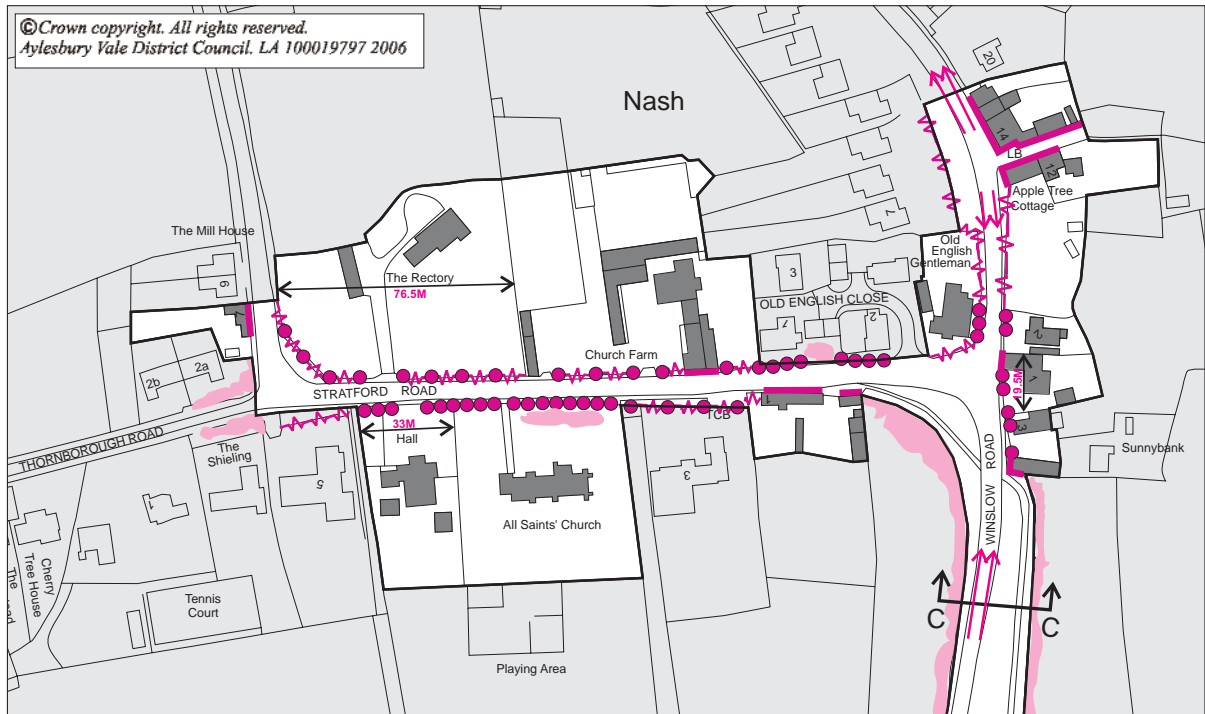
Plot sizes vary along the High Street, but many of the older properties would originally have been set in large plots. Many of these have since been divided to allow modern houses to be built.

At the lower end of the area the road is wide, with footpaths and verges on either side. At the northern end of the area, close to 36, High Street, there is a gap in the footpath where the building abuts the road. At this point there is an increased sense of enclosure, and the road appears narrower.

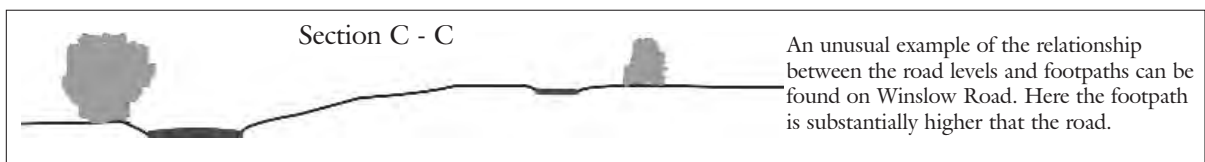
Stratford Road

This area covers the southern end of the High Street and Stratford Road, and includes the two principal public buildings of Nash village; the Church and the Village Hall. With the exception of 14-18, High Street, a small Victorian terrace, all of the buildings within Stratford Road are detached. There is some variety in terms of building position in plot and orientation. Of the earlier buildings within the area most abut the road. The Rectory, the Church and the Village Hall are all set back from the road behind areas of garden or open space.

The ground level along Stratford Road is fairly uniform, but at the junction with Winslow Road there is a slight rise and the road curves around and then drops down gently to the south. The High Street, leading to the north, dips before rising again up to The Hill. These



Stratford Road - showing organisation of space in Conservation Area



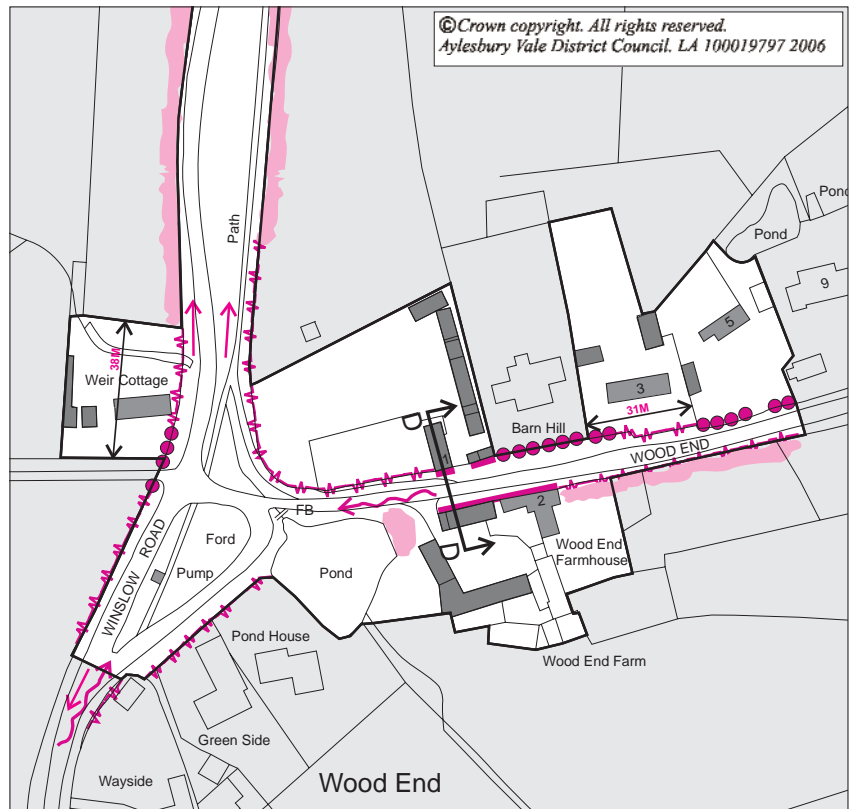
changes in ground level affect views up and down the main roads and are important to the character and appearance of the Conservation Area.

There is a sense of enclosure along Stratford Road, created by the tall boundary walls of Old English Close and Church Farm on one side and 1, Stratford Road on the other. The area around the Church and the Village Hall and Rectory is open, and similar in character to the area at the top of The Hill.

Wood End

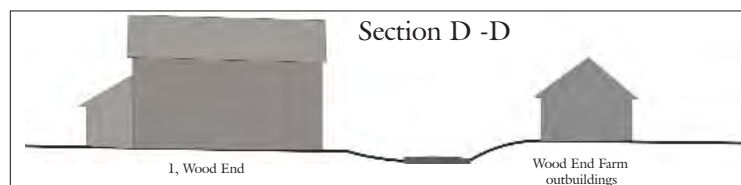
Wood End is the most architecturally uniform Conservation Area within Nash village. The properties in the area are large detached cottages that sit in substantial plots. The houses are either set back from the road behind small gardens or abut the road at ninety degrees, with prominent gable ends. The buildings are seen as part of a group, around the village green. Plots tend to be wide rather than deep, reflecting the agricultural history of the settlement and the land patterns laid out during enclosure. The area around the pond and green is fairly flat, rising up slightly to the west across the fields. There is a sense of enclosure along Wood End Road, particularly between the gable ends of Wood End Farm and 1, Wood End. This enclosure contrasts with the wide, open feeling of the green and village Pond.

The pond and green are important public areas within the village. They are also important in terms of views, particularly along the southern approach road into the village from where they signal the entrance into the historic village core. The area is particularly sensitive to unsympathetic change, as the character is so open and ephemeral.



Wood End - showing organisation of space in Conservation Area

	Loss of enclosure		Walls, fences, railings
	Indicating rise in ground level		Hedges
	Strong building line providing enclosure		Hedges, with railings or walls
	Trees providing enclosure		
	Conservation Area Boundary		
	Cross section		
		Visually important Boundaries	



It is unusual in Nash to find properties that abut the road directly opposite one another. Buildings positioned in this way create a strong sense of enclosure due to the hard building edges. This example is from Wood End.

CHAPTER 14 - ARCHITECTURAL FORM

Town's End

Town's End contains a number of detached properties of different styles. The smaller cottages are built in the traditional vernacular style, whilst the two large farmhouses are examples of polite architecture. Most of the properties in the area have simple plan forms, although a number have been added to in later years. The farmhouses, as the grandest residences, have more complex plan forms.

The properties in Town's End are, in the main, 1½ or 2 storeys. The cottages tend to be smaller than the farmhouses, with lower eaves and ridge heights, and steeper pitched roofs. There is a wide variety of material used in this area, with buildings of plain brickwork and render, painted timber frame and brick infill panels. Fenestration patterns are irregular on the vernacular cottages, but the two Victorian farmhouses show traditional regular fenestration patterns associated with houses of this date.



40 High Street

The Firs, a grade II listed cottage close to the junction with Whaddon Road, has clear historical interest and is visible in views both up and down the High Street. The other three cottages clustered around the junction all have some evidence either of historic plan form or fabric, but have been greatly altered in recent years. These properties have been included in the Conservation Area principally due to their high visibility and contribution to the street scene.

The Hill

The Hill includes a mixture of both detached and terraced housing, the majority of which is built in the vernacular style with timber framing and/or rendered walls, and possible rubble stone to 55, High Street. No.79, High Street is an exception to this, with its polite architecture and symmetrical frontage constructed in unpainted brick.



79, High Street

Most of the properties have simple plan forms, some with later extensions, and all are either 1½ or 2 storeys high. With the exception of 79, High Street and the Victorian terrace at the lower end of the Conservation Area fenestration patterns are irregular. Recently there has been a trend in the village to strip historic brickwork of its render or paint and leave it bare. A number of buildings show signs of abrasive stripping.

Stratford Road

Like The Hill, there is a mixture of detached and terraced housing in Stratford Road, along with two moderately sized public buildings, the Hall and the Church. The architecture is a variety of polite and vernacular. The vernacular properties are small, with irregular fenestration patterns. The polite Victorian buildings have more regular fenestration patterns. There is a wide variety of material used within Stratford Road, including brick, painted brick, timber frame and render, paint or brick and rubble stone.



Church Farm, Stratford Road

Most private buildings within Stratford Road are of 1½ or 2 storeys although their ridge and eaves heights vary greatly. The Rectory in particular appears very tall when compared to the other nearby buildings. Plans tend to be simple, but with later additions.

Wood End

All bar one of the buildings within Wood End has an exposed timber frame. Two of the buildings, 3, Wood End and Weir Cottage, are thatched, and the other two show evidence that they would originally have been thatched. The remaining building, 1, Wood End is a brick property, with small irregular casement windows. However, the general plan of the property reflects that of the nearby timber framed houses, and suggests that the property is older than it appears externally.



Wood End Farmhouse

Within Wood End all the properties are fairly substantial detached houses, most of which have 16th and 17th century origins. They are vernacular in style, with exposed timber framing and brick or rendered infill. The houses originally had a simple plan, but have been greatly altered and extended over the years. They are for the most part 1½ storey structures. Ridge heights range from 8m to 10m, with eave heights averaging around 5m.

CHAPTER 15 - DETAILS AND MATERIALS

Roofs

Thatch

A number of the oldest properties within the Nash Conservation Areas are thatched, most with straight gable ends or half hipped roofs. Originally these buildings would have been thatched in long straw, but a number of the properties have since been re-thatched in combed wheat reed. Pitches are steep and ridges tend to have some decoration, although originally they are likely to have been plain and flush with the roof. A number of the tiled buildings within the Conservation Areas have unusually steep pitches, low eaves and tall ridges, signs that they were originally thatched.

Thatch tends to be yellow when first applied to the roof, but weathers to a 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.

Tile and Slate

Of the other historic properties a number have clay tiles. Plain tiles tend to be most common, although there are examples of modern pantiles on some properties. Colour varies, but brown/red and brown clay tiles are both common in the village. Historic tiled roofs tend to undulate a little, particularly along the ridge line if the underlying roof structure has not been altered. This irregularity adds to the character of historic properties. The surface on clay tile roofs is often richly textured, with overlapping tiles creating interesting patterns and shadows when viewed from the road.

Some Victorian buildings have been roofed in slate. The most distinctive of these buildings is the Village Hall, with its fish scale slate. Slate is thinner and often not as richly textured as tile, and so does not create the same shadows and lines. However, natural variations in colour between slates can create interest on large roof slopes. Wet slate becomes much darker in colour and gains a sheen.

Modern Materials

Modern properties around the areas tend to have modern roofing materials, such as artificial slate or machine made tiles. Often these materials are easily distinguishable from their traditional equivalents. Artificial slate does not shine like natural slate in the rain. The replacement of traditional roofing materials is a minor problem within the areas. There are a number of buildings that have had their historic roofing materials replaced. There is a risk that further erosion of traditional materials will affect the visual character of the village, in particular the removal and replacement of traditional thatch can often necessitate alterations to the pitch, height and design of rooflines, greatly altering the external appearance of the building.

Roofs



Example of decorative ridge



Partially hipped gable end



Hipped thatched end



Traditional hand made tiles



Fish scale roof tiles on Church Farm



Fish scale slates on the Village Hall



Modern sheet metal roofing



Modern natural slate



Traditional slate



Modern sheet metal roofing

Chimneys

Chimneys are almost exclusively made of brick, some with rendered or painted finishes. The Victorian farm houses and 79, High Street all have symmetrical chimneys to either side of the building. The smaller Victorian cottages tend to have shared chimneystacks running up the central dividing wall. The older timber framed buildings tend to have irregular chimney positions. Some are situated close to the centre of the house, opposite the main entrance door, whilst others have been added to the ends of the buildings on the external walls.

Many of these chimneys give the impression that they are not original to the house and are later additions. One prominent example may be seen on 1, Winslow Road, where the chimney stack appears to have been added around an existing window, creating a distinctive crooked appearance. Many of the historic chimneys around Nash are topped with tall terracotta pots.

There are rare examples of rubble stone chimneys within the village, the most notable being that on the Village Hall.



External stacks



Brick ridge stack



Brick gable end stack



Rendered chimney stack



Tall terracotta chimney pots are common in Nash village



Rubble stone chimney on the Village Hall

Walls

Timber

There are a number of examples of traditional timber framing within Nash village. Timber was the principal building material in Nash until the 19th century. The timber framed buildings within the village are box framed, and tend to be two storey constructions with the second storey in the eaves of the roof. Dormers are common on these timber buildings.

Within Nash there are some examples of cruck framing. Cruck framing is a traditional form of construction that utilises curved timbers joined by a tie or collar beam, rising from ground level to the apex of the roof.

Timber Infill

Infill panels on timber framed buildings in Nash tend to be brick. Some are painted in pale colours to contrast with the timbers, and others are rendered and then painted, but the majority are plain brick. Patterned infill brickwork is rare, one exception being a herringbone panel at Weir Cottage, Wood End.

Brick

Most of the Victorian buildings within the Nash Conservation Areas are built in brick, and a number of the earlier properties have brick infill panels in their timber frames. Red/brown brick is common in all of the Conservation Areas. A number of the brick buildings are rendered on the principal elevation to emulate the appearance of stone.

Historic bricks within Nash vary in size, but for the most part they are standard imperial sizes. The texture of the historic brickwork is fairly regular, but there is variation in brick colour which creates a mottled appearance on brick elevations. Bonding patterns within the village are limited to a few standard styles. Flemish and English bonds are both common throughout the village, Flemish garden wall bond is also present at 32 and 34, High Street. There are a few examples of properties with decorative brickwork and arched window openings.

Decorative brickwork is present in Nash village. No. 57, High Street and the adjacent property, the rear portion of 87, High Street and 14 and 14A, High Street all have dentiled brick eaves. 79, High Street has some diaper work patterning to the front elevation between the windows.

Render Painted render is common on both the historic and modern buildings in Nash village. Most of the rendered buildings are painted white or pale cream. Historically, lime based render and wash would have been used to cover brickwork or timber framing and a number of the historic buildings within the Conservation Areas are rendered in lime. The modern rendered buildings that sit either side of the High Street have been rendered in a cement based material.

Rubble Stone

Rubble stone is common in Nash village, particularly in gable walls of buildings and elevations that do not front the road. A number of the rubble stone buildings have been painted or rendered to cover the stone work. The Village Hall and Church are both built in plain rubble stone, laid in uneven courses. Rubble stone is a highly textured building material, as the stone is rarely neatly finished. The uneven shapes and sizes of the stone produce a patchwork effect on elevations, and there is no regular pattern in the stonework. The colour of the rubble stone around Nash is mixed, although for the most part the stone tends to be pale cream or grey.

Walls



Flemish garden wall bond



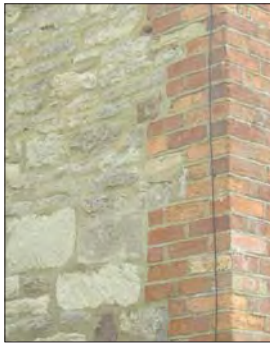
Flemish bond



Stretcher bond - this brickwork was originally painted



Herringbone brickwork at Wood End



Rubble stone with brick quoins



Rubble stone



Plain and rendered brick infill panels to timber frame



Painted brick infill panels to traditional timber frame



Plain brick infill

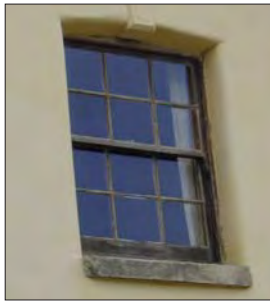
Windows

Many of the buildings within the areas retain their traditional timber windows. There are some examples of leaded lights, particularly on the smaller timber framed houses. For the most part fenestration patterns on these cottages are irregular and windows are small casement style openings. A more regular glazing pattern can be found on the Victorian properties in the areas, for example 79, High Street, Yew Tree Farm and Basshill Farm, where the windows are predominantly sliding sashes.

Historically windows would have been fitted flush to the elevation, but a number of properties now have recessed windows.

Dormers are a traditional feature on the older houses within The Nash Conservation Areas, often coupled with low eaves and storey heights. On taller buildings within Nash, with full height second storeys, dormers are not so common.

Within Nash there are some examples of modern replacement windows that are not in keeping with the character and appearance of the Conservation Area. The traditional timber windows in Nash have thin glazing bars and frames, whereas the new windows that have been added tend to have very wide frames and thick glazing bars.



Traditional Georgian sash window



Unusual C20th leaded lights at Church Farm



Traditional Victorian casement with arched brick header



Unusual projecting first floor window on gable end



Traditional casements are found on a number of the timber framed buildings. Some have leaded lights, and some timber glazing bars.



Unusual casement style windows on the Village Hall



Dormer windows are common on timber framed buildings in Nash, many are positioned close to eaves lines and are likely to have been thatched originally.



Thatch dormers at eaves height



Doors

Timber is the traditional material for doors within the Nash Conservation Areas. Most properties have retained traditional style doors, either in solid timber or with a single, small, glazed panel. The Rectory is unusual within the Conservation Area, with its tall glazed doors and fanlights above, in keeping with the design and period of the building.

The majority of doors within the area are small, and are located off-centre. Very few are central to the property elevation. The door positions on the oldest properties may indicate that the houses were originally open hall houses, that have since been added to and extended.



Examples of traditional style timber doors



Closed porches are unusual in Nash



Open porches are more common in Nash, where a number of timber framed properties have small tiled open porches



Surface Treatments

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

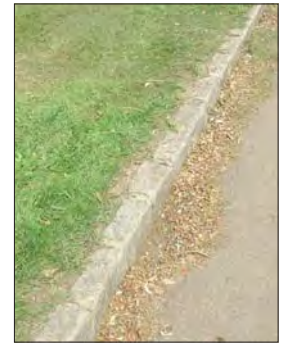
Around the pump on Wood End green there is an area of cobblestones that has been repaired in recent years. Similar cobbles and brick guttering have also survived beneath the water pump on High Street. There are also some areas where traditional stone has been used instead of concrete curbstones but these are rare.



Cobbles beneath the water pumps on High Street and Wood End green.



Traditional stone curbstones, unusual within Nash village.



Boundary treatment

Within the Nash Conservation Areas there are two predominant boundary treatments. In Town's End and The Hill most of the properties have tall hedges and planting along their boundaries, sometimes with a low wall. The hedges tend to be very thick, and block views across the plots behind.

There are very few brick boundary walls in the northern Conservation Areas. The exceptions are Elmcroft and Yew Tree Farm which have tall boundary walls that are built in plain stretcher bond with brick coping. 36, High Street has a tall boundary wall to the south west of the property built in Flemish Stretcher bond.

In the southern half of Nash, boundary walls and timber post and rail fences are more common, particularly on Stratford Road. These walls tend to be built in brick, with Flemish or English bond, and range from 80cm in height to 160cm. There are also a number of rubble stone walls within the Conservation Areas. Often these walls are coupled with greenery and hedges behind.

There are a number of properties in the Wood End area that combine open fencing with thick hedges and shrubs. These post and rail fences are, for the most part, fairly modern additions but they reflect the agricultural nature of the area and the surrounding property boundaries.

Both the brick and stone walls in all areas show a wide variety of coping detailing. Most walls are straight, although the church and village hall boundary wall is notable for its buttresses.

A number of the properties have wrought iron gates, and in some cases short lengths of railing too. Ironwork tends to be plain, with some small ornamentation in the form of finials. Highly ornate ironwork is not present in Nash. The gates are short, often bounded by hedges and trees.



Rubble stone boundary walls, these are found in coursed and rough forms



Brick buttresses are unusual but examples can be found on Stratford Road

Brick boundary walls with a variety of copings including brick and stone



Iron gates are common but railings are not seen on many properties in Nash

Soft edges made up of hedges and trees are particularly common in Nash village. These are seen in all areas and create a strong sense of place, framing views and glimpses within the area.



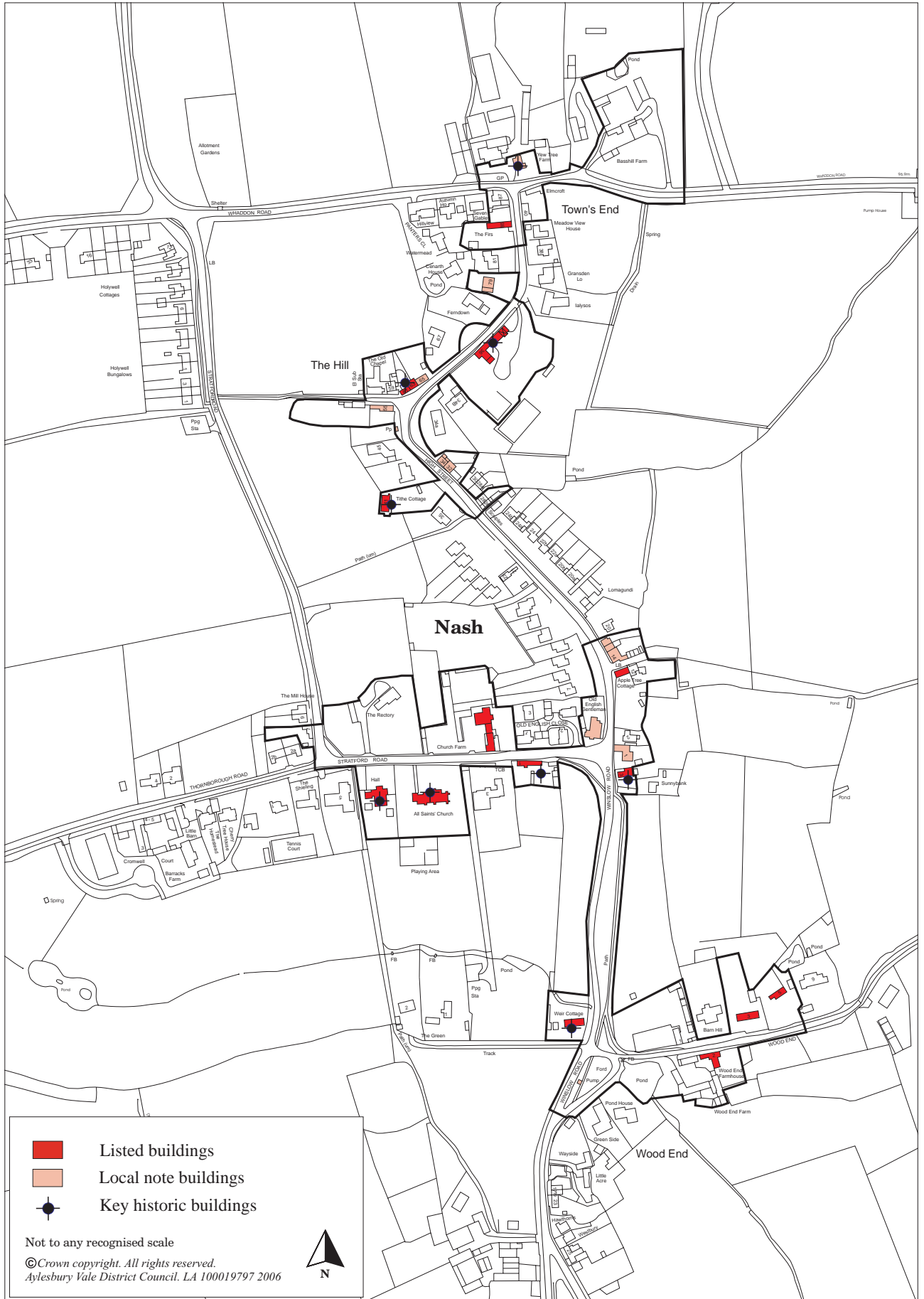
Post and rail timber fences and 5 bar gates are common, particularly in Wood End. Close boarded fencing is unusual on front boundaries in the village.

CHAPTER 16 - KEY BUILDINGS

Within Nash village there are many important buildings. These include not only listed buildings, but also un-listed buildings that have some architectural, historic or visual interest.

Key buildings are buildings which are visually important. They may be visible in a number of key views, or stand at important road junctions. Key buildings in Nash also include structures which are important landmarks in views from outside the village. Key buildings may be listed or unlisted.

Local note buildings are un-listed buildings which are not of listable quality but nevertheless make a positive contribution to the character of the Conservation Area. These buildings are identified on the map opposite and are described briefly in Appendix V.



CHAPTER 17 - 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 Nash.



Overhead wires



Street furniture



Exposed bins

CHAPTER 18 - GLOSSARY OF TERMS

Aisles	Part of a church. Running parallel to the nave (main body of the church) and usually separated from it by arcades or colonnades. Usually lower in height than the nave.
Apex	The highest point of a structure.
Arcade	A series of arches carried by columns, piers or pilasters.
Arched lintel	An arch spanning an opening which supports the wall above.
Assarted	Medieval fields which have been created by woodland clearance. They are usually small in size, irregular in shape and bounded by woodland hedgerows which are capable of supporting variety of wildlife.
Attic	Rooms within a roof space.
Battlemented	A parapet which has raised sections (called merlons) alternating between gaps or spaces (called crenelles).
Bays	Regular visual or structural divisions within the design of a building.
Buttress	A projection which is physically attached to a wall providing support and giving it greater strength.
Cambered	A shallow curve.
Canted	Any part of a building which is constructed on a polygonal plan, for example bay windows.
Canopy	A covering or hood above a door or window
Capping	The top course / covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called coping.
Chancel	The eastern part of a church containing the choir and sanctuary.
Column	Any shaped upright which usually supports a lintel.
Colonnade	A row of columns with an entablature above.
Coping	The top course / covering (tile, stone, brick) of a wall designed to protect the wall and throw off rainwater. Also called capping.
Cornice	A moulded projection on top of an entablature, moulding, wall or opening.
Cruck	A pair of curved timbers which rise from ground level or the top of a wall to join together at the apex of the roof.
Curtilage	The land contained within the boundary of a property.
Cusped	A point formed at the junction of two curves or arches.
Decorated	Period of English medieval architecture dating from late 13th c to second half of 14th c.
Dentillated brickwork	Effect created by the projection of alternate headers to create a tooth-like pattern.
Doric	One of the five Classical Orders.
Eaves	The bottom edge of a roof slope which overhangs the wall face.
Ecclesiastical	Term relating to the Christian Church.
Elevation	The face of a building.
Enclosure	A form of land subdivision where small strip fields were amalgamated to form larger fields which were in turn enclosed. Up until 1750 this was a piecemeal process. Between 1750 and 1850 Enclosure Acts of Parliament made the practice widespread and changed the face of the countryside. An Enclosure map is a map showing the post Enclosure field divisions.
English bond	Pattern created by bricks being laid in alternate courses of headers and stretchers.
Entablature	In Classical architecture, the section above the columns containing, architrave, frieze and cornice.

Engaged	An architectural element which is attached or partly buried within a wall, e.g. column.
Flat lintel	Flat beam or brickwork spanning an opening which supports the wall above.
Flemish bond	Pattern created by bricks being laid in alternate headers and stretchers.
Flemish garden-wall bond	Pattern created by bricks where three stretchers are laid between each header. Also called Sussex bond.
Finials	A decorative ornament found on spires, gables, pediments, canopies and pinnacles.
Fixed pane	A window pane which does not open.
Flush fitting windows	Window panes positioned on the same plane.
Frieze	In Classical architecture the section between the cornice and architrave of an entablature, sometimes decorated with patterns or figurative sculpture.
Gable	The end wall of a building.
Gauged brick	Precise brickwork, bricks laid with tight mortar joints.
Gothic Revival	Architectural style of the 18th century associated with the Picturesque movement arising from a resurgence in interest in medieval architecture.
Headers	A brick or stone where the longest dimension is positioned at right angles to the surface of the wall.
Hipped gable	A roof that slopes on all three sides at the gable.
Ionic column	One of the five Classical Orders.
Keyblocks or keystone	The block at the centre of an arch which works in compression to holds the arch together.
Lancet window	A tall narrow window with a pointed arch to the top. A form of arched windows founded from the end of the 12th to the mid 13th centuries and in late 18th and 19th century Gothic Revival architecture.
Lintel	A horizontal beam spanning an opening which supports the wall above.
Mansard roof	Roof formed from two incline planes, the lower slope of which is steeply pitched.
Quoins	The corner of a building emphasised with raised brickwork or stone laid in a pattern.
Pane	The glass light of a window as in window pane.
Panelled	A sunken or raised section of a door, ceiling or timber lining to a wall (wainscot), surrounded by moulding.
Parapet	A low wall along a roof, balcony or terrace.
Permeability	Ease of movement within an area/passage of people and/or vehicles
Pediment	In Classical architecture a shallow pitched gable positioned on top of a portico or a facade.
Picturesque	An 18th century architectural movement. The word Picturesque derives from 'pittresco' which means 'in the manner of the painters,' referring to the 16/7th century French and Italian artists Poussin, Claude and Salvator Rosa.
Pier	Similar to a column or pillar but more massive in construction.
Pinnacles	The top of a spire, turret or buttress.
Pitch	The slope or incline of a roof.
Plan	The layout of a building
Plinth	The bottom section of a building designed to suggest that the building is sitting on a platform.

Plot	The land occupied by a building and its grounds.
Polite architecture	The term implies that aesthetics and architectural fashion have consciously been given consideration above functional requirements in the design of a building.
Portico	A porch in front of a building consisting of a roofed space with open or partially enclosed sides and columns forming the entrance. Often carries a pediment.
Proportion	The relationship between parts / elements of a building in terms of their size and scale.
Quoin	The corner of a building emphasised with raised brick or stonework laid in a pattern.
Render	Where a surface is finished in a material such as plaster, stucco or pebbledash.
Roughcast	Rough textured render.
Sash window	Windows where the frames are positioned in vertical or horizontal grooves and are capable of being raised or lowered vertically or slid from side to side.
Scale	The size of a building or parts of a building considered in relation to other elements, objects or features for example the landscape, another building or the size of a person
Segmental arch	An arch which is formed from part of a circle but which is less than a semi-circle.
Sequestered	Term meaning temporarily removing a property from the possession of its owner.
Solid to void ratio	The ratio of areas of walls to areas of windows and doors.
Spalling	Where damage occurs to the front face of stone or brickwork as a result of frost action or chemical action.
Stack	A chimney
Stretchers	A brick or stone laid with its longest dimension parallel to the face of the wall.
Tile creases	A row of tiles hanging out over a wall, eaves or roof verges which are designed to throw rainwater clear of the wall. The crease is held in place with a coping.
Tracery	Decorative pattern created by interconnecting elements of windows, screens, panels or vaults etc.
Tripartite	Divided into three.
Tympana	Name given to the space between a lintel and an arch above a lintel.
UPVc	Plastic framed windows
Vault	An arched roof covering a room or space.
Vergeboards	Where a roof hangs over the face of the wall and is finished with a board this is called a vergeboard. These vergeboards were often carved to form decorative patterns.
Vernacular	Traditional local building designs and techniques using locally sourced materials.
Village Morphology	Morphology is the analysis of the layout and form of places
Vitrified brickwork	Bricks with a glazed finish typically darker in colour.
Voussoirs	A wedge shaped stone or brick forming part of an arch or vault.
Water reed	(<i>Phragmites australis</i>) wetland plant used for thatching roofs. Traditionally its use was confined to Norfolk, the Fens and small areas along the south coast. Its use is now widespread and most water reed is sourced from abroad.
Windbraces	A timber within a timber frame, used to strengthen the structure against the wind. Usually forming an arch or diagonal.

CHAPTER 19 - GUIDANCE AND USEFUL INFORMATION

Guidance

- ◇ English Heritage & Planning Advisory Service, DCMS, *Guidance on the Management of Conservation Areas*, 2006.
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- ◇ Aylesbury Vale District Council, *Advisory Guide, Listed Buildings*, July 2003.
- ◇ Aylesbury Vale District Council, **Advisory Guide, Building Materials**, January 16th 1995.
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- ◇ British Geological Survey Geindex www.bgs.ac.uk/geoindex.htm (date accessed 27.11.06)
- ◇ Bucks County Council, Buckinghamshire & Milton Keynes Historic Landscape Characterisation, 2006

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The residents of Nash

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Appendix I Map showing Conservation Area boundaries



Features on the boundary are included in the conservation area

This map was accurate at the time of compilation 2006

Not to any recognised scale

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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 Planning Policies contained within Aylesbury Vale District Council's Local Plan, Part 1 (January 2004), relating to the management of Conservation Areas and the wider built historic environment.

GP.34	New development and local distinctiveness
GP.35	Design of new development proposals
GP.36	Efficient use of land
GP.37	Density of new development
GP.38	Landscaping of new development proposals
GP.39	Existing trees and hedgerows
GP.40	Retention of existing trees and hedgerows
GP.41	Minimising light pollution
GP.42	Design of advertisements
GP.43	Advertisements in Areas of Special Control
GP.44	Removal of unsafe or unattractive advertisements
GP.45	'Secured by Design' considerations
GP.46	Supplementary Planning Guidance
GP.47	Changes of Use to listed buildings
GP.48	Extensions and alterations to listed buildings
GP.49	Total demolition of listed buildings
GP.50	Partial demolition of listed buildings
GP.51	Setting of listed buildings
GP.52	Long distance views of churches and listed buildings
GP.53	New development in and adjacent to Conservation Areas
GP.54	Car parking and traffic generation in Conservation Areas
GP.55	Demolition in Conservation Areas
GP.56	Trees in Conservation Areas
GP.57	Advertisements in Conservation Areas
GP.58	Development and Scheduled Ancient Monuments
GP.59	Preservation of archaeological remains
GP.60	Development of Parks or Gardens of Special Historic Interest




Listed Buildings





Appendix IV


Heritage Asset No	Name of structure/site		Type / Date	Status	Description and assessment of significance
1	41 High Street (Tithe Cottage)		15th century house, altered in the 17th century	Grade II	Timber frame with 3 cruck trusses, colourwashed brick infill and rubble stone plinth. Hipped thatch roof with 2 intermediate colourwashed brick chimneys. 1 1/2 storeys, 4 bays. 20th century leaded casements, 2 and 3-light with small single light to left of second bay. 3 first floor windows under thatch eybrows. Central 20th century door. 20th century conservatory to left.
2	61-63 High Street (odd)		17th century cottages, altered and refronted 19th century	Grade II	Some timber framing with whitewashed brickinfill to rear. Brick to front, steeply pitched thatch roof, half hipped to left, brick chimneys to right gable and between cottages. 1 1/2 storeys, 3 bays. <u>Number 61</u> : comprising one wide bay to left, has paired wooden casements to centre and to first floor, partly in thatch, and barred window to right. Ground floor windows have segmental heads, ledged flushpanelled door to left. <u>Number 63</u> : has 2 bays with 3-light barred wooden casements to ground floor and upper left and small sash window to upper right. Central 20th century door. Door and right-hand window have segmental heads. Curved windbraces in roof.
3	85 High Street (The Firs)		late 16th century- 17th century house with 17th and 19th century extensions	Grade II	North side has timber frame with curved braces in centre bays and whitewashed brick infill. 19th century bay and south front are of whitewashed brick. Thatched roof, hipped to east. Brick chimneys flanking centre bays. 2 storeys and attic. North front has irregular paired casements and sash windows. Two doors in left-hand bays, that to left half-glazed and panelled, that in second bay 20th century. South side has irregular sash windows and lobby entry between right hand bays. Entry, staircase and open fireplace in line. Room on ground floor has stop-chamfered spine beam and joists. 20th century flat roofed extension with metal casements to west.

4	36 High Street (formerly listed as The Horseshoes)		late 16th century- 17th century house, former inn.	Grade II	<p>Timber frame with diagonal and curved braces, whitewashed brick infill and plinth, now stripped. Right gable is of brick. Old tile roof. Chimney stack of 17th century brick with pilaster between right hand bays, small 20th century brick chimney to left gable T-plan. One storey, attic and cellars, 3 main bays. Wooden casements, 3-light to ground floor left-hand bays, remainder 2-light. Additional small windows to each floor in line with chimney. First floor windows in gabled dormers. One cellar window in centre bay. Left gable has entry and 2-light leaded casement to first floor.</p>
5	Church Farmhouse, Stratford Road		17th century house with cottages and stables attached, altered 18th century and 20th century	Grade II	<p><u>House</u> has some timber framing inside and east wall of brick with diaper and zig-zag patterns in blue headers, moulded band course and plinth on stone base. Walls to west and south have been rebuilt and covered with roughcast. Old tile roof, 2 brick chimney stacks, that to south gable with paired square shafts. 2 storeys. L-plan with 2 bays to west and gabled cross wing linking with cottage. Irregular 20th century leaded casements, 6-pannelled door, top-lit, with flat wooden hood on 20th century posts in angle to south. <u>Cottage</u> has timber frame to east, roughcast to west, and corrugated asbestos roof. 2 storeys, 2 bays, 20th century leaded casements, central door. East side has blocked 3-light window with original mullion. Range of <u>Stables</u> to south are timber framed and weatherboarded with corrugated asbestos roof. 4 bays, that to right gabled and projecting. Curved braces, queen strut trusses.</p>
6	1 Stratford Road		17th century cottage with 20th century extension incorporating parts of cruck trusses of former outbuilding.	Grade II	<p>Cottage has timber frame with colourwashed brick infill. Colourwashed rubble stone of chimney stack to centre. Thatched roof, half-hipped to right, brick chimney. One storey and attic, 2 bays. Left bay has paired barred casement and panelled door to left with small gabled wooden hood on cut brackets. Right bay blank. Attic window in right gable. <u>20th century extension</u> to left is rendered over brick base with weatherboarding to gable. Tiled roof with ends of rafters and joists exposed. One storey and attic, 2 bays. Wooden casements, skylight, door to left.</p>
7	3 Winslow Road		17th century house, altered.	Grade II	<p>Timber frame with stripped brick infill, rendered gable to road. Thatched roof, brick stacks to right and between left-hand bays. Left bay has 2 storeys, remainder 1 1/2. 3 bays, 3-light barred wooden casements to ground floor and upper left bay, doorway to ground floor between left bays, right-hand bays have 3-light leaded casements to first floor in thatch eyebrows. Solid timber door between right-hand bays. Moulded wooden string at first floor level.</p>

8	Weir Cottage, Winslow Road		17th century house of 2 builds, altered.	Grade II	Timber frame with thatched roof, brick chimneys to right gable and between left-hand bays. 1 1/2 storeys, 3 irregular bays. end bays striped brick infill, central bay rendered and colourwashed. Ground floor has barred single casement and 19th century 3-light casement, both under small wooden hood, in left bay single light and similar 3-light casement to right. First floor has two 3-light leaded windows in thatch. Entry to centre has 19th century half-glazed double doors in frame with Tudor arch, and 20th century porch. Paired barred wooden casement above just below eaves. Royal Exchange fire insurance plaque between right-hand bays. Single storey extension to left with hipped thatch roof.
9	2 Wood End (Wood End Farmhouse)		House, dated E.S. 1619 on fireplace.	Grade II	Timber Frame covered with colourwashed render. Weatherboarding to top of street gable. 20th century pantile roof, brick chimneys to right gable and between left-hand bays. 1 1/2 storeys, 3 bays. Right-hand bays have paired barred wooden casements to ground floor and 3-light wooden casements to first floor under raised eaves. Lobby entry between left-hand bays has 20th century gabled porch. Left bay obscured by 20th century extension in colourwashed brick with slate roof at right angles to main block. Rear has 3-light window with chamfered 17th century wooden mullions. Interior: entry, spiral staircase and fireplace in line. Curved wind-braces in roof.
10	3 Wood End		15th century cruck framed house with 17th-18th century flanking bays, altered.	Grade II	Centre bay has 2 15th century cruck trusses, flanking bays 17th-18th century. Left bay is of coursed rubble stone. Remainder has timber frame with colourwashed brick infill. Front wall of right bay rebuilt in brick 19th century. Thatched roof, 3 brick stacks, one to right gable, 2 between left-hand bays. 1 1/2 storeys, 3 bays. Left bay has no windows to front. Right-hand bays have barred wooden casements, 3-light to ground floor, 2-light partly in roof. Half-glazed door between left-hand bays with tiled open porch to entry.
11	5 Wood End		17th century house, altered.	Grade II	Timber frame with diagonal and curved braces, whitewashed plaster infill. Left gable rebuilt and rendered. Tiled roof with steep pitch, rendered chimneys to left gable and centre. 2 storeys, 2 bays. Wooden casements, 3-light to ground floor, single light to first floor. Off-centre entry with single casement to right. 20th century extension to left, rendered with slate roof, set back to left gable.

12	Village Hall and The Old School House, Stratford Road		Former School and School-Master's house, now Village Hall with house to rear, built c1860	Grade II	Probably by G.E.Street. Coursed rubble stone, stone dressings. Diamond roof with red ridge tiles and stone chimneys. Picturesque mediaeval. Single storey hall to front has 3 windows with segmental heads and altered 20th century casements, and large off-set chimney stack to centre of front, partly concealed by lean-to with entry in 2-centred arch to left. Right gable has large pointed window with wooden mullions and transom, peculiarly cusped top lights and tympanum hung with fishscale tiles. 2 similar smaller windows to left gable with mock ventilation slit above. House is of 1 1/2 storeys with 2 bays to left side. Left bay has external chimney stack off-set over board door in 2-centred arch. Right bay has 3-light casement in segmental head to ground floor, and 2 similar paired casements to first floor in single hipped semi-dormer.
13	All Saint's Church, Stratford Road		Parish Church 1857-8	Grade II	By G.E.Street. Coursed rubble stone, slate roofs, with decorative ridge tiles and coped gables. Nave with bellcote at W. end, chancel vestry, N. porch. Early English in style. Plinth, moulded cill course and off-set buttresses, more elaborate to chancel. W. wall of nave has 2-light plate tracery window. N. and S. walls each have a cusped lancet at W. end, and 2 2-light traceried windows. Gabled bellcote with off-set sides. Gabled porch with 2-centred chamfered arches. Chancel of 2 bays has cusped lancets, and 2-light plate tracery window to South. Vestry to N. has similar windows and door to W. Main E. window has 3 lancets in recessed moulded surrounds, the taller central light flanked by slender shafts with rings and carved caps. Internally this window is elaborated with cusping. Wide chancel arch with fleurons. Stained glass dated 1861 and 1868 in E. and W. windows.
	Local Note Buildings				
14	Yew Tree Farm		19th Century Farmhouse	N/A	Yew Tree Farmhouse is a red brick Victorian construction, with a modern tile roof. The building has had a modern side extension, is a similar style to the main house, but the original symmetry of the property is still easily visible. To the rear of the property there is a projecting bay that runs at ninety degrees to the house. The window pattern is regular, with traditional timber sliding sashes. The central entrance door on the principal elevation is flanked by projecting bay windows with porch over. The two chimneys sit on either side of the original house. The house is easily visible from the High Street and encloses views up the road from the south.

15	79 High Street		19th Century Villa	N/A	<p>79 High Street is a moderately sized Victorian villa. The property is brick built, with a slate roof and symmetrical floor plan. The window arrangement is regular with projecting bay windows to either side of the central door, and a projecting slate porch over all three elements. The building benefits from uninterrupted views of the attractive symmetrical frontage from the High Street. The building is extremely prominent in views from the High Street, and the decorative brick detailing and unusual stone cills and windows surrounds add architectural interest to the Conservation Area.</p>
16	32 and 34 High Street		19th century cottages	N/A	<p>32 and 34 High Street were originally four cottages (two pairs of semi-detached houses) as evidenced by the two blocked in doors on the street frontage. The properties are Victorian, brick built with timber doors. The original windows have been replaced. One of the cottages has a small slate porch. The northern wall of number 34 is built in rubble stone rather than brick. Each pair of cottages has a central chimney and the fenestration pattern and position of the doors is regular within the block. The buildings are easily visible from both the north and south, particularly in views coming up the High Street from the south.</p>
17	1 Winslow Road		House, 19th century with possible earlier structure beneath	N/A	<p>1 Winslow Road is a fairly large detached property set on a moderate plot. Like 3 Winslow Road, the property sits opposite Stratford Road, and is prominent in views down the road. The property is not listed, but is of some historic interest and may have a traditional timber frame hidden beneath the modern render.</p>
18	14-18 High Street		19th Century Cottages	N/A	<p>These three Victorian cottages are visible in approaches into the Stratford Road Conservation Area from the north. The cottages are small and do not appear to be of a single build period. The materials are brick and render, with slate and clay tile roofs. There is some evidence of a timber frame to number 18, so this property may be an older property that has been re-fronted in brick to match its neighbours.</p>

19	Water Pumps, Wood End Green and High Street		Late 19th/ Early 20th Century Water Pumps	N/A	<p>The two restored village water pumps are simple timber structures with iron fittings. It is unclear how old the pumps are, although they may be Victorian in date. The pumps are an interesting feature, and highly visible in views in and around the Conservation Areas. They have undergone repair and restoration and are in a good state of repair. The cobbled and bricked surfaces beneath the pumps are also in a good state of repair.</p>
20	55 High Street		18th/19th century house, possibly with earlier structure beneath frontage	N/A	<p>55 High Street is a large rendered rubble stone house with a steep pitched roof and brick chimneys. The door position and window layout indicate that this building may originally have been a mediaeval or post-mediaeval hall house, built to a similar plan as the timber framed houses elsewhere in the village. The gable end in particular is easily visible from the north and south, and the building draws the eye in views up and down the High Street.</p>
21	Old English Gentleman		House, formerly an inn. 19th century frontage, possibly hiding much older structure.	N/A	<p>This rendered brick property shows signs of a hidden timber framed structure, although this is likely to have been substantially altered. The roof is clay tile, with an unusually shallow pitch. The white casement windows and timber door are not original. The off centre door suggests that the building was originally a hall house. The property has a number of small modern extensions to the rear, most of which are visible from the road. The building is prominent in views up Winslow Road.</p>

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Department of Environment & Planning
AYLESBURY VALE DISTRICT COUNCIL
66 High Street Aylesbury Bucks HP20 1SD
Tel: (01296) 585439 Fax: (01296) 398665
Minicom: (01296) 585055
www.aylesburyvaledc.gov.uk